



Board of Adjustment

Agenda

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

April 9th, 2013
City Council Chambers- Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Sign Code Update
 - 2. Zoning Ordinance Housekeeping
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE MARCH 19TH, 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. [BA13-020](#) 528 South Hobson (District 4) – Requesting a: 1) Special Use Permit for an Alternative Parking Plan to allow a reduction in the required covered and uncovered parking spaces; and 2) Variance to allow an encroachment into the required rear and side yards in the RM-2 zoning district. (PLN2013-00079)

Staff Planner: Kaelee Wilson
Staff Recommendation: Denial

- 2. [BA13-021](#) 1825 West Emelita Avenue (District 3) - Requesting a: 1) Substantial Conformance Improvement Permit and 2) Special Use Permit; both to allow the expansion of an assisted living facility in the RM-4 zoning district. (PLN2013-00084)

Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions

- *3. [BA13-022](#) 825 South Alma School Road (District 3) - Requesting a Variance to allow a sign in the future street width line in the RM-4 zoning district. (PLN2013-00085)

Staff Planner: Jason Sanks

Staff Recommendation: Approval with Conditions

OTHER BUSINESS:

C. ITEMS FROM CITIZENS PRESENT.