



# Board of Adjustment

## Agenda

WADE SWANSON  
TYLER STRADLING  
DANETTE HARRIS- Vice Chair  
TRENT MONTAGUE

GREG HITCHENS  
CHANEL FITCH-KIRKPATRICK  
CAMERON JONES

October 16<sup>th</sup>, 2012  
City Council Chambers  
57 East First Street

### RESULTS

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

- A. Zoning Administrator's Report
  - 1. Sign Code update
  - 2. Replacement volunteer for Sign Code update
  - 3. Board's responsibilities
- B. Election of Board Chair
- C. Discussion of items listed on the Public Hearing Agenda

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

- A. CONSIDER MINUTES FROM THE SEPTEMBER 11<sup>TH</sup> 2012 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. BA12-029 1455 West 7th Place (District 3) – Requesting a Variance to allow a detached structure to encroach into the required side yard in the RS-6 zoning district. (PLN2012-00234)

Staff Planner: Jeff McVay  
Staff Recommendation: Denial  
Board Decision: Denied

- \*2. BA12-034 305 South Val Vista Drive (District 2) – Requesting a Variance to allow recreational vehicles to encroach into the required front, side, and rear yards in the RM-4 zoning district. (PLN2012-00299)  
Staff Planner: Jeff McVay  
Staff Recommendation: Approval with Conditions  
Board Decision: **Approved with Conditions**
- \*3. BA12-037 1858 West Baseline Road (District 3) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building in the LC-PAD zoning district. (PLN2012-00331)  
  
Staff Planner: Angelica Guevara  
Staff Recommendation: Continuance to the November 13<sup>th</sup>, 2012 hearing.  
Board Decision: **Continued to the November 13<sup>th</sup>, 2012 hearing.**
- \*4. BA12-038 606 West Caballero Circle (District 1) – Requesting a Variance to allow an accessory shade structure to encroach into the required side yard in the RS-9 zoning district. (PLN2012-00332)  
  
Staff Planner: Jason Sanks  
Staff Recommendation: Continuance to the November 13<sup>th</sup>, 2012 hearing.  
Board Decision: **Continued to the November 13<sup>th</sup>, 2012 hearing.**
- \*5. BA12-043 1213 South Greenfield Road (District 2) – Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing drive-thru restaurant in the LC zoning district. (PLN2012-00330)  
  
Staff Planner: Wahid Alam  
Staff Recommendation: Approval with Conditions  
Board Decision: **Approved with Conditions**
- \*6. BA12-044 6239 East Brown Road (District 5) – Requesting a modification to a Special Use Permit for a Comprehensive Sign Plan in the OC zoning district. (PLN2012- 00354)  
  
Staff Planner: Jeff McVay  
Staff Recommendation: Approval with Conditions  
Board Decision: **Approved with Conditions**
- \*7. BA12-045 2111 West University Drive (District 3) – Requesting Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building in the LC zoning district. (PLN2012-00362)  
  
Staff Planner: Angelica Guevara  
Staff Recommendation: Approval with Conditions  
Board Decision: **Approved with Conditions**
8. BA12-046 1301 West Broadway Road (District 4) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building in the GC zoning district. (PLN2012-00363)  
  
Staff Planner: Jason Sanks  
Staff Recommendation: Approval with Conditions  
Board Decision: **Approved with Conditions**

C. OTHER BUSINESS:

D. ITEMS FROM CITIZENS PRESENT.