

Board of Adjustment



Agenda

DANETTE HARRIS- Chair		
GREG HITCHENS		WADE SWANSON
TYLER STRADLING		CHAD CLUFF
TRENT MONTAGUE- Vice Chair		MARK FREEMAN

September 10th, 2013
City Council Chambers- Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

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

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE AUGUST 13TH, 2013 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. [BA13-032](#) 256 East Broadway Road (District 4) – Requesting a Special Use Permit to allow auto repair and vehicle sales in the DB-2 zoning district. (PLN2013-00247)

Staff Planner: Angelica Guevara

Staff Recommendation: Denial

- *2. [BA13-033](#) 1930 South Alma School Road (District 3) - Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC-PAD zoning district. (PLN2013-00278)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

- *3. BA13-042 1705 West Main Street (District 3) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the PS zoning district. (PLN2013-00359)

Staff Planner: Julia Kerran

Staff Recommendation: Continuance to the October 15th, 2013 hearing

4. [BA13-043](#) 470 South Alma School Road (District 3) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a vacant vehicle sales facility in the GC and LI zoning districts. (PLN2013-00124)
- Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
- *5. [BA13-044](#) 2416 East Broadway Road (District 4) - Requesting: 1) a Variance to allow the reduction to the required parking space dimensions; and 2) a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2013-00387)
- Staff Planner: Julia Kerran
Staff Recommendation: Approval with Conditions
- *6. [BA13-045](#) 960 North Riverview (District 1) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the PS-PAD zoning district. (PLN2013-00392)
- Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
- *7. [BA13-046](#) 415 South Higley Road (District 2) - Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. (PLN2013-00393)
- Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions
- *8. [BA13-047](#) 3325 and 3404 North Val Vista Drive (District 1) – Requesting a Special Use Permit to allow a farm stand in the AG and RS-43 zoning districts. (PLN2013-00386)
- Staff Planner: Mia Lozano
Staff Recommendation: Approval with Conditions
- *9. [BA13-048](#) 1501 East Main Street (District 4) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a vehicle service facility in the GC zoning district. (PLN2013-00391)
- Staff Planner: Kim Steadman
Staff Recommendation: Approval with Conditions
- *10. [BA13-049](#) 2535 West Broadway Road (District 3) – Requesting: 1) a Variance to allow the reduction to the required parking space dimensions; and 2) a Variance to allow an encroachment into the required side yard in the RS-9 zoning district. (PLN2013-00381)
- Staff Planner: Julia Kerran
Staff Recommendation: Continuance to the October 15th, 2013 hearing

11. [BA13-050](#) 2213 West Peralta Avenue (District 3) – Requesting: 1) a Variance to allow the reduction to the required parking space dimensions; and 2) a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2013-00331)

Staff Planner: Lesley Davis

Staff Recommendation: Denial

OTHER BUSINESS:

C. ITEMS FROM CITIZENS PRESENT.