



Board of Adjustment

Minutes DRAFT

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. APPROVE THE MINUTES FROM THE SEPTEMBER 11, 2007 MEETING.
(Approved, Vote: 7-0)
- B. CONSIDER AND TAKE ACTION ON THE 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.
(Approved as read, Vote: 7-0)
- C. CONSIDER AND TAKE ACTION ON THE FOLLOWING CASES (PUBLIC 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. This case was last continued from the September 11, 2007 hearing.

Staff Recommendation: Continuance for 30 days

Decision: **Continued to the Nov 13, 2007 meeting** (Vote: 7-0)
 - *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.

Staff Recommendation: 30-day Continuance

Decision: **Continued to the Nov 13, 2007 meeting.** (Vote: 7-0)

- *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.
- Staff Recommendation: 30-day Continuance.
- Decision: **Continued to the Nov 13, 2007 meeting.** (Vote: 7-0)
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. This case is a reconsideration of the decision made by the Board on August 14, 2007.
- Staff Recommendation: Denial
- Decision: **Denied** (Vote: 5-2)
- *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 Recommendation: 30-day Continuance.
- Decision: **Continued to the Nov 13, 2007 meeting.** (Vote: 7-0)
- *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. **This case was continued from the September 11, 2007 hearing.**
- Staff Recommendation: 30-day Continuance.
- Decision: **Continued to the Nov 13, 2007 meeting.** (Vote: 7-0)
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. This case was continued from the September 11, 2007 hearing.
- Staff Recommendation: Denial
- Decision: **Continued to the Nov 13, 2007 meeting** (Vote: 7-0)
- *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. This case was continued from the September 11, 2007 hearing.
- Staff Recommendation: Approval with revised conditions.
- Decision: **Approved with recommended revised conditions** (Vote: 7-0)

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 Recommendation: Denial.

Decision: **Approved as submitted, with conditions** (Vote: 7-0)

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 Recommendation: Approval with conditions.

Decision: **Approved with revised conditions** (Vote: 7-0)

*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.**

Staff Recommendation: 30-day Continuance.

Decision: **Continued to the Nov 13, 2007 meeting** (Vote: 7-0)

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 Recommendation: Denial

Decision: **Approved revised site plan, with conditions** (Vote 7-0)

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 Recommendation: Approval with conditions.

Decision: **Approved with recommended conditions** (Vote: 7-0)

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 Recommendation: Denial

Decision: **Continued to the Nov 13, 2007 meeting** (Vote: 7-0)

D. ITEMS FROM CITIZENS PRESENT. (none)