

Minutes of the Hearing Officer meeting held on Wednesday, June 14, 2017 at 12:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Karen Daniels, Hearing Officer
Jared Hall, Assistant Planner
G. L. Critchfield
Applicant

Ms. Daniels opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

CONFLICT OF INTEREST

Ms. Daniels stated that he has no conflicts of interest for this agenda.

CASE #1543 – DURELL & JAYNE DIBB – 5477 South Kenwood Drive – Project #17-77

Durell Dill and was the applicants present. Jared Hall reviewed the location and request to allow the expansion of a nonconforming, single family home, located in the R-1-8 zone. The home is currently non-conforming as to the 8 foot side-yard setback requirements. The non-conformity is approximately one foot. The applicant proposed to convert his existing garage in to a master bedroom and add a garage in front. The proposed additions will all conform. However, because of the existing status as a non-conforming structure, the Hearing Officer review is necessary before Development Services staff can process a building permit application. The proposed addition allows the property owner to better utilize the home, adding value to the property without increasing the intensity of the non-conforming aspect of the building. The property is well-maintained, and allowing the addition will further improve the property. This is in keeping with the goals of the General Plan and R-1-8 zone to stabilize and protect existing, viable residential neighborhoods. Furthermore the proposed additions conform to setback and other requirements, and do not increase the intensity of the use of the subject property, but instead enhance the residential character. 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 an expansion/alteration of a nonconforming use or development. Therefore, Staff recommends approval subject to the following conditions.

1. The applicant shall maintain required setbacks and other requirements of the Murray Land Use Ordinance with the proposed addition.
2. The applicant shall obtain a building permit prior to the commencement of construction of the building additions.

Durell Dibb, 766 Chaparral Drive, stated he is the owner of the property. He stated he realizes his house is nonconforming as it was built back in the 1950's otherwise, all of the additions comply. Mr. Dibb stated he can comply with the conditions of approval.

Ms. Daniels opened the meeting for public comment.

No public input was received. The public comment portion for this agenda item was closed.

Hearings Officer Public Meeting

June 14, 2017

Page 2

Ms. Daniels stated she will forward her written decision to the Community Development Office at 4646 South 500 West, by noon on Wednesday, June 21, 2017.

There was no other business.

The meeting was adjourned at 12:37 p.m.


Jared Hall, Division Manager
Community and Economic Development