



# HEARING OFFICER MEETING

## MEETING MINUTES

July 9, 2025

12:30 P.M. MDT

Poplar Conference Room #151, 10 East 4800 South, Murray, Utah

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### CALL MEETING TO ORDER

### PRESENT

Jim Harland, Hearing Officer  
Mark Richardson, Deputy Attorney  
Chad Wilkison, CED Director  
David Rodgers, Senior Planner  
George Christensen, Applicant  
Members of the Public (per sign-in sheet)

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

### CONFLICT(S) OF INTEREST

There are no conflicts of interest for this meeting.

### VARIANCE(S)

#### Christensen Expansion - Project # 25-003 - 6578 South Lombardy Drive - Case #1621 - Expansion of a Non-conforming Structure

Daved Rodgers presented the request for the expansion of a non-conforming home located at 6578 South Lombardy Drive in the R-1-8 zone. Mr. Rodgers provided details regarding the proposed addition that will match the existing 7' setback, rather than the required 8' setback. If the expansion is granted, the addition will not be closer to the home on the north than the existing home already is. Mr. Rodgers shared the applicable section of the code that addresses this topic. He said that the building on the subject property is non-conforming to yard regulations, and the proposed addition will increase the size of the structure. Staff determined that because the proposed setbacks will match the existing setbacks of the home, staff does not believe that the proposed addition will impose any burden upon the land located in the vicinity of the non-conforming structure. Notices of the public meeting were mailed to nearby property owners. Staff

have not received any comments. Staff find that 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 invited George Christensen to speak regarding the request. Mr. Christensen spoke about the need for an addition to accommodate his father, who is wheelchair bound. This addition will allow his father access to an ADA accessible space in the house. Mr. Harland asked how Mr. Christensen knew he was non-compliant. He said he applied for a building permit and was told he needed to go through the hearing officer process.

Mr. Harland opened the public comment period.

Yvette Christensen spoke. She is Mr. Christensen's neighbor to the north and is the property that would be most impacted by this addition. She spoke in support of the addition.

Mr. Harland closed the public comment period. He stated that he would have a decision ready by next week and thanked everyone for coming.

#### ANNOUNCEMENTS AND QUESTIONS

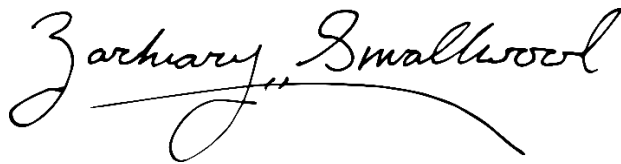
The next scheduled meeting will be held on Wednesday, August 13, 2025, at 12:30 p.m. MDT in the Poplar Conference Room #151, 10 East 4800 South, Murray, Utah.

#### ADJOURNMENT

Mr. Harland adjourned the meeting at 12:44 p.m. MDT.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov).

A handwritten signature in black ink that reads "Zachary Smallwood". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

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Zachary Smallwood, Planning Manager  
Community & Economic Development Department