



Board of Adjustment

Agenda

DANETTE HARRIS- Chair
TYLER STRADLING
TRENT MONTAGUE- Vice Chair

GREG HITCHENS
WADE SWANSON

March 19th, 2013
City Council Chambers- Upper Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Sign Code update
 - 2. Presentation on required legal standing needed to file appeal of Board of Adjustment decision
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE FEBRUARY 12TH, 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. BA12-053 146 West Baseline Road (District 3) - Requesting a Variance to allow a reduction to the width of the required landscape yard in the LI-CUP zoning district. (PLN2012-00413)

Staff Planner: Wahid Alam

Staff Recommendation: Continue to the May 14th, 2013 hearing

- *2. [BA13-013](#) 1840 South Val Vista Drive (District 2) - Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the LC BIZ-PAD zoning district. (PLN2012-0044)

Staff Planner: Jeff McVay

Staff Recommendation: Approval with Conditions

- *3. [BA12-056](#) 1411 South Power Road (District 6) - Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building in the LC-PAD zoning district. (PLN2012-00377)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

4. [BA13-018](#) 957 South Dobson Road (District 3) - Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. (PLN2013-00049)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

5. [BA13-019](#) 1028 West 9th Place (District 1) – Requesting Variances: 1) to allow a garage to encroach into the required side yard; and 2) a reduction in the required parking space width and depth in the RS-6 zoning district. (PLN2013-00050)

Staff Planner: Jeff McVay

Staff Recommendation: Approval with Conditions

OTHER BUSINESS:

C. ITEMS FROM CITIZENS PRESENT.