City of Benson
City Council Communication

Regular Meeting **February 23, 2015**

To: Mayor and Council Agenda Item # 4

From: Bradley J. Hamilton, P.E. Director of Public Works/City Engineer

Subject:

Update on the replacement of the CAVE FM building and related zoning and building code issues

Discussion:

As per Council's direction, Staff met with Mr. Lotsof on February 11 regarding the future replacement of the CAVE FM building.

Mr. Lotsof's radio station has been operating under a variance since 1981 with the Council taking recent action on his proposed zoning regulations amendment through the approval of Ordinance 574, which created a "studio" zoning designation. This now gives Mr. Lotsof the legal right to continue operating under the newly amended zoning code instead of continuing his operations under the variance.

Council also informed Mr. Lotsof that he could apply for a variance on the required number of parking spaces to the Board of Adjustment. For the building requirements, Council directed Staff to meet with Mr. Lotsof to discuss his proposal and to explore options available to Mr. Lotsof, while still complying with state and federal laws, along with the City's building code.

Staff Recommendation:

No action required