

Minutes of the Hearing Officer meeting held on Wednesday, October 25, 2017 at 12:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Scott Finlinson, Hearing Officer
Jared Hall, Community & Economic Development Supervisor
G. L. Critchfield, Deputy City Attorney
Applicants

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 #1546 – JENNIFER & NATHAN KELSCH – 1279 East Lillie Circle – Project #17-144

Jennifer Kelsch was the applicant present. Jared Hall reviewed the location and request for the Expansion of a Non-Conforming Structure in order to make an addition to their existing home at 1279 E. Lillie Circle in the R-1-8 zone. The property does not conform to the standards in the Murray City Land Use Ordinance, Section 17.100.080(B). The setbacks on the side yards of the property don't conform, although they each meet the minimum foot requirement, they don't add up to 20 feet. The proposed addition to the rear of the home will maintain the minimum rear yard requirements of 25 feet. The side yards will remain at 8 feet 6 inches on the south, and 9 feet on the north, totaling 17 feet 6 inches. The existing carport will be remodeled to be an enclosed garage. The area above the garage will be built as a second story addition to the home.

In keeping with the goals of the General Plan and the R-1-8 zone to stabilize, improve, and protect existing viable residential neighborhoods the proposed addition meets the purposes of the zone by allowing the property owner to better utilize the home, adding value to the property without increasing the non-conforming aspect of the building. The proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure because the individual minimum side yard requirements are currently met and are not impacted by the proposed additions. 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 addition to a Nonconforming Structure.

Therefore, Staff recommends that the Hearing Officer Approve the expansion of a non-conforming structure for the property located at 1279 East Lillie Circle with the following conditions:

1. The applicant shall obtain all necessary Murray City Building Permits to construct the proposed addition.
2. All proposed additions or modifications to the dwelling shall conform to requirements of the Murray City Land Use Ordinance with the exception of the existing non-conformity to Section 17.100.080(B) detailed in the Staff Report.

Jennifer Kelsch, 1279 East Lillie Circle, stated she is in agreement with Mr. Halls'

findings.

Mr. Finlinson opened the meeting for public comment.


Juan Gagnon, 1278 East 5840 South, representing his wife Joni Gagnon. Mr. Gagnon stated he wishes to build a similar addition to his house and wanted to witness the Hearing Officer process. Mr. Gagnon further stated he is in support of this application and likes that the addition improves the neighborhood and keeps residents in the City.

The public comment portion for this agenda item was closed.

Ms. Finlinson stated he will forward his written decision to the Community Development Office at 4646 South 500 West, by noon on Wednesday, November 01, 2017.

There was no other business.

The meeting was adjourned at 12:41 p.m.


Jared Hall, Community & Economic
Development Supervisor