

Board of Adjustment



Agenda

April 1, 2015
City Council Chambers – Lower Level
57 East First Street

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	GREG HITCHENS
TYLER STRADLING	TONY SIEBERS
WADE SWANSON	KEN REMBOLD

4:30 p.m. STUDY SESSION

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

5:30 p.m. PUBLIC HEARING

- A. MINUTES FROM THE MARCH 4, 2015 MEETING.

- B. CONSENT AGENDA: Items listed with an asterisk (*), below, 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 Boardmember 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. THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA14-066 5721 East Leonora Street (District 5) – Requesting: 1) a Variance to allow a carport to encroach into the required front yard; and 2) a Variance to allow a carport to extend in front of the front line of the house, both in the RS-7-PAD-AS zoning district. (PLN2014-00602)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *2 BA15-001 2816 and 2828 South Country Club Drive (District 3) – Requesting a Special Use Permit to modify and/or remove an existing comprehensive sign plan in the LC zoning district. (PLN2014-00640)

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to the May 6, 2015 Meeting

- *4. BA15-003 1310 South Sossaman Road (District 6) – Requesting a Special Use Permit to modify an existing comprehensive sign plan in the LC-PAD-PAD zoning district. (PLN2014-00678)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

5. BA15-006 1035 West Fairway Drive (District 1) – Requesting a Variance to allow a detached garage to encroach into the required side and rear yard in the RS-9 zoning district. (PLN2015-00060)

Staff Planner: Lesley Davis

Staff Recommendation: Denial

- *6. BA15-007 825 West University Drive (District 4) – Requesting: 1) a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial center; and 2) a Special Use Permit to allow reduced parking; both in the LC zoning district. (PLN2015-00066)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *7. BA15-008 3630 East Southern Avenue (District 2) – Requesting a Special Use Permit to allow a wireless communications facility to exceed the maximum height allowed in the LC zoning district. (PLN2015-00067)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *8. BA15-009 2730 East Baseline Road (District 3) – Requesting a Substantial Conformance Improvement Permit to allow redevelopment of the site in the LC zoning district. (PLN2015-00063)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

- *9. BA15-010 1441 North Gilbert Road (District 1) – Requesting a Variance to allow a fence to exceed the maximum height permitted in the front yard in the RS-9 district. (PLN2015-00061)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.