



# Board of Adjustment

## *Agenda*

May 13, 2014  
City Council Chambers – Lower Level  
57 East First Street

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

### **4:30 p.m. STUDY SESSION**

- A. Zoning Administrator's Report:
  - 1. Board of Adjustment by-laws.
  - 2. Recent zoning ordinance amendments.
  - 3. Consider shift of regular monthly meeting day for the Board of Adjustment to first Wednesday of each month, beginning August 2014.
- 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 ADJUSTMENT.
  - 1. By-law modifications.
- 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**

- \*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**

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**

- \*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**

- \*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**

- \*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**

- \*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**

- \*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**

- \*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**

- \*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**

- \*11. BA14-033 6742 East Main Street (District 2) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a commercial site in the LC zoning district. (PLN2014-00175)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

- \*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**

- \*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**

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.

F. ITEMS FROM CITIZENS PRESENT: