

Board of Adjustment



Agenda

DANETTE HARRIS- Chair		
GREG HITCHENS		WADE SWANSON
TYLER STRADLING		CHAD CLUFF
TRENT MONTAGUE- Vice Chair		MARK FREEMAN

June 11th, 2013
City Council Chambers- Lower Level
57 East First Street

RESULTS

5:00 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Sign Code Update
 - 2. Report on attendance of CNU 21 conference
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE MAY 14TH, 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. BA13-023 1841 South Greenfield Road (District 2) - Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the LC zoning district. (PLN2013-00130)

Staff Planner: Jeff McVay

Staff Recommendation: Approval with Conditions

Board Decision: **Approved with Conditions**

- *2. BA13-026 2055 South Power Road (District 6) - Requesting a Special Use Permit to allow the number of special events to exceed the maximum allowed in the LC-PAD zoning district. (PLN2013-00199)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: **Approved with Conditions**

- *3. BA13-027 658 East 8th Avenue (District 4) - Requesting a: 1) Special Use Permit for an Alternative Parking Plan to allow a reduction in the required covered parking spaces sizes; and 2) Variance to allow an encroachment into the required rear and side yards in the RS-6 zoning district. (PLN2013-00206)

Staff Planner: Julia Kerran

Staff Recommendation: Approval with Conditions

Board Decision: **Approved with Conditions**

- *4. BA13-028 1825 and 1831 South Recker Road (District 2) – Requesting: 1) a Variance to allow the reduction of required lot size; and 2) a Variance to allow a reduction of the required setbacks, both in the AG zoning district. (PLN2013-00201)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: **Approved with Conditions**

- *5. BA13-029 8049 East Encanto Street (District 5) - Requesting a: 1) Special Use Permit to allow the rental of an accessory dwelling unit in the RS-9 zoning district. (PLN2013-00207)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Decision: **Approved with Conditions**

- *6. BA13-030 1726 North Country Club Drive (District 1) – Requesting: 1) a Development Incentive Permit to allow the redevelopment of an existing car wash; and 2) a Special Use Permit to allow the car wash, both in the LC zoning district. (PLN2013-00091)

Staff Planner: Jason Sanks

Staff Recommendation: Approval with Conditions

Board Decision: **Approved with Conditions**

- *7. BA13-031 101 North 38th Street (District 2) - Requesting an extension of the 1-year time limit for an approved Variance, which authorized a residential fence that exceeds the maximum height allowed in the RM-4 zoning district. (PLN2012-00130)

Staff Planner: Lesley Davis

Staff Recommendation: Withdrawal

Board Decision: **Withdrawn**

OTHER BUSINESS:

C. ITEMS FROM CITIZENS PRESENT.