



HEARING OFFICER MEETING

MEETING MINUTES

April 8, 2026

12:30 P.M. MDT

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

CALL MEETING TO ORDER

PRESENT

Jim Harland, Hearing Officer
Chad Wilkison, CED Director
Mark Richardson, Deputy Attorney
Zachary Smallwood, Planning Division Manager

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)

Dylan and Christi Larsen - Project # 26-003 - 618 East 5900 South - Case #1625 - Request for a front yard setback variance

Zachary Smallwood presented the variance requesting a front yard setback at 5900 South 618 East, located in the R-1-8 zone. He described the current setbacks for the lot. The request is to reduce the front yard setback down to 13 feet to accommodate the expansion of a bedroom and bathroom in front of the house. Mr. Smallwood said there is some ability to accommodate the expansion and maintain a reasonable setback. He showed photos of the current setbacks for context. He said the application does not meet all of the five requirements for a variance request to be approved. Mr. Smallwood discussed the implications of approving the variance, stating that it would result in a deviation from the standards that are the same to the other properties in the zone. Staff indicated the application does not meet the standards of review for the granting of a variance and are recommending denial of the requested variance.

Mr. Harland and Mr. Smallwood discussed the setbacks and the space available for expansion.

Christy Larsen, the applicant, spoke regarding the request. She explained that their house is similar to others in the neighborhood. She described the complications the side yard is causing regarding her fence, her back yard and house expansion.

Mr. Harland and Ms. Larsen discussed the challenges of the side yard and the limitations it creates for moving her fence which would impose on a safe space for her children to play. Ms. Larsen said that her neighbors don't have these challenges with their setbacks. She believes her request meets the spirit of the requirements and that granting the request will not impact the neighborhood. She said her family is trying to make the most efficient use of the land they have.

Mr. Harland and Ms. Larsen discussed an alternative plan to work within the seven feet they already have. Ms. Larsen said she will have to discuss the plan with her contractor. They discussed the viability of one option, but it would mean moving the gas meter, which Ms. Larsen did not favor.

Mr. Harland informed Ms. Larsen that her request would need to meet all five of the state requirements. Since this request does not, he said he will deny approval. He encouraged her to work out a compromise, possibly by moving into the side yard instead of extending into the front yard. He said she'll need to work with her contractor to draw up new plans. Then she can bring those to staff for review to obtain a building permit.

Mr. Harland opened the meeting for public comment.

Nate Hanson, a neighbor of the Larsen family, spoke. He said he is in favor of the addition to her house extending into the front yard. He feels it will not impact the neighborhood.

Mr. Harland closed the public comment period. He said he will provide his written decision within a week.

ANNOUNCEMENTS AND QUESTIONS

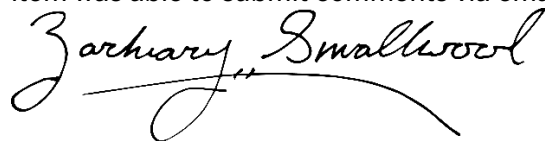
The next scheduled meeting will be held on Wednesday, May 13, 2026, at 12:30 p.m. MDT in the Poplar Conference Room #151, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Mr. Harland adjourned the meeting at 12:53 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.



Zachary Smallwood, Planning Manager
Community & Economic Development Department