

## *Minutes*

City Council Chambers, Lower Level  
October 12, 2010

**Board Members Present:**

Garrett McCray, Chair  
Nicholas Labadie, Vice Chair  
Diane von Borstel  
Greg Hitchens  
Cameron Jones

**Board Members Absent:**

Tyler Stradling - excused

**Staff Present:**

Angelica Guevara  
Mia Lozano-Helland  
John Wesley

**Others Present:**

Guadalupe Duarte

The study session began at 5:06 p.m. The Public Hearing meeting began at 5:30 p.m. Before adjournment at 5:35 p.m., the following items were considered and recorded.

**Study Session 5:06 p.m.**

- A. The study session began at 5:06 p.m. The items scheduled for the Board's Public Hearing were discussed.

Zoning Administrator Update – Due to the absence of the Zoning Administrator, these items were continued to the November 9, 2010 meeting

1. Zoning Ordinance Update
2. Review of City Council items

**Public Hearing 5:30 p.m.**

- A. Consider Minutes from the September 14, 2010 Meeting A motion was made to approve the minutes by Boardmember von Borstel and seconded by Boardmember Jones. Vote: Passed 5-0 (Stradling absent)
- B. Consent Agenda A motion to approve the consent agenda as read was made by Boardmember Jones and seconded by Boardmember von Borstel. Vote: Passed 5-0 (Stradling absent)

**Board of Adjustment Meeting  
October 12, 2010**

**Case No.:** BA10-056

**Location:** 1028 South Bellview Circle

**Subject:** Requesting a Variance to allow an addition to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00228) **Continued from the September 14, 2010 meeting**

**Decision:** Approved

**Summary:** This case was on the consent agenda and not discussed on an individual basis.

**Motion:** It was moved by Boardmember Jones, seconded by Boardmember von Borstel to approve case BA10-056 with the following conditions:

1. *Compliance with the site plan submitted, except as modified by the conditions below.*
2. *Main a three-foot setback from the carport post to the side property line.*
3. *Provide a maximum one-foot overhang in order to maintain a two-foot setback from the side property line.*
4. *Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.*

**Vote:** Passed 5-0 (Stradling absent)

**Findings:**

- 1.1 The lot is 7,182 square feet in area and is a cul-de-sac lot. The rear property line and the east side property line are substantially wider and longer than the west side property line and the front property line. The house is placed on the lot at an angle that limits the area available for construction without encroachment into the side or rear yards.
- 1.2 The carport has been designed to be compatible with the house and has columns with architectural treatments that compliment the house.
- 1.3 Several variances have been approved in the area on cul-de-sac lots. Two variances were issued for encroachments into the side yards and one was issued for an encroachment into the rear yard.
- 1.4 The addition of a carport located out of the front building setback brings the lot into closer conformance with parking requirements.

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**Board of Adjustment Meeting  
October 12, 2010**

**Case No.:** BA10-061

**Location:** 2600 to 3000 blocks of East Lehi Road (south side) and 3000 to 3300 blocks of East Thomas Road (south side)

**Subject:** Requesting a Special Use Permit (SUP) to allow the development of a Comprehensive Sign Plan in the R1-9-DMP-PAD and R1-15-DMP-PAD zoning districts. PLN2010-00297

**Decision:** Continued to the November 9, 2010 meeting

**Summary:** This case was on the consent agenda and not discussed on an individual basis.

**Motion:** It was moved by Boardmember Jones, seconded by Boardmember von Borstel to continue case BA10-061.

**Vote:** Passed 5-0 (Stradling absent)

**Board of Adjustment Meeting  
October 12, 2010**

B. Other Business:

None

Respectfully submitted,

Gordon Sheffield, AICP  
Zoning Administrator

Minutes written by Mia Lozano, Planning Assistant

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