

# Board of Adjustment



## *Agenda*

October 1, 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	

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

- A. Discussion of items listed on the Public Hearing Agenda.

### **5:30 p.m. PUBLIC HEARING**

- A. CONSIDER MINUTES FROM THE SEPTEMBER 3, 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. BA14-048 1954 East Huber Street (District 1) – Requesting a Variance to allow a garage to encroach into the required setback in the RS-9 zoning district.  
(PLN2014-00399)

**Staff Planner: Wahid Alam**  
**Staff Recommendation: Denial**

- \*2. BA14-049 5765 East McKellips Road (District 5) – Requesting a Special Use Permit to allow a wireless communications facility to exceed the maximum height allowed in the LC zoning district. (PLN2014-00395)

**Staff Planner: Tom Ellsworth**

**Staff Recommendation: Approval with Conditions**

- \*3. BA14-050 1330 North 40<sup>th</sup> Street #4 (District 5) – Requesting a Variance to allow a residential addition to exceed the maximum height allowed in the RS-35 PAD zoning district. (PLN2014-00455)

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Denial**

**Withdrawn by Applicant**

- \*4. BA14-051 1018 South Meridian Road (District 6) – 1) Requesting a Special Use Permit to allow a club/lodge; and 2) Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing club/lodge, both in the RM-4 zoning district. (PLN2014-00456)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

- \*5. BA14-052 1868 North Power Road (District 5) – Requesting a Special Use Permit to allow a wireless communications facility to exceed the maximum height allowed in the LC zoning district. (PLN2014-00461)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

- \*6. BA14-053 2110 & 2120 West Southern Avenue (District 3) – Requesting a modification to a Substantial Conformance Improvement Permit to allow the redevelopment of an existing group commercial center in the LC zoning district. (PLN2014-00470)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to the November 5, 2014 Hearing**

**D. OTHER BUSINESS:**

**E. ITEMS FROM CITIZENS PRESENT:**