

Minutes of the Hearing Officer meeting held on Wednesday, February 28, 2018 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, Community & Economic Development Supervisor
Brad McIlrath, Associate Planner
Briant Farnsworth, Deputy City Attorney
Applicants

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

CONFLICT OF INTEREST

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

CASE #1551 – TYLER TOLBERT – 6565 South 700 West – Project #18-17

Tyler Tolbert was the applicant present. Brad McIlrath reviewed the location and request for a second story addition to the existing nonconforming duplexes located at the property addressed 6565 South 700 West. The property is located in the R-1-8 zone. Mr. McIlrath stated the buildings were originally built in 1953. At the time of construction, the property was located in the Residential District, B-3 Zone, which allowed two-family dwellings (duplexes). The buildings were conforming development standards at that time. The buildings currently have a front yard setback of 23 feet and rear yard setback that measures between 14 and 15 feet. The buildings are considered to be legal non-conforming according to today's standards. The addition will not create new residential units, instead it will construct a second-story addition to the duplexes which will provide additional living space for each unit. The proposed second story addition will have a maximum height of approximately 23 feet 6 inches, as measured to the peak roofline. The maximum height allowed in the R-1-8 Zone is 35 feet as measured to the peak roofline. The proposed plan includes the reuse of the existing garages located on the west end of the duplexes for parking. The existing garages provide 1 space for each unit, but current parking standards require 2 1/2 parking spaces for each unit. This requires that a total of 10 parking spaces be provided for the duplexes. Upon building permit submittal, the applicant will need to provide a revised site plan with sufficient parking that meets current ordinance standards. The second-story addition, and remodel of the existing duplexes at this property will comply with the height, and side yard setback standards of the R-1-8 Zone, and does not encroach further into the nonconforming front and rear yard setbacks. With compliance to ordinance development standards, the proposed addition or expansion does not impose an unreasonable burden upon the properties in the vicinity.

Based on review and analysis of the application material, subject site and surrounding area, and applicable Murray Municipal Code sections, the Community and Economic De-

velopment Staff recommends that the Hearing Officer approve the proposed duplex additions for the 4 units located at the property addressed 6565 South 700 West with the following conditions:

1. The applicant shall obtain a building permit for the building additions and interior remodeling work.
2. In addition to the four (4) existing garage parking spaces, six (6) additional parking spaces shall be provided for the development, three (3) for the north duplex and three (3) for the south duplex, so that a total of ten (10) parking spaces are provided.

Ms. Daniels asked if the proposed addition will be clear of the power lines above them. Mr. McIlrath answered when the applicant applies for a building permit they will be required to work with the Murray Power Department to build in a way that complies with the specific needs of this property.

Ms. Daniels stated the proposed parking area seems like it may be a tight fit for all the required parking stalls and asked if this will be addressed when they apply for a building permit. Mr. McIlrath answered yes, the Planning Department will be able to review any proposed parking plans in the future to make sure it meets standards.

Tyler Tolbert, 8203 West Dry Canyon Circle, Herriman, stated the properties are very small, measuring about 500 square feet per unit, which allows for a one-bedroom unit. The intention is to provide a family oriented product.

Ms. Daniels opened the meeting for public comment.

Scott Adair, 6562 South 670 West, stated the buildings are located directly behind his property and over the years it has steadily declined and housed questionable tenants because the previous owner did not make any improvements to the property. Mr. Adair requested that this property be flattened and turned into a single-family home to better the look of the neighborhood. Mr. Adair stated he has concerns that parking from the duplexes will be increased and flow over onto 700 West.

David Grover, 6548 South 670 West, stated the property has been known for having overcrowded parking that over flowed onto the lawn, side yards, and street. Mr. Grover stated he has traffic concerns and asked if Murray City is planning on widening 700 West.

Ms. Sorenson, 6545 South 670 West, stated she is concerned about future tenants because the current tenants cause a lot of ruffraff and asked if this property will cater to low-income housing clients, what kind of people will be allowed to live here, how many occupants per unit will be allowed and the length of the lease.

DeAnna Thomson, 6575 South 670 West, stated she is also concerned with the quality of

tenant that will be allowed to rent the units and asked if they will have a criminal background and credit check done. Ms. Thomson asked if this will be owner occupied.

David Grover, 6548 South 670 West, asked if an individual or a property management company has purchased this property.

The public comment portion was closed.

Mr. McIlrath addressed the public concerns and stated, the Midvale de-annexation was not approved. The property will remain within the Murray City jurisdiction and will have 127 single-family homes developed to meet Murray City standards. The duplex parking has been suggested to have interior parking to the north or south so that when a vehicle is exiting, they will need to back into the drive way and then enter onto 700 West in a forward motion. At this time there is no plan to widen 700 West, but there are plans to possibly improve the flow of traffic at 700 West and Winchester. Murray City does not have any ordinance requirements that stipulate the type of renter a property owner can rent to, it will be left up to the applicant.

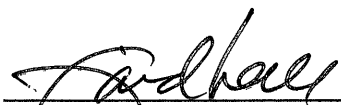
Mr. Tolbert, 8203 West Dry Canyon Circle, Herriman, stated he and his partner currently own the property, and it will not be owner occupied. Mr. Tolbert stated the small and unattractive property does not attract the ideal neighbor, and the improvements will bring in family oriented neighbors with leases that typically run 12 months. There will be strict application guidelines that will discourage sex offenders or felony clientele.

Ms. Daniels addressed the questions from the audience to Mr. Tolbert and stated the public comment portion has been closed and encouraged the attendees who may have personal questions for Mr. Tolbert to discuss them at a later time.

Ms. Daniels stated she will forward her written decision to the Community Development Office at 4646 South 500 West, by noon on Wednesday, March 7, 2018.

There was no other business.

The meeting was adjourned at 1:02 p.m.



Jared Hall, Community & Economic
Development Supervisor