



Board of Adjustment

Agenda

NICHOLAS LABADIE – Chair
TYLER STRADLING
DANETTE HARRIS- Vice Chair
WADE SWANSON

GREG HITCHENS
CHANEL FITCH-KIRKPATRICK
CAMERON JONES

September 11th, 2012
City Council Chambers
57 East First Street

Results

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Sign Code Update
 - 2. October's Meeting

- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE August 14th, 2012 MEETING.

- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda 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.

CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA12-029 1455 West 7th Place (District 3) – Requesting a Variance to allow a detached structure to encroach into the required side yard in the RS-6 zoning district. (PLN2012-00234)

Staff Planner: Jeff McVay

Staff Recommendation: Continuance to the October 16th, 2012 hearing.

Board Decision: Continued to the October 16th, 2012 hearing.

- *2. BA12-034 305 South Val Vista Drive (District 2) – Requesting a Variance to allow recreational vehicles to encroach into the required front, side, and rear yards in the RM-4 zoning district. (PLN2012-00299)

Staff Planner: Jeff McVay

Staff Recommendation: Continuance to the October 16th, 2012 hearing
Board Decision: Continued to the October 16th, 2012 hearing.

- *3. BA12-035 851 North Country Club Drive (District 1) – Requesting a Variance to allow a freestanding sign to encroach into the future right-of-way width line in the OC zoning district. (PLN2012-00291)

Staff Planner: Jeff McVay
Staff Recommendation: Approval with Conditions
Board Decision: Approved with conditions.

4. BA12-036 1350 South Power Road (District 6) – Requesting a Special Use Permit for a Comprehensive Sign Plan in the LC zoning district. (PLN2012-00329)

Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions
Board Decision: Approved with conditions.

- *5. BA12-037 1858 West Baseline Road (District 3) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building in the LC-PAD zoning district. (PLN2012-00331)

Staff Planner: Angelica Guevara
Staff Recommendation: Continuance to the October 16th, 2012 hearing
Board Decision: Continued to the October 16th, 2012 hearing.

- *6. BA12-038 606 West Caballero Circle (District 1) – Requesting a Variance to allow an accessory shade structure to encroach into the required side yard in the RS-9 zoning district. (PLN2012-00332)

Staff Planner: Jason Sanks
Staff Recommendation: Continuance to the October 16th, 2012 hearing
Board Decision: Continued to the October 16th, 2012 hearing.

- *7. BA12-039 1835 East Farmdale Avenue (District 4) – Requesting a Variance to allow an addition to encroach into the required side yard in the RS-6 zoning district. (PLN2012-00342)

Staff Planner: Jason Sanks
Staff Recommendation: Approval with Conditions
Board Decision: Approved with conditions.

8. BA12-040 705 South El Dorado (District 3) – Requesting a Special Use Permit to exceed the number of livestock allowed in the RS-9 zoning district. (PLN2012-00327)

Staff Planner: Jason Sanks
Staff Recommendation: Approval with Conditions
Board Decision: Approved with conditions.

- *9. BA12-041 430 North Lewis (District 1) – Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing worship center in the DR-2 zoning district. (PLN2012-00344)

Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions
Board Decision: Approved with conditions.

10. BA12-042 323 West 9th Place South (District 1) – Requesting a Variance to allow an addition to encroach into the required side yard in the RS-6 zoning district. (PLN2012-00348)

Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: Approved with conditions.

C. OTHER BUSINESS:

D. ITEMS FROM CITIZENS PRESENT.