



# Board of Adjustment

## *Agenda*

August 6, 2014  
City Council Chambers – Lower Level  
57 East First Street

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	CHAD CLUFF
TYLER STRADLING	GREG HITCHENS
WADE SWANSON	

### **4:30 p.m. STUDY SESSION**

- A. Zoning Administrator's Report:
  - 1. Discuss Verizon consent decree regarding rooftop antenna RF emissions.
- B. Discussion of items listed on the Public Hearing Agenda.

### **5:30 p.m. PUBLIC HEARING**

- A. MINUTES FROM THE JULY 8, 2014 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. BA14-043 1445 West Southern Avenue (District 3) – Requesting a Special Use Permit (SUP) to allow the number of special events and days to exceed the maximum allowed in the LC zoning district. (PLN2014-00331)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

- \*2. BA14-044 5252 East Main Street (District 2) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing medical office in the LC zoning district. (PLN2014-00345)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval with Conditions**

- \*3. BA14-045 815 East Main Street (District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing retail building in the LC zoning district. (PLN2014-00346)

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT: