



# **Board of Adjustments**

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## Agenda

DINA HIGGINS, CHAIR	
MIKE CLEMENT, VICE CHAIR DIANNE von BORSTEL TERRY WORCESTER	SCOTT THOMAS GARRET MCCRAY MIKE GARCIA

December 11, 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:
  - Zoning Ordinance Update – Module 1
  - Revision of Board of Adjustment by-laws
  - Staff report format and content

### **5:30 p.m. PUBLIC HEARING**

- A. ELECTION OF CHAIR AND VICE-CHAIR.
- B. CONSIDER MINUTES FROM THE NOVEMBER 13, 2007 MEETING.
- C. 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.
- D. CONSIDER THE FOLLOWING CASES (PUBIL HEARING):
  - 1. 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 recommends denial of this request. This case was continued from the November 13, 2007 hearing.**
  - \*2. 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 a 30-day continuance of this request. This case was continued from the November 13, 2007 hearing.**

- \*3. 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. **Staff is recommending tabling of this request. This case was continued from the November 13, 2007 hearing.**
- \*4. 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 and existing automobile service station in the C-2 zoning district. **Staff is recommending a 30-day continuance of this request. This case was continued from the November 13, 2007 hearing.**
- 5. BA07-062 2610 North Mesa Drive (Council District 1) – Requesting a variance to allow one existing land parcel to be split into two lots, both with less than the minimum width of street frontage required in the R1-43 zoning district. **Staff is recommending denial of this request. This case was continued from the November 13, 2007 hearing.**
- 6. BA07-065 1409 North 62<sup>nd</sup> Place (Council District 5) – Requesting a variance to allow a fence to exceed the maximum height permitted in the R1-7 zoning district. **Staff is recommending denial of this request.**
- \*7. BA07-066 6720 East Main Street (Council District 5) – Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing marine retail and service use in the C-2 zoning district. **The applicant has requested a 30-day continuance of this request.**
- 8. BA07-067 2938 East Juanita Avenue (Council District 2) – Requesting a variance to allow the total lot coverage to exceed the maximum permitted in the R1-9 zoning district. **Staff is recommending denial of this request.**
- \*9. BA07-068 947 East 10<sup>th</sup> Drive (Council District 4) – Requesting a variance to allow a building addition to encroach into the required side yard in the R1-6 zoning district. **Staff is recommending approval with conditions of this request.**
- \*10. BA07-069 415 South Higley Road (Council District 6) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building in the C-2 zoning district. **Staff is recommending approval with conditions.**
- \*11. BA07-069 3547 East Southern Avenue (Council District 2) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building in the C-2 zoning district. **Staff is recommending approval with conditions.**

D. ITEMS FROM CITIZENS PRESENT.