

Board of Adjustments



Agenda

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

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.
- 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.
- 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.**
 - *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.**

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.**
- *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.**
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.**
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.**

D. ITEMS FROM CITIZENS PRESENT.