



Board of Adjustment

Agenda

GARRETT MCCRAY - CHAIR	
NICHOLAS LABADIE – Vice-Chair	GREG HITCHENS
TYLER STRADLING	DIANNE von BORSTEL
DANETTE HARRIS	CAMERON JONES

June 12th, 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. Form Based Code
 - 3. Zoning Administrator interpretations
 - 4. Board's role in PC district cases

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

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE MAY 8TH, 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.

- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

*1. BA12-016 51 East Main Street (District 4) – Requesting a Special Use Permit for a Comprehensive Sign Plan in the DC zoning district. (PLN2012-00142)

Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**

2. BA12-017 101 North 38th Street (District 2) – Requesting a Variance to allow a fence to exceed the maximum height allowed in the side yard in the RM-4 zoning district. (PLN2012-00130)
- Staff Planner: Lesley Davis
Staff Recommendation: Denial
Board Decision: **Approved with Conditions**
3. BA12-018 922 North Gilbert Rd (District 1) – Requesting: 1) a Special Use Permit to allow outdoor activities; and 2) a Special Use Permit for an alternative parking plan, both to allow a reception center in the OC zoning district. (PLN2012-00134)
- Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**
4. BA12-019 1648 East Main Street (District 4) – Requesting a Development Incentive Permit to allow the redevelopment of a vehicle sales lot in the GC zoning district. (PLN2012-00143)
- Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**
- *5. BA12-020 1303 South Lindsay Road (District 2) – Requesting a Special Use Permit for a Comprehensive Sign Plan for a place of worship in the RS-7 zoning district. (PLN2012-00148)
- Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**
- *6. BA12-021 3020 East Main Street (District 2) – Requesting a Variance to allow signage to exceed the maximum allowed in the RM-4 zoning district. (PLN2012-00151)
- Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**
- *7. BA12-022 1235 South Power Road (District 6) – Requesting a Special Use Permit to modify a Comprehensive Sign Plan for a group commercial center in the LC-PAD zoning district. (PLN2012-00146)
- Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**
- *8. BA12-023 112 South Country Club Drive (District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing office in the DB-1 zoning district. (PLN2012-00153)
- Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**

- *9. BA12-024 1258 West 1st Place (District 3) – Requesting a Variance to allow an accessory dwelling unit to encroach into the required yard in the RS-6 zoning district. (PLN2011-00392)

Staff Planner: Lesley Davis
Staff Recommendation: Withdrawn
Board Decision: Withdrawn

- *10. BA12-025 235, 245, and 259 South Hibbert and 254 S Pomeroy (District 4) – Requesting a Special Use Permit to allow outdoor storage in the DB-2 zoning district. (PLN2012-00158)

Staff Planner: Jeff McVay
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions

11. BA12-026 225 South Dobson Rd (District 3) – Requesting a Variance to allow the elimination of required parking in the LI zoning district. (PLN2012-00174)

Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.