

# Board of Adjustments



## Minutes Draft

MIKE CLEMENT, CHAIR

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February 11, 2008  
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. Discussion of possible revision to staff report format and content
- C. Zoning Administrator update:

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

- A. CONSIDER MINUTES FROM THE JANUARY 8, 2007 MEETING.  
**Approved vote: 4-0**
- 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 vote: 4-0**
- C. CONSIDER THE FOLLOWING CASES (PUBIL HEARING):

- \*1. 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 approval with conditions. This case was continued from the January 8, 2007 hearing.**  
**Approved with conditions vote: 4-0**

- \*2. 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 approval with conditions.**  
**Approved with conditions vote: 4-0**
3. 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. **Staff is recommending approval with conditions. This case was continued from the January 8, 2007 hearing.**  
**Approved with conditions vote: 4-0**
- \*4. BA08-005 715 North Country Club Drive (Council District 4) – Requesting a Development Incentive Permit (DIP) to allow development of a multiple resident complex in the R-4 zoning district. **Staff is recommending a 30-day continuance of this request. This case was continued from the January 8, 2007 hearing.**  
**Continued to the March 11, 2008 hearing.**
5. BA08-009 3707 East Decatur Street (Council District 2) – Requesting a variance to allow a carport addition to encroach into the required side yard setback in the R1-7 zoning district. **Staff is recommending denial of this request.**  
**Denied vote: 4-0**
6. BA08-010 422 West McLellan Road (Council District 1) – Requesting a Substantial Conformance Improvement Permit to allow the development of a single-residence structure into a mortuary in the C-2 zoning district. **Staff is recommending approval with conditions.**  
**Approved with conditions vote: 4-0**
- D. ITEMS FROM CITIZENS PRESENT.