



# Board of Adjustment

## Agenda

DANETTE HARRIS- Chair  
TYLER STRADLING  
TRENT MONTAGUE- Vice Chair

GREG HITCHENS  
WADE SWANSON

March 19<sup>th</sup>, 2013  
City Council Chambers- Upper Level  
57 East First Street

### RESULTS

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

- A. Zoning Administrator's Report
  - 1. Sign Code update
  - 2. Presentation on required legal standing needed to file appeal of Board of Adjustment decision
- B. Discussion of items listed on the Public Hearing Agenda

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

- A. CONSIDER MINUTES FROM THE FEBRUARY 12<sup>TH</sup>, 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. BA12-053 146 West Baseline Road (District 3) - Requesting a Variance to allow a reduction to the width of the required landscape yard in the LI-CUP zoning district. (PLN2012-00413)

Staff Planner: Wahid Alam

Staff Recommendation: Continue to the May 14<sup>th</sup>, 2013 hearing

Board Decision: Tabled

- \*2. BA13-013 1840 South Val Vista Drive (District 2) - Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the LC BIZ-PAD zoning district. (PLN2012-0044)

Staff Planner: Jeff McVay

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

- \*3. BA12-056 1411 South Power Road (District 6) - Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building in the LC-PAD zoning district. (PLN2012-00377)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: **Approved with Conditions**

4. BA13-018 957 South Dobson Road (District 3) - Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. (PLN2013-00049)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

Board Decision: **Approved with Conditions**

5. BA13-019 1028 West 9<sup>th</sup> Place (District 1) – Requesting Variances: 1) to allow a garage to encroach into the required side yard; and 2) a reduction in the required parking space width and depth in the RS-6 zoning district. (PLN2013-00050)

Staff Planner: Jeff McVay

Staff Recommendation: Approval with Conditions

Board Decision: **Approved with Conditions**

OTHER BUSINESS:

C. ITEMS FROM CITIZENS PRESENT.