



Board of Adjustment

Agenda

WADE SWANSON
TYLER STRADLING
DANETTE HARRIS- Vice Chair

GREG HITCHENS
CHANEL FITCH-KIRKPATRICK
CAMERON JONES

October 16th, 2012
City Council Chambers
57 East First Street

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 11TH 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
- 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

- *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 13th, 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 13th, 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

- *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

- *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

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

C. OTHER BUSINESS:

D. ITEMS FROM CITIZENS PRESENT.