

Minutes of the Hearing Officer meeting held on Wednesday, September 11, 2024, at 12:30 p.m. in the Murray City Hall, Poplar Room #151, 10 East 4800 South, Murray UT 84107.

Present: Jim Harland, Hearing Officer
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Ruth Ruach, Planner I
Mark Richardson, Deputy Attorney

CALL MEETING TO ORDER

Mr. Harland called the meeting to order at 12:30 p.m.

CONFLICT(S) OF INTEREST

There are no conflicts of interest for this item.

EXPANSION OF NONCONFORMING USE

Scott Beer - Project # 24-004 - 199 East Elm Street - Requesting an Expansion of an Existing 3-foot Side Yard Setback – Case #1614

The applicant was not present for this case. Mr. Richardson made the determination that the case could still be heard. The findings will be sent to Mr. Beer after the meeting.

David Rodgers presented the request for Mr. Beer to construct an addition to their existing single-family home, which is currently non-conforming to side setback regulations of the current R-1-8 zone as written in Section 17.100.080 of the Land Use Ordinance. Mr. Rodger showed an ariel view of the property. He showed the zoning map of the location in the R-1-8 zone. He also showed the proposed site plan with the structure and non-conformity highlighted in grey, as well as the request for expansion highlighted in green. He described the details of the non-conformity and the request to build the addition. He explained that the current structure is non-conforming due to required setbacks. Staff performed an analysis for the expansion of non-conforming use, and the proposed addition is in harmony with the purpose of the R-1-8 single-family residential zone, as well as Murray City Land Use Ordinance. He said the proposed addition would allow for a more usable, single-family home in an established area of Murray, and promote the development of a wholesome, serviceable, and attractive city resulting from an orderly, planned use of resources. The reinvestment in this home will increase the property's value and neighboring home values in the area as well. Staff does not believe the proposed addition will impose any burden upon the lands located in the vicinity of the non-conforming structure. Staff does not anticipate any concerns with the request. Staff sent 61 notices to property owners within 300 feet of the property. Staff finds the proposal meets the standards for an expansion of a non-conforming structure, and recommends approval subject to the following conditions:

1. The applicant shall obtain the appropriate Murray City Building Permits necessary for the proposed addition.
2. The proposed addition shall conform to all other yard and area requirements of the R-1-8 Zone.

Mr. Harland said he feels that the request fits the criteria for allowing for a more usable single-family home in an established area. He said it's a rather small residential unit, and the addition will probably almost double the size of it. He is concerned about the size of the house for that lot, but it meets the rear setback, and it's not increasing or decreasing the setback on the side. He is concerned with the neighbor on that side of the house but is aware they haven't made any comments regarding the request.

Mr. Harland opened the public comment period for this agenda item. Seeing none, public comment period was closed.

ADJOURNMENT

Mr. Harland adjourned the meeting at 12:37 p.m.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Wednesday, October 9, 2024, at 12:30 p.m. MST located at Murray City Hall, Poplar Room #151, 10 East 4800 South, Murray UT 84107.

ADJOURNMENT

Mr. Harland adjourned the meeting at 1:04 p.m. MST.

A handwritten signature in black ink, reading "Philip J. Markham", with a long horizontal line extending to the right.

Philip J. Markham, Director
Community & Economic Development Department