



Board of Adjustment

Agenda

December 3, 2014
City Council Chambers – Lower Level
57 East First Street

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	GREG HITCHENS
TYLER STRADLING	TONY SIEBERS
WADE SWANSON	KEN REMBOLD

4:30 p.m. STUDY SESSION

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

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE NOVEMBER 5, 2014 MEETING.
- B. 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.
- C. THE FOLLOWING CASES (PUBLIC HEARING):

*1. BA14-054 2015 South Alma School Road (District 3) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow a reduction of the landscape setback in the LC zoning district. (PLN2014-00454)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *2. BA14-056 808 South Alma School Road (District 3) – Requesting a Special Use Permit to allow automobile/vehicle washing in the LC zoning district. (PLN2014-00528)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *3. BA14-060 1833 North Power Road (District 5) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow approval of a site, floor, and sign plan, with elevations and materials to allow a development in the LC zoning district. (PLN2014-00538)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *4. BA14-061 2215 North 56th Street (District 5) – Requesting a Special Use Permit (SUP) to allow an Electronic Message Display on a detached sign to change more frequently than once per hour in the LC zoning district. (PLN2014-00567)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *5. BA14-062 The 1300 to the 1400 blocks of South Hawes Road (east side) (District 6) – Requesting a Special Use Permit (SUP) to allow the modification of a previously approved 65' monopalm and associated ground equipment in the ADOT buffer landscape area including the modification of the site location within the ADOT parcel in the AG zoning district. (PLN2014-00576)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *6. BA14-063 415 North Stapley (District 4) – Requesting a Special Use Permit (SUP) for a convenience store to allow accessory fuel sales in the LC zoning district. (PLN2014-00577)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

7. BA14-064 1345 South Alma School Road – Requesting an interpretation of a proposed land use involving education, office, retail, product assembly, warehouse and product distribution activities for a non-profit organization in an LC zoning district. (8.59 acres).

Staff Planner: Gordon Sheffield

Staff Recommendation: See Analysis

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT: