



Board of Adjustment

Agenda

CHANEL FITCH-KIRKPATRICK- Vice-Chair	GREG HITCHENS
TYLER STRADLING	WADE SWANSON
DANETTE HARRIS- Chair	CAMERON JONES
TRENT MONTAGUE	

November 13th, 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. Update for the Board on BA12-040 (SUP for livestock)
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE OCTOBER 16th 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. BA12-037 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: Withdrawal
Board Decision: **Withdrawn**

- 2. BA12-038 606 West Caballero Circle (District 1) – Requesting: 1) a Variance to allow an accessory shade structure to encroach into the required side yard; and 2) a Variance to allow a garage addition to encroach into the required side yard in the RS-9 zoning district. (PLN2012-00332)

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

3. BA12-048 931 East 6th Place (District 1) – Requesting a Variance to allow an addition to encroach into the required side yard in the RS-9 zoning district. (PLN2012-00396)

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

4. BA12-049 840 West Inglewood Street (District 1) – Requesting a variance to allow an existing addition to encroach into the required side and rear yard in the RS-9 zoning district. (PLN2012-00398)

Staff Planner: Angelica Guevara
Staff Recommendation: Denial
Board Decision: **Continued to the December 11th, 2012 hearing**

- *5. BA12-050 1303 East Main Street (District 4) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of an existing commercial building in the GC zoning district. (PLN2012-00400)

Staff Planner: Jeff McVay
Staff Recommendation: Continuance to the December 11th, 2012 hearing.
Board Decision: **Continued to the January 8th, 2013 hearing**

- *6. BA12-051 116 West Broadway Road (District 4) – Requesting a Special Use Permit to allow a small indoor collection facility in the DB-2 zoning district. (PLN2012-00402)

Staff Planner: Jason Sanks
Staff Recommendation: Table
Board Decision: **Tabled**

7. BA12-052 3832 and 3838 East Alder Avenue (District 2) - Requesting a Special Use Permit to allow a recreational vehicle (RV) to be used as a caretaker's unit in the RS-6 zoning district. (PLN2012-00399)

Staff Planner: Jeff McVay
Staff Recommendation: Denial
Board Decision: **Continued to the December 11th, 2012 hearing**

8. 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: Denial
Board Decision: **Continued to the December 11th, 2012 hearing**

9. BA12-054 2136 East Baseline 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. (PLN2012-00386).

Staff Planner: Jeff McVay
Staff Recommendation: Approval with Conditions
Board Decision: **Continued to the December 11th, 2012 hearing**

C. OTHER BUSINESS:
None.

D. ITEMS FROM CITIZENS PRESENT.