



Board of Adjustments

Agenda

DINA HIGGINS, CHAIR

MIKE CLEMENT, VICE CHAIR
DIANNE von BORSTEL
TERRY WORCESTER

SCOTT THOMAS
GARRET MCCRAY
MIKE GARCIA

October 9, 2007
City council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update (no items)

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE September 11, 2007 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBIL HEARING):
 - 1. BA07-017 1441 East Broadway Road (Council District 4) – Requesting a variance to allow two storage buildings to encroach into required landscape areas in the O-S zoning district. **Staff is recommending denial of this case. This case was last continued from the September 11, 2007 hearing.**
 - *2. BA07-040 1335 thru 1365 South Alma School Road (Council District 3) – Requesting a Special Use Permit to allow modification of a Comprehensive Sign Plan in the C-2 DMP zoning district. **The applicant is requesting a 30-day continuance.**
 - *3. BA07-042 2238 South Cottonwood (Council District 3) – Requesting a variance to allow a patio enclosure to encroach into the required rear setback in the R1-6 DMP zoning district. **The applicant is requesting a 30-day continuance.**

4. BA07-043 1662 East Hope Street (Council District 1) – Requesting a variance to allow a garage addition to encroach into the required side set in the R1-9 zoning district. **Staff is recommending denial of the case. This case is a reconsideration of the Board decision made at the August 14, 2007 hearing.**
- *5. BA07-044 59 South Horne Street (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow development of a church auditorium in the C-2 and R-4 zoning districts. **Staff is recommending a 30-day continuance.**
- *6. BA07-045 1135 South Gilbert Road (Council District 2) – Requesting a special Use Permit (SUP) to allow modification of a comprehensive Sign Plan in the C-2 zoning district. **Staff is recommending approval with conditions. This case was continued from the September 11, 2007 hearing.**
7. BA07-047 1023 East Broadway Road (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow development of a daycare facility in the R-4 zoning district. **Staff is recommending denial of this case. This case was continued from the September 11, 2007 hearing.**
- *8. BA07-050 1718 through 1954 South Crismon Road (west side) (Council District 6) – Requesting a Special Use Permit to allow a Comprehensive Sign Plan in the C-2 DMP zoning district. **The applicant has withdrawn this request.**
9. BA07-051 2055 South Power road (Council District 6) – Requesting renewal of Special Use Permit for Comprehensive Sign Plan in the C-2-DMP zoning district. **Staff is recommending approval with revised conditions. This case was continued from the September 11, 2007 hearing.**
10. BA07-053 2201 South Myrtlewood Circle (Council District 6) – Requesting a minor modification of a Planned Area Development (PAD) to allow a patio cover to encroach into the required rear setback in the R1-6-DMP zoning district. **Staff is recommending denial of this case.**
- *11. BA07-054 1801 South Fraser Drive (Council District 4) – Requesting a Development Incentive Permit (DIP) to allow development of an industrial use in the M-1 zoning district. **Staff is recommending approval of this case with conditions.**
- *12. BA07-055 751 East Lehi Road (Council District 1) – Requesting: 1) Interpretation of a corral fence; and 2) variances to allow a corral fence to exceed the maximum height and opacity permitted; both in the R1-43 zoning district. **The applicant is requesting a 30-day continuance.**
13. BA07-056 3741 East Clovis Avenue (Council District 6) – Requesting: 1) a Special Use Permit to allow an accessory living quarters addition that is not directly accessible from the primary residence; and 2) a variance to allow the addition to encroach into the required rear setback; both in the R1-9 zoning district. **Staff is recommending denial of this case.**
- *14. BA07-057 1202 North Power Road (Council District 5) – Requesting: 1) a Development Incentive Permit (DIP); and 2) a Special Use Permit (SUP); both in conjunction with the development of an automobile service station in the C-1 zoning district. **Staff is recommending approval of this case with conditions.**

15. BA07-058

6807 East Broadway Road (Council District 6) – Requesting: 1) a Substantial Conformance Improvement Permit (SCIP); and 2) a Special Use Permit (SUP); both in conjunction with a carwash addition to and existing automobile service station in the C-2 zoning district. **Staff is recommending denial of this case.**

D.

ITEMS FROM CITIZENS PRESENT.