



MURRAY CITY HEARING OFFICER

NOTICE OF MEETING AND AGENDA

Wednesday, May 13, 2026

12:30 P.M. MDT

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

CALL MEETING TO ORDER

BUSINESS ITEMS

1. Conflict of Interest Declaration

EXPANSION(S) OF NONCONFORMING USE

2. Sandra Okoshi
5523 South Capri Drive
Request to add an addition to the rear of the dwelling

Project # 26-002
Case #1624

ANNOUNCEMENTS AND QUESTIONS/ADJOURNMENT

The next scheduled meeting will be held on Wednesday, June 10, 2026, at 5:30 p.m. MST in the Poplar Conference Room #151, 10 East 4800 South, Murray, Utah.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

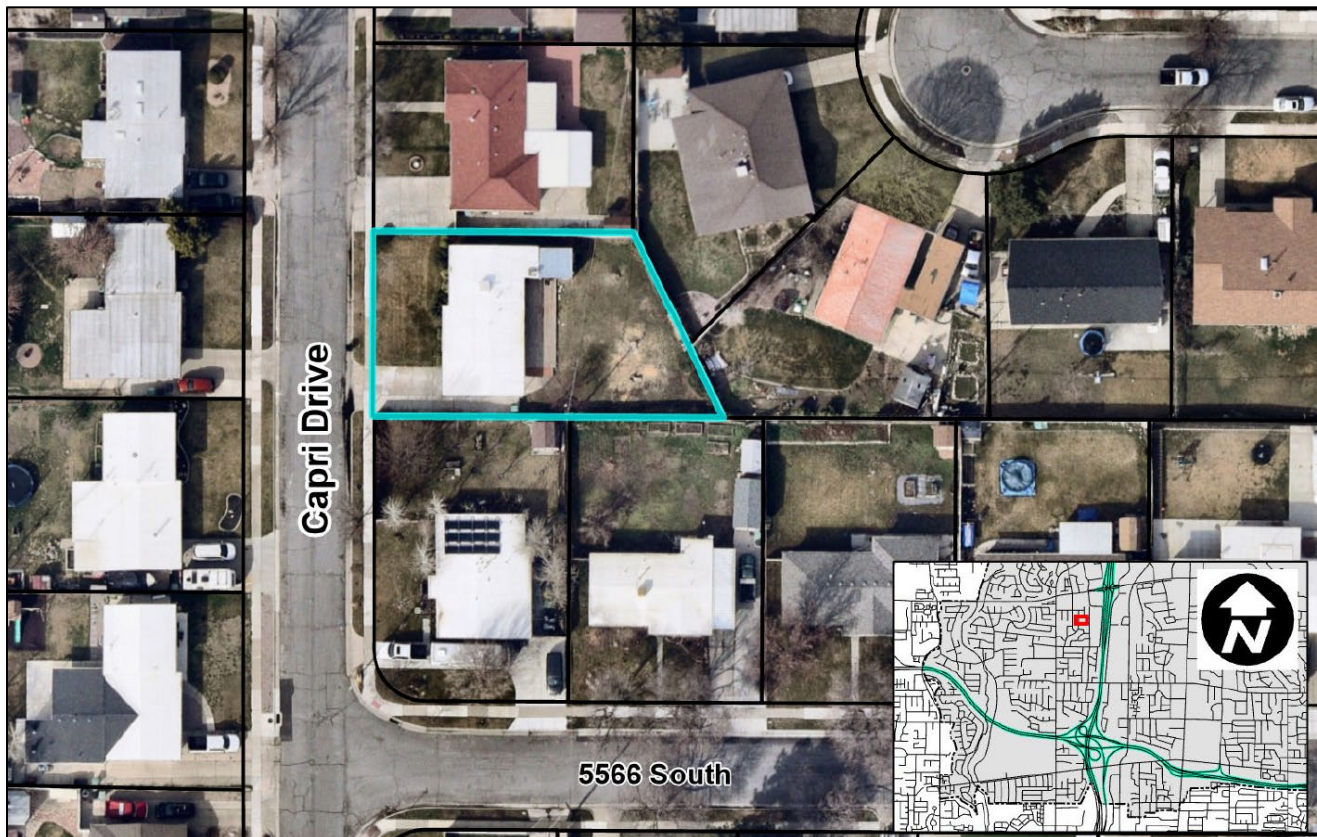
Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.



