



Board of Adjustment

Agenda

TRENT MONTAGUE – Chair	
SHELLY ALLEN	MARK FREEMAN
TYLER STRADLING	CHAD CLUFF- absent
WADE SWANSON	GREG HITCHENS

RESULTS

May 14, 2014
City Council Chambers – Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Administrator’s Report
 - 1. Board of Adjustment by-laws
 - 2. Recent zoning ordinance amendments
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. MINUTES FROM THE APRIL 8, 2014 MEETING.
- B. CONSIDER PROPOSED REVISIONS TO THE BY-LAWS OF THE BOARD OF ADJUSTMENTS.
 - a. By-law modifications
Board Decision: Approved with conditions (6-0) (Absent- Boardmember Cluff)
- C. CONSENT AGENDA: Items listed with an asterisk (*), below, 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 Boardmember 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.
- D. THE FOLLOWING CASES (PUBLIC HEARING):

*1. BA14-011 1429 East Flossmoor Avenue (District 4) – Requesting a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2014-00043)

Staff Planner: Wahid Alam

Staff Recommendation: Continuance to the June 10, 2014 meeting

Board Decision: Continued to the June 10, 2014 meeting (6-0) (Absent-Boardmember Cluff)

- *2. BA14-016 909 West Main Street (District 4) – Requesting Development Incentive Permit (DIP) to allow reductions to perimeter building setback and landscaping requirements; in conjunction with development of a mini-storage warehouse facility in the GC zoning district. (PLN2014-00066)

Staff Planner: Angelica Guevara

Staff Recommendation: Continuance to the June 10, 2014 meeting

Board Decision: Withdrawn (6-0) (Absent- Boardmember Cluff)

3. [BA14-020](#) 1130 West Southern Avenue (District 3) – Requesting to modify an existing Special Use Permit for a Comprehensive Sign Plan to allow revisions to the maximum aggregate attached signage authorized for each tenant space, and authorize additional detached signage for a group commercial center in the LC zoning district. (PLN2014-00131).

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with conditions (6-0) (Absent- Boardmember Cluff)

- *4. [BA14-024](#) 1335 South Alma School Road (District 3) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow: 1) buildings to encroach into the required side yard; and 2) modification of the landscape parking island requirements; both in conjunction with the redevelopment of a pad site for a group commercial center in the LC zoning district. (PLN2014-00121)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (6-0) (Absent- Boardmember Cluff)

- *5. [BA14-027](#) 824 West Broadway Road (District 4) – Requesting Development Incentive Permit (DIP) to allow the development of a Contractor's Yard for outdoor storage of building and other materials in the LI zoning district. (PLN2014-00011)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

**Board Decision: Approved with Conditions (5-0-1) (Absent- Boardmember Cluff)
(Boardmember Hitchens Abstained)**

- *6. [BA14-028](#) 163 North Dobson Road (District 3) – Requesting a Special Use Permit (SUP) to allow an electronic message display to change more frequently than a rate of once every hour in the LC zoning district. (PLN2014-00138)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (6-0) (Absent- Boardmember Cluff)

- *7. [BA14-029](#) 531 North Robson Road (District 1) – Requesting a Variance to allow a carport to be constructed in front of the front line of the primary dwelling in the RS-6 HP zoning district. (PLN2014-00190)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Decision: Approved with conditions (6-0) (Absent- Boardmember Cluff)

- *8. [BA14-030](#) 807 North Stapley Drive (District 1) – Requesting a Variance to allow a sign to encroach into the future right-of-way line in the RS-9 zoning district. (PLN2014-00180)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (6-0) (Absent- Boardmember Cluff)

- *9. BA14-031 1542 East Dana Avenue (District 4) – Requesting: 1) a Special Use Permit and 2) a Substantial Conformance Improvement Permit (SCIP); both to allow the redevelopment of an existing residence as a Residential Group Home to be occupied by more than 10 people; all in the RM-2 zoning district. (PLN2014-00165)

Staff Planner: Kaelee Wilson

Staff Recommendation: Withdrawal

Board Decision: Withdrawn (6-0) (Absent- Boardmember Cluff)

- *10. BA14-032 1918 East McKellips Road (District 1) – Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the LC zoning district. (PLN2014-00179)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (6-0) (Absent- Boardmember Cluff)

- *11. [BA14-033](#) 6742 East Main Street (District 2) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a drive-through restaurant site within the LC zoning district. (PLN2014-00175)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (5-0-1) (Absent- Boardmember Cluff) (Boardmember Hitchens Abstained)

12. [BA14-034](#) 5735 East McDowell Road #430 (District 5) - Requesting a variance to allow a carport to encroach into the required side yard in the RM-2 PAD zoning district. (PLN2014-00182)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (6-0) (Absent- Boardmember Cluff)

- *13. [BA14-035](#) 1210 East Southern Avenue (District 4) - Requesting a Development Incentive Permit (DIP) to allow the development of a drive-through restaurant in the LC zoning district. (PLN2014-00187)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (6-0) (Absent- Boardmember Cluff)

E. OTHER BUSINESS:

Consider a request for reconsideration of Case No. BA14-013 at 1614 North Mesa Drive – Requesting a Development Incentive Permit (DIP) and Special Use Permit (SUP) for an Assisted Living Facility in the OC zoning district.

Board Decision: Reconsideration approved (4-2) (Nay – Boardmembers Hitchens and Freeman) (Absent-Boardmember Cluff)

F. ITEMS FROM CITIZENS PRESENT.