



HEARING OFFICER MEETING

MEETING MINUTES

May 13, 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
G.L. Critchfield, City Attorney
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner

Mr. Harland called the meeting to order at 12:31 p.m. MDT.

CONFLICT(S) OF INTEREST

There are no conflicts of interest for this meeting.

VARIANCE(S)

Sandra Okoshi - Project # 26-002 - 5523 South Capri Drive - Case #1624 - Request to add an addition to the rear of the dwelling

Zachary Smallwood presented the request for the expansion of a non-conforming building in the R-1-8 zone. He described the setbacks on the property, stating that the lot is an unusual shape. The applicant intends to expand the current building to build an ADU (accessory dwelling unit), the details of which are not part of this hearing. She is requesting to continue the existing seven-foot setback. Staff is recommending that she comply with the existing standard of the R-1-8 zone, which requires an eight-foot setback. He said the request has to meet the minimum of one finding or one of the purposes of the title. Staff finds that the request meets sections D, F and H. He said the other finding that must be met is that there would not be an unreasonable burden on neighboring property owners. Staff does not believe that the proposed addition will impose any burden on upon the lands located in the vicinity of the non-conforming structure. Notices have been sent to neighboring property owners. One email was received requesting clarification on the project. Staff recommends that the hearing officer approve the expansion of non-conforming structure subject to the four conditions.

Mr. Harland said he would like to include the one-foot deviation as a condition.

G.L. Critchfield asked Mr. Harland if the one-foot deviation is a condition he is imposing. Mr. Smallwood said that would be a condition staff is imposing. Mr. Critchfield said that's different than what's on the application -- the applicant will need to agree that she's willing to comply or that she will adhere to what's on the application. He said, otherwise, he would recommend denial. Mr. Smallwood said that the hearing officer has the latitude to make that recommendation or make his own recommendation. Mr. Critchfield said the concern is that the additional condition isn't the application.

Sandra Okoshi spoke regarding the application. Her request is to add an ADU to her property to increase property value and provide rental income. She said would prefer to have seven-foot setback for the aesthetics of the building and for efficient use of yard space. She will comply with the eight-foot setback, if needed.

Mr. Harland and Mr. Critchfield discussed adding the condition of the eight-foot setback. Mr. Critchfield said this should have been addressed during the application process. Mr. Harland asked if the condition could be added. Mr. Critchfield said only if the applicant is agreeable to the condition and will comply with it.

Mr. Harland asked Ms. Okoshi if she had read and could comply with the conditions. Ms. Okoshi said she does not prefer the eight-foot setback but will comply.

Shooyan Cheng, Ms. Okoshi's contractor, spoke about the proposed ADU. He said the intention of the request is to create harmony in building the structure. The seven-foot setback supports that. Having a eight-foot setback will detract from that.

Mr. Harland opened the meeting for public comment. Seeing none, the public comment period was closed.

Mr. Harland said he would provide his written decision by Wednesday, May 20th.

ANNOUNCEMENTS AND QUESTIONS

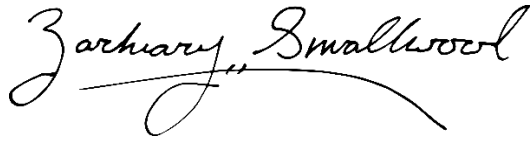
The next scheduled meeting will be held on Wednesday, June 10, 2026, at 12:30 p.m. MDT in the Poplar Conference Room #151, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Mr. Harland adjourned the meeting at 12:47 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.

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

Zachary Smallwood, Planning Manager
Community & Economic Development Department