AGENDA ITEM # 02 - Okoshi Expansion

ITEM TYPE:	Expansion of a Non-Conforming Structure		
ADDRESS:	5523 South Capri Drive	MEETING DATE:	May 13 th , 2026
APPLICANT:	Sandra Okoshi	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	21-13-107-006	CASE NUMBER:	1624
ZONE:	R-1-8, Low density single family	PROJECT NUMBER:	HO-26-002
SIZE:	.20 acre lot ~1,100 ft ² existing residence 335 ft ² proposed addition		
REQUEST:	The applicant would like 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.		



I. LAND USE ORDINANCE

Section 17.52.040 of the Murray City Land Use Ordinance allows for a building or structure occupied by a nonconforming use, or a building that is nonconforming as to height, area, or yard regulations to be added to, enlarged, or moved to another location on the lot subject to review by the Hearing Officer. The building on the subject property is nonconforming to yard regulations, and the proposed addition will increase the size of the structure.

II. PROJECT REVIEW

Subject Property + Background

The subject property is a single-family residence located along the east side of Capri Drive. The request for expansion is to allow the property owner to construct an approximately 335 ft² addition to the rear of the home. The Site Plan is attached to this report for review.

The house is located in the R-1-8 zone, with required setbacks indicated below. The structure is currently non-conforming to the side yard setbacks of the property.

	Existing	Proposed	Required
Front	25'	25'	25'
Rear	33'	16' – 20'	15'
Side	North: 7' South: 8'	North: 7' South: 8'	North: 8' South: 12'

Proposed Addition

The home currently does not meet the requirements of the R-1-8 Zone for either of the side yard setbacks. The north side setback is approximately seven feet (7') from the property line. The south side setback is approximately eight feet (8') from the property line. The applicant is requesting a continuation of the seven foot (7') setback on the north side to allow for the proposed addition. The applicant is not proposing to change the south side at all. Staff recommends that the Hearing Officer require the property owner to shift the proposed addition inward (south) by one foot (1') thus meeting the requirements of the R-1-8 zoning district. This will require a new floorplan, but based on staff's review this should be a fairly minor modification.

III. PUBLIC NOTICE & COMMENT

Ten (10) notices of the public meeting were mailed to neighboring property owners. As of the writing of this report, staff received one email that wanted clarification on the request.

IV. FINDINGS

The Hearing Officer acting as the Murray City Appeal Authority may authorize approval of an addition, enlargement, or moving of a structure occupied by a nonconforming use or a structure that is nonconforming as to height, area, or yard regulations subject to the following findings:

1. The addition to, enlargement of, or moving of the building will be in harmony with one or more of the purposes of this title;

If shifted by one foot (1') to the south, the proposed addition of the single-family home is in harmony with the purpose of the R-1-8, Single Family Residential Zone that promotes and encourages family life by adding square footage to an existing dwelling.

The proposed addition as amended would be in harmony with the following statements that are located in Section 17.04.020(D), (F), and (H) of the Murray City Land Use Ordinance:

- Preserve and create a favorable environment for the citizens and visitors of the city.
 - Reinvestment in existing dwellings contributes to a favorable environment for the citizens of the city.
- Foster the city's residential, business, and industrial development.
 - The proposed addition would allow for a more useable single-family home in an established area of Murray.
- Promote the development of a wholesome, serviceable, and attractive city resulting from an orderly, planned use of resources.
 - Reinvestment in this home will increase the property's value, and neighboring home values in the area as well.

2. That the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

Staff does not believe that the proposed addition will impose any burden upon the lands located in the vicinity of the nonconforming structure. Staff does not have or anticipate any concerns with the proposed request.

V. CONCLUSION / RECOMMENDATION

Based on a review and analysis of the submitted material and applicable sections of the Murray City Land Use Ordinance, Staff finds that the proposal meets the standards for an expansion of a nonconforming structure and recommends **APPROVAL** subject to the following conditions:

1. The applicant shall relocate the proposed addition by one foot (1') to the south to meet the requirements of the R-1-8 zoning district.
2. The applicant shall obtain the appropriate Murray City Building Permits necessary

for the proposed addition.

3. The proposed addition shall conform to all other yard and area requirements of the R-1-8 Zone.

EXPANSION OF NONCONFORMITY APPLICATION

Application Information

Project Name: Sandra S. Okoshi's ADU
Project Address: 5523 S. Capri Dr Murray UT 84123
Parcel Identification (Sidwell) Number: 2113107006
Parcel Area(acres): 0.20 Zoning District: R-1-8

Applicant Information

Name: Sandra S. Okoshi
Mailing Address: 5523 S. Capri Dr. City: Murray State: UT ZIP: 84123
Phone #: [REDACTED] #: [REDACTED] Email Address: [REDACTED]

Property Owner's Information (If different)

Name: Same as above
Mailing Address: Same as above City: _____ State: _____ ZIP: _____
Phone #: _____ Fax #: _____ Email Address: Same as above

Describe the request in detail, include exact measurements, and reason for the request: 885.2 sqft

The property consist of an ADU with total area of 885.2 sqft. I am requesting to reduce this to 7 feet. to create a uniform building line that is aesthetically consistent with the current site layout.
Reducing the setback by 1 foot allows for more efficient use of the remaining yard space without infringing on the privacy or light access of the neighboring property.
This adjustment ensures that the ADU compliments the "built environment" already established on the lot, preventing an irregular "staggered" look between the two buildings

Authorized Signature: [REDACTED] Date: March 11, 2026

For Office Use Only	
Project Number: <u>HO-26-002</u>	Date Accepted: <u>3/16/2026</u>
Planner Assigned: <u>Zachary Smallwood</u>	


Property Owners Affidavit

I (we) Sandra S. Okoshi, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

[Redacted Signature] _____
Owner's Signature (co-owner if any)

State of Utah
County of Salt Lake §

Subscribed and sworn to before me this 11th day of March, 20 26.

[Handwritten Signature]
Notary Public


Residing in Salt Lake County
My commission expires: 07-07-2029

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature _____ Owner's Signature (co-owner if any) _____

State of Utah
County of Salt Lake §

On the _____ day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Notary public _____ Residing in: _____
My commission expires: _____

ADU Setback Adjustment Request

Sandra S. Okoshi
5523 S. Capri Dr. Murray, UT 84123
CP#: 818-970-0816
March 11, 2026

To: Murray City Planning Department
Regarding: Setback Adjustment Request for ADU at 5523 S. Capri Dr. Murray, UT 84123

To the Planning Department,

I am writing to formally request a minor deviation from the standard rear/side setback requirement for a proposed Accessory Dwelling Unit (ADU) on my property. The project consist of an ADU with a total area of 885.2 square feet. Currently, the local ordinance requires a setback of 8 feet; however, I am requesting an adjustment to reduce this to 7 feet.

The primary reasoning for this request is to ensure the new structure remain in harmony with the existing site conditions.

- The existing primary house sits at a 7-foot setback. Aligning the ADU at the same depth creates a uniform building line that is aesthetically consistent with the current site layout.
- Reducing the setback by one foot allows for more efficient use of the remaining yard space without infringing on the privacy or light access of the neighboring properties.
- This adjustment ensures that the ADU compliments the "built environment" already established on the lot, preventing and irregular "staggered" look between the two building.

The proposed 885.2 square foot unit remains well within the allowable size limits, and the 1-foot difference requested is negligible in terms of impact on the community, yet significant in terms of architectural cohesion for the property.

I have attached the site plans illustrating the proposed placement . Thank you for your time and for considering this adjustment to help me better integrate this new housing unit into my property.

Sincerely,



Expansion of Non-conforming Analysis Form
(to be completed by the applicant)

1. Please explain how granting the expansion of a non-conforming use/building will be in harmony with one or more of the purposes of the Murray City Land Use Ordinance.

2. Please explain how the requested expansion will or will not have an unreasonable burden on the area surrounding the requested expansion.

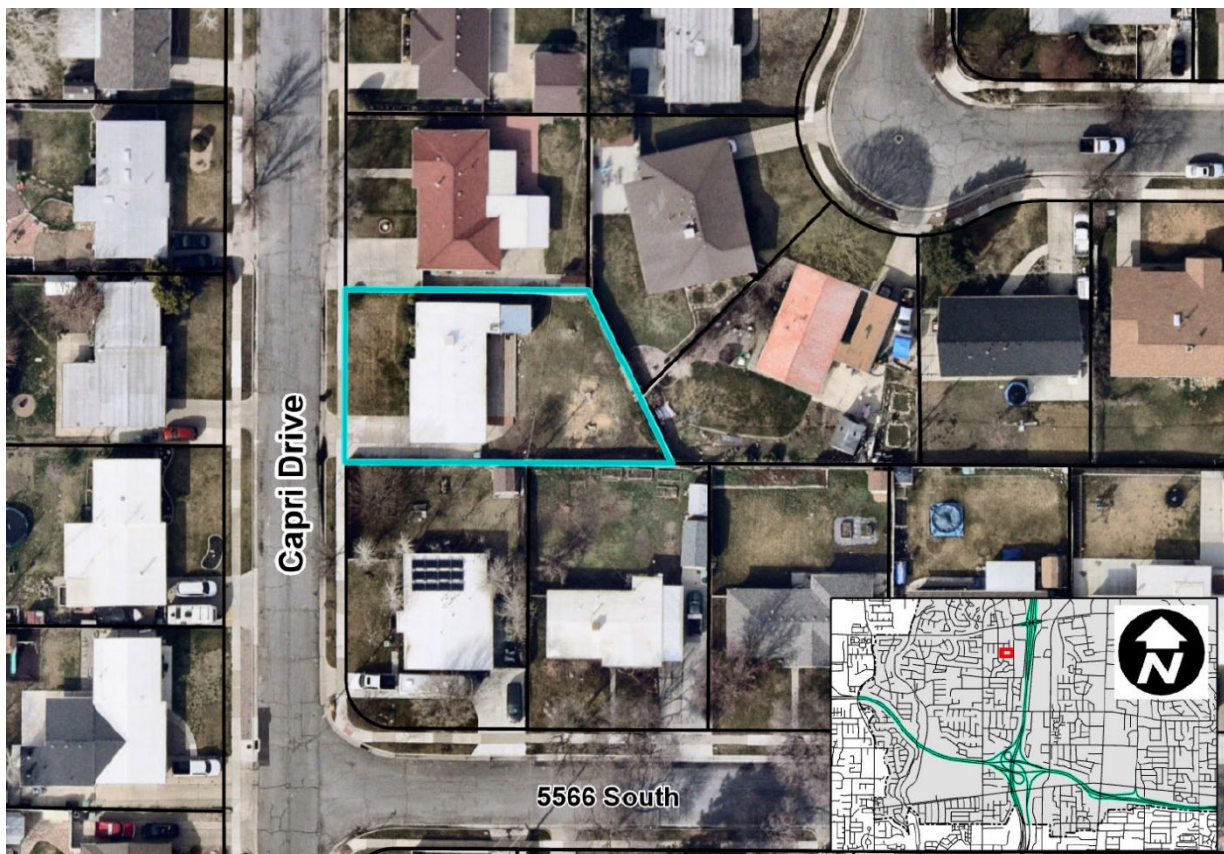


**HEARING OFFICER
NOTICE OF PUBLIC MEETING**

May 13th, 2026, 12:30 PM

This notice is to inform you of a public meeting scheduled before the Murray City Hearing Officer to be held at Murray City Hall located at 10 East 4800 South, Poplar Conference Room #151. **Sandra Okoshi is requesting an expansion of a nonconforming use for the property located at 5523 South Capri Drive. The request is to allow the continuation of the current setbacks.** Please see the attached plans. You may attend the meeting in person, or you may submit comments via email at planning@murray.utah.gov.

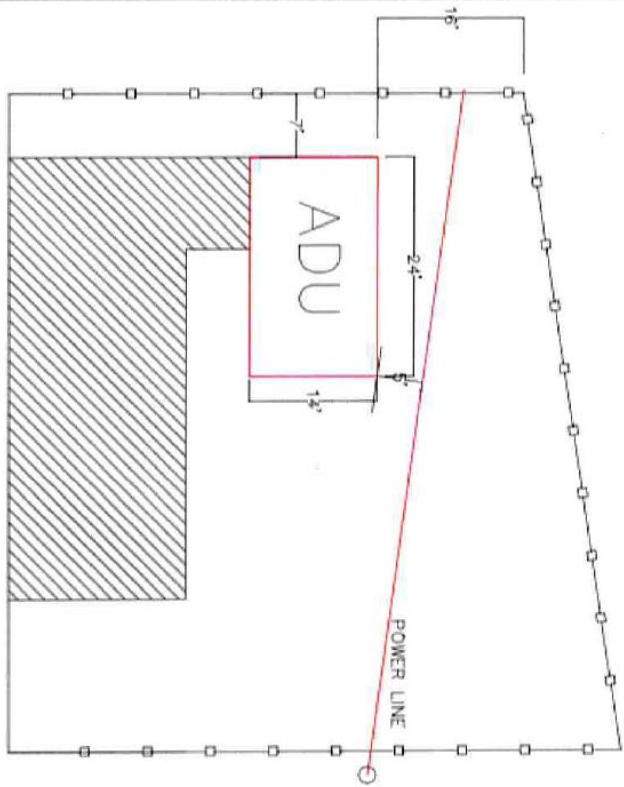
Comments are limited to 3 minutes or less and will be included in the meeting record.



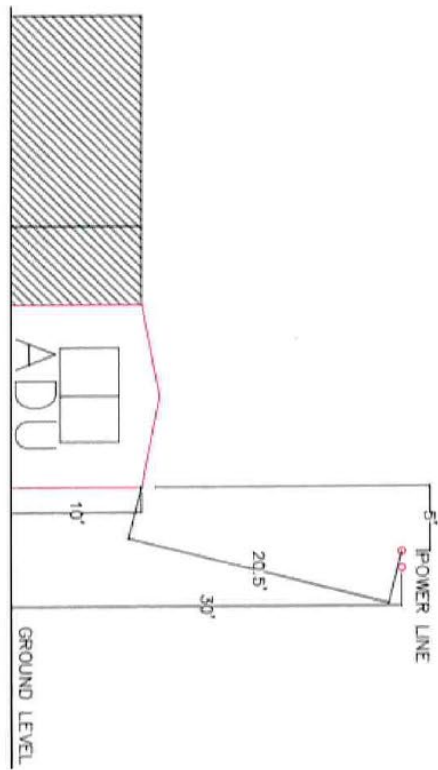
This notice is being sent to you because you own property adjacent to the subject property. If you have questions or comments concerning this request, please call Zachary Smallwood with the Murray City Planning Division at 801-270-2407, or email zsmallwood@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated April 29th, 2026



SITE PLAN



ELEVATION

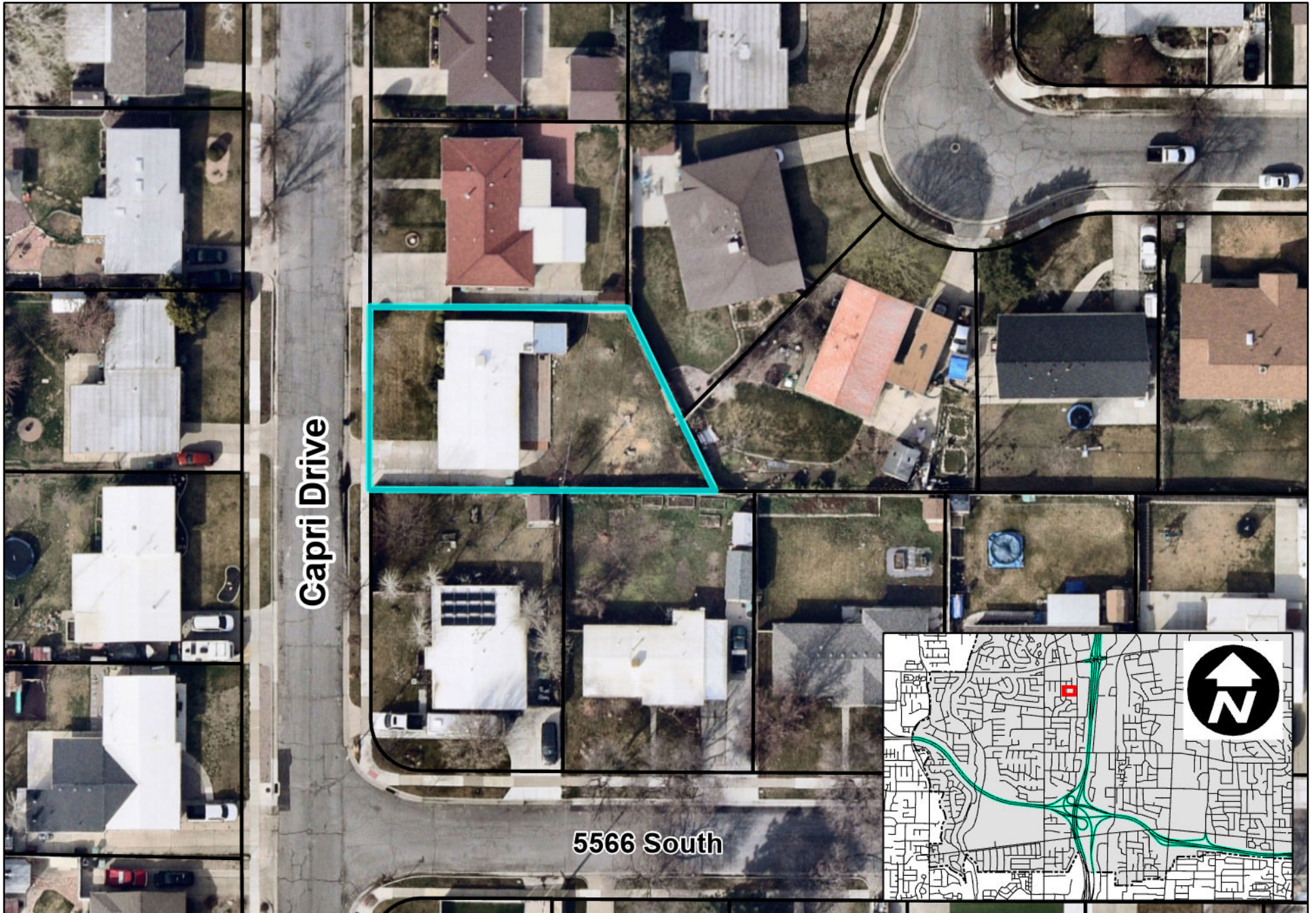
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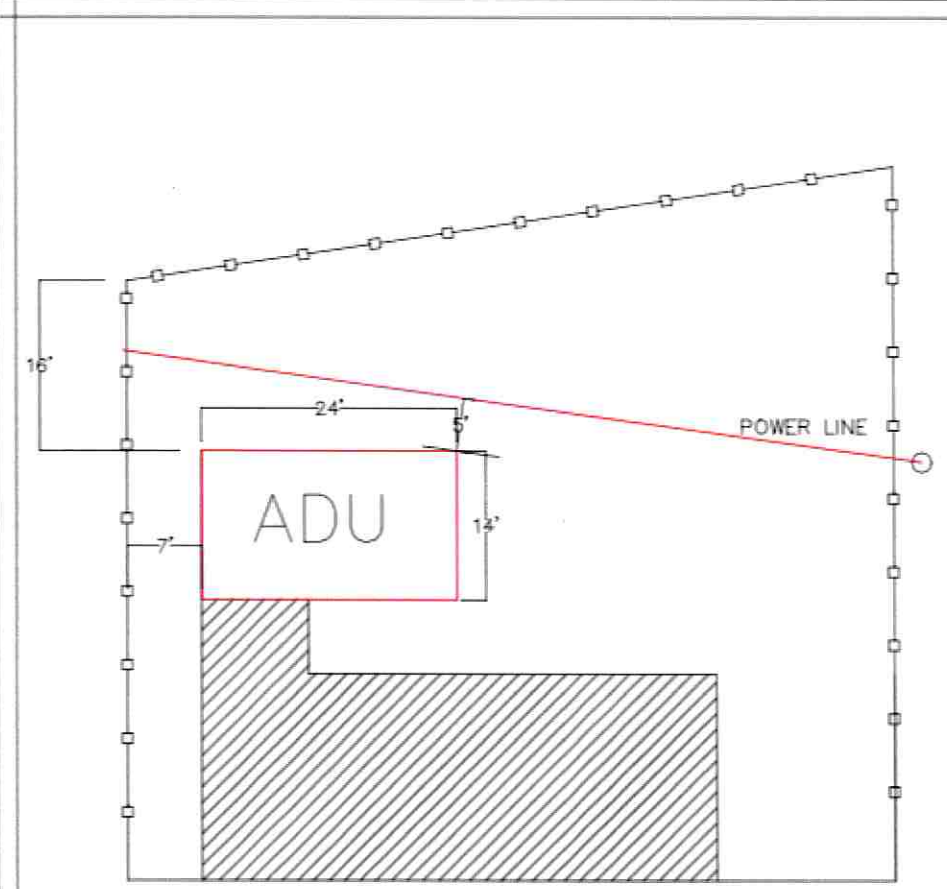
SANDY'S ADU

ADDRESS

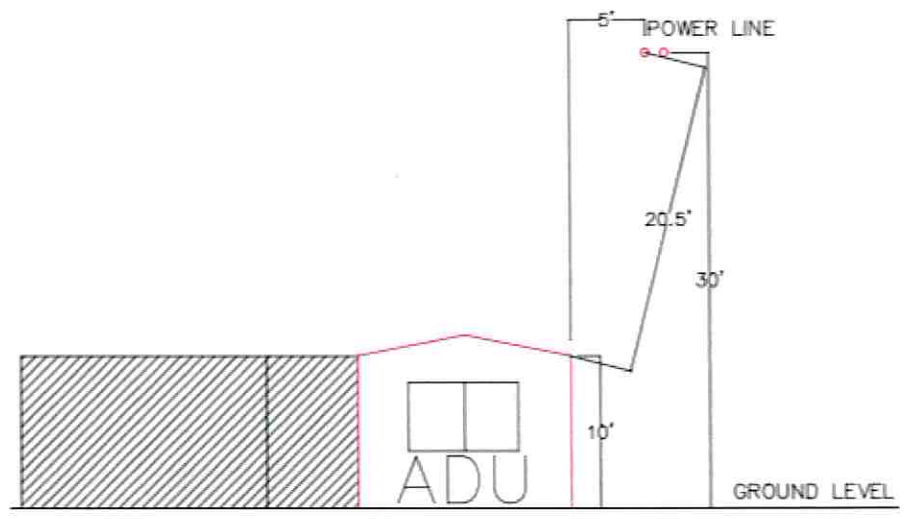
5523 S CAPRI DR MURRAY

5523 South Capri Drive



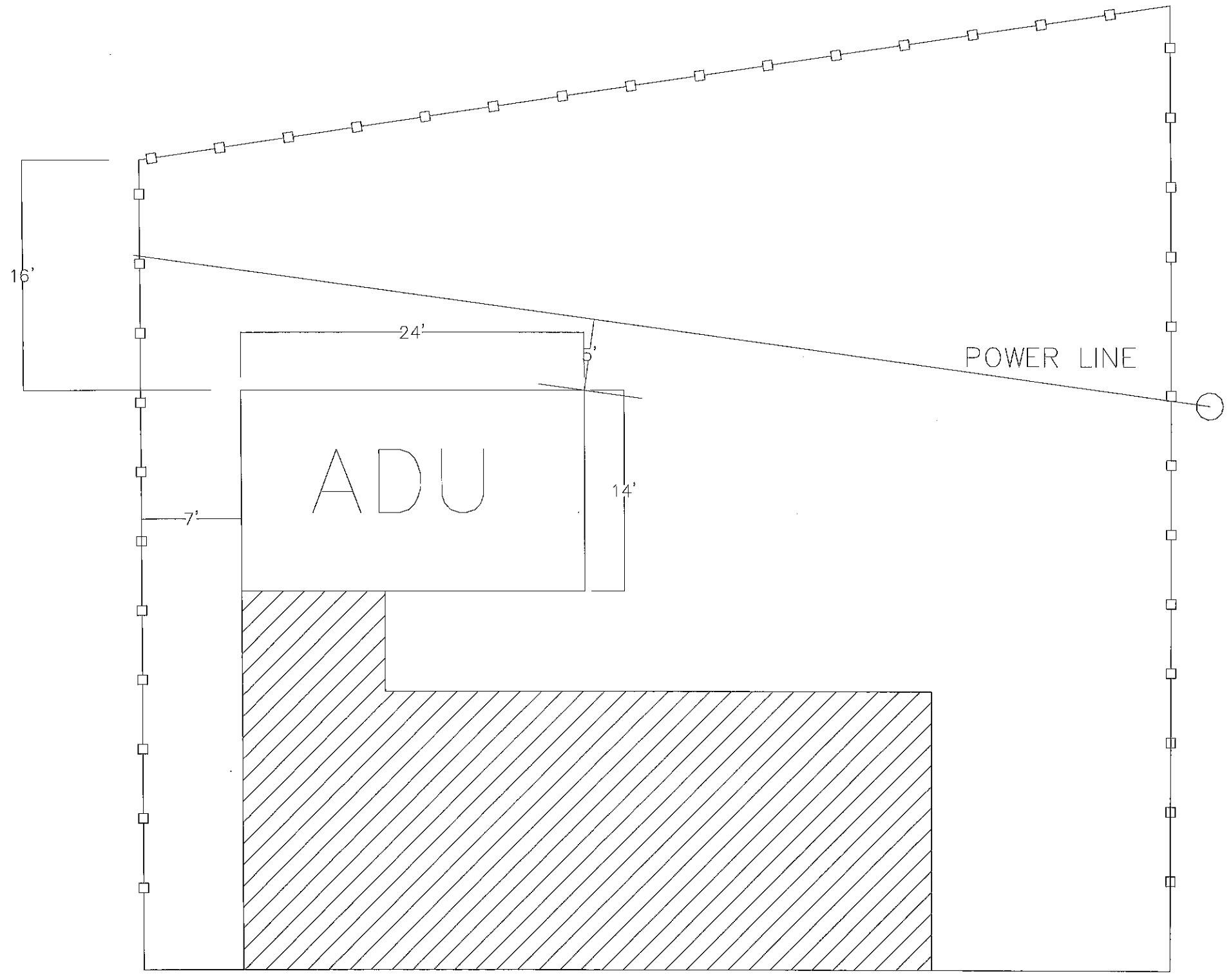


SITE PLAN



ELEVATION

NAME	SANDY'S ADU
ADDRESS	5523 S CAPRI DR MURRAY



SITE PLAN

NAME

SANDY'S ADU ADDRESS

ADDRESS

5523 S CAPRI DR MURRAY