Board of Adjustment

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Agenda

July 8, 2014
Fire Station 201-Community Room
360 E. 1st 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. Board of Adjustment by-laws.
   2. Recent zoning ordinance amendments.

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

5:30 p.m. PUBLIC HEARING

A. MINUTES FROM THE JUNE 10, 2014 MEETING.

B. CONSIDER PROPOSED REVISIONS TO THE BY-LAWS OF THE BOARD OF ADJUSTMENT.
   1. By-law modifications.

C. 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.

D. THE FOLLOWING CASES (PUBLIC HEARING):

1. BA14-040 1224 North Gilbert Road (District 1) - Requesting: 1) a Special Use Permit to allow the reduction of required parking spaces; and 2) a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial site, all in the LC zoning district. (PLN2014-00246)

   Staff Planner: Wahid Alam
   Staff Recommendation: Approval with Conditions

2. BA14-041 3130 East Broadway Road (District 2) – Requesting a Special Use Permit to allow the redevelopment and expansion of a nursing home/assisted care facility in the RM-4 zoning district. (PLN2014-002006).

Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions

3. BA14-042 55 South Horne (District 4) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. (PLN2014-00307).

Staff Planner: Angelica Guevara
Staff Recommendation: Continuance to the August 6, 2014 Meeting

E. OTHER BUSINESS:

F. ITEMS FROM CITIZENS PRESENT: