

Minutes of the Hearing Officer meeting held on Wednesday, April 12, 2017 at 12:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Scott Finlinson, Hearing Officer
Brad McIlrath, Assistant Planner
Jim McNulty, Development Services Manager
G. L. Critchfield
Applicant

Mr. Finlinson opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

CONFLICT OF INTEREST

Mr. Finlinson stated that he has no conflicts of interest for this agenda.

CASE #1542 – DAVID GUDGELL – 1052 East Belle Meadows Way – Project #17-49

David Gudgell and Paulina Grudgell were the applicants present. Brad McIlrath reviewed the location and request to allow the expansion of a nonconforming buildings. The subject property is a developed, single-family lot in a residential neighborhood in the A-1, Agricultural zone. The A-1 zone requires a 30 foot front setback and a 10 foot side yard setback. The existing front yard setback is approximately 25 feet, and the east side yard is 8.5 feet. The applicant proposes to make a 569 square foot addition to the existing house on the property, it would not violate the setbacks and would be in line with the existing home. Staff observed from measurements and a site visit, if this lot were located in a different single-family zoning district it would most likely not be before the Hearing Officer.

Based on review and analysis of the application material, subject site and surrounding area, and applicable Murray Municipal Code sections, the Community and Economic Development Staff finds that the proposal meets the standards for the expansion of a non-conforming structure. Therefore, Staff recommends approval subject to the following conditions.

1. The applicant shall obtain the proper building permits for the construction of the proposed addition.
2. The proposed addition shall meet all applicable requirements of the building and fire codes.
3. The proposed addition shall meet all other requirements of the zoning ordinance with respect to height, area, and yard regulations.

Mr. Finlinson asked if a creek runs through the property. Mr. McIlrath replied a creek does run through the property, but it does not have any impact on the property, staff does not have any concerns with it.

David Gudgell, property owner 1052 East Belle Meadows Way, stated that he and his wife desire to extend the home a little on the west side in a horizontal manner that would include a basement level.

Mr. Finlinson opened the meeting for public comment. No members of the public were in attendance and no public input was received, the public comment portion for this agenda item was closed.

Mr. Finlinson stated he will approve this application immediately as well as forward his written decision to the Community Development Office at 4646 South 500 West, by noon on Wednesday, April 19, 2017.

There was no other business.

The meeting was adjourned at 12:38 p.m.



Jared Hall, Division Manager
Community and Economic Development