



Board of Adjustments

Agenda

DINA HIGGINS, CHAIR

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November 13, 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 Code Update
 - Group Homes for the Handicapped
 - Department of Commerce Boards & Commissions Conference

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE OCTOBER 9, 2007 MEETING.
(Approved, Vote: 5-0)
- 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.

(Approved as read, Vote: 5-0)

- 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. **The applicant has withdrawn this request.**
- *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 is**

recommending approval with conditions. This case was continued from the October 9, 2007 hearing.

Decision: Approved with recommended conditions (Vote: 5-0)

*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. **The applicant has withdrawn this request.**

*4. 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 a 30-day continuance to the December 11, 2007 hearing. This case was continued from the October 9, 2007 hearing.**

Decision: Continued to the December 11, 2007 meeting (Vote: 5-0)

*5. 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 October 9, 2007 hearing.**

Decision: Approved with recommended conditions (Vote: 5-0)

*6. 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 to the December 11, 2007 hearing. This case was continued from the October 9, 2007 hearing.**

Decision: Continued to the December 11, 2007 meeting (Vote: 5-0)

*7. 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 a 30-day continuance to the December 11, 2007 hearing. This case was continued from the October 9, 2007 hearing.**

Decision: Continued to the December 11, 2007 meeting (Vote: 5-0)

*8. 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 a 30-day continuance to the December 11, 2007 hearing. This case was continued from the October 9, 2007 hearing.**

Decision: Continued to the December 11, 2007 meeting (Vote: 5-0)

9. BA07-059 4528 East Halifax Street (Council District 5) – Requesting: 1) a variance to allow a detached accessory living quarters to encroach into the required rear setback; and 2) a Special Use Permit (SUP) to allow a detached accessory living quarters in the R1-9 zoning district. **Staff is recommending denial of this request.**

Decision: 1) Denied (Vote: 5-0)
2) Approved with recommended conditions (Vote: 5-0)

10. BA07-060 318 North Miller Street (Council District 1) – Requesting: 1) a variance to allow a detached accessory living quarters to encroach into the required rear setback; 2) a variance to allow a fence that exceeds the maximum height permitted within the required front setback; and 3) a Special Use Permit (SUP) to allow a detached accessory living quarters in the R1-9 zoning district. **Staff is recommending approval of the Special Use Permit request with conditions and denial of the variance request.**

Decision: Denied (Vote: 5-0)

11. BA07-061 4575 East Virginia Street (Council District 5) – Requesting variances: 1) to allow vehicle storage to encroach into the required front, side, and rear building and landscaping setbacks; 2) to allow a fence to exceed the maximum height permitted in the required front setback; and 3) to allow the use of smaller than minimum landscape plant sizes; all in conjunction with the development of an interim RV and Boat storage lot in the M-1 zoning district. **Staff is recommending approval with conditions.**

Decision: Approved with recommended revised conditions (Vote: 5-0)

12. 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.**

Decision: Continued to the December 11, 2007 meeting (Vote: 5-0)

*13. BA07-063 148 South Nina Circle (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow an addition to an existing warehouse building in the M-2 zoning district. **Staff is recommending approval with conditions.**

Decision: Approved with recommended conditions (Vote: 5-0)

