

Board of Adjustment

Agenda

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

September 10th, 2013
City Council Chambers- Lower Level
57 East First Street

RESULTS

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 AUGUST 13TH, 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. BA13-032 256 East Broadway Road (District 4) – Requesting a Special Use Permit to allow auto repair and vehicle sales in the DB-2 zoning district. (PLN2013-00247)

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

- *2. BA13-033 1930 South Alma School Road (District 3) - Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC-PAD zoning district. (PLN2013-00278)

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

- *3. BA13-042 1705 West Main Street (District 3) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the PS zoning district. (PLN2013-00359)

Staff Planner: Julia Kerran
Staff Recommendation: Continuance to the October 15th, 2013 hearing

Board Decision: Continuance to the October 15th, 2013 hearing

4. BA13-043 470 South Alma School Road (District 3) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a vacant vehicle sales facility in the GC and LI zoning districts. (PLN2013-00124)
- Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: Approval with Conditions
- *5. BA13-044 2416 East Broadway Road (District 4) - Requesting: 1) a Variance to allow the reduction to the required parking space dimensions; and 2) a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2013-00387)
- Staff Planner: Julia Kerran
Staff Recommendation: Approval with Conditions
Board Decision: Approval with Conditions
- *6. BA13-045 960 North Riverview (District 1) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the PS-PAD zoning district. (PLN2013-00392)
- Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: Continuance to the October 15th, 2013 hearing
- *7. BA13-046 415 South Higley Road (District 2) - Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. (PLN2013-00393)
- Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions
Board Decision: Approval with Conditions
- *8. BA13-047 3325 and 3404 North Val Vista Drive (District 1) – Requesting a Special Use Permit to allow a farm stand in the AG and RS-43 zoning districts. (PLN2013-00386)
- Staff Planner: Mia Lozano
Staff Recommendation: Approval with Conditions
Board Decision: Approval with Conditions
- *9. BA13-048 1501 East Main Street (District 4) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a vehicle service facility in the GC zoning district. (PLN2013-00391)
- Staff Planner: Kim Steadman
Staff Recommendation: Approval with Conditions
Board Decision: Approval with Conditions

- *10. BA13-049 2535 West Broadway Road (District 3) – Requesting: 1) a Variance to allow the reduction to the required parking space dimensions; and 2) a Variance to allow an encroachment into the required side yard in the RS-9 zoning district. (PLN2013-00381)

Staff Planner: Julia Kerran

Staff Recommendation: Continuance to the October 15th, 2013 hearing

Board Decision: Continuance to the October 15th, 2013 hearing

11. BA13-050 2213 West Peralta Avenue (District 3) – Requesting: 1) a Variance to allow the reduction to the required parking space dimensions; and 2) a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2013-00331)

Staff Planner: Lesley Davis

Staff Recommendation: Denial

Board Decision: Approval with Conditions

OTHER BUSINESS:

C. ITEMS FROM CITIZENS PRESENT.