



Board of Adjustment

Agenda

MIKE CLEMENT, VICE CHAIR DIANNE von BORSTEL TERRY WORCESTER	DINA HIGGINS, CHAIR	SCOTT THOMAS GARRET MCCRAY MIKE GARCIA
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September 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
 - 1. PC District
 - 2. Zoning Ordinance update project
 - 3. Group Homes
 - 4. Case Load
 - 5. Presentation of Scott Toyota at Riverview automall signs

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE August 14, 2007 MEETING.
- B. RECONSIDERATION OF LAST MONTH'S CASES
 - Case BA07-043
- 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 the Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- D. CONSIDER 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. **The applicant has requested a continuance to the October**

9th, 2007 Hearing. This case was continued from the July 10, 2007 hearing.

2. BA07-035 6915 East University Drive (Council District 5) – Requesting a Special Use Permit (SUP) to allow a manufactured home or recreational vehicle to be used as quarters for a night watchman in the C-2 zoning district. **Staff is recommending denial of this case. This case was continued from the August 14, 2007 hearing.**
- *3. 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 has requested a continuance to the October 9th, 2007 Hearing. This case was continued from the August 14, 2007 hearing.**
- *4. 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 requested a continuance to the October 9th, 2007 Hearing. This case was continued from the August 14, 2007 hearing.**
- *5. BA07-045 1135 South Gilbert Road (Council District 2) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow expansion of a retail building in the C-2 zoning district. **Staff is recommending approval with conditions**
6. BA07-046 603 and 619 East Broadway Road (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow redevelopment of a general commercial building in the C-2 zoning district. **Staff is recommending approval with conditions**
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.**
- *8. BA07-048 1559 N. Country Club Drive (Council District 1) – Requesting a Development Incentive Permit to allow development of a general commercial building and boat repair facility in the C-2 zoning district. **Staff is recommending approval with conditions.**
9. BA07-049 5229 South Saranac (Council District 6) – Requesting a Special Use Permit to allow development of a Commercial Communication Tower that exceeds the maximum height

permitted in the C-2 and M-1 zoning districts. **Staff is recommending approval with conditions.**

- *10. 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 zoning district. **Staff is recommending continuance.**
- 11. BA07-051 2055 South Power Road (Council District 6) – Requesting renewal of a Special Use Permit for a Comprehensive Sign Plan in the C-2-DMP zoning district. **Staff is recommending approval with revised conditions.**
- *12. BA07-052 1320 through 1346 West Broadway Road (north side) (Council District 3) – Requesting a Special Use Permit to allow the modification of a Comprehensive Sign Plan in the M-1 zoning district. **Staff is recommending approval with conditions.**

D. ITEMS FROM CITIZENS PRESENT.