



Board of Adjustment

Agenda

DANETTE HARRIS- Chair
TYLER STRADLING
TRENT MONTAGUE

GREG HITCHENS
WADE SWANSON

February 12th, 2013
City Council Chambers- Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Sign Code update
 - 2. Required legal standing needed to file appeal of Board of Adjustment decision
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. APPOINTMENT OF VICE-CHAIR.
- B. CONSIDER MINUTES FROM THE JANUARY 8TH, 2013 MEETING.
- C. 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. BA12-050 1303 East Main Street (District 4) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of an existing commercial building in the GC zoning district. (PLN2012-00400)

Staff Planner: Jeff McVay

Staff Recommendation: Approval with Conditions

Board Decision: **Approved with Conditions**

- 2. BA12-054 2136 East Baseline Road (District 3) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. (PLN2012-00386).

Staff Planner: Jeff McVay

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

- *3. BA13-005 1305 West Main Street (District 3) - Requesting a Special Use Permit to allow a caretaker's quarters in the LC zoning district. (PLN2012-00493)
- Staff Planner: Jason Sanks
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions
- *4. BA13-007 1626 North Country Club Drive (District 1) - Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of an existing site in the LC zoning district. (PLN2012-00498)
- Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions
- *5. BA13-008 2256 North Mesa Drive (District 1) - Requesting variances to allow: 1) An existing structure to encroach into front and side setbacks; 2) to allow the roof height of a detached accessory structure to exceed the maximum height allowed in the RS-43 zoning district. (PLN2012-00501)
- Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions
- *6. BA13-011 922 North Gilbert Road (District 1) - Requesting a Special Use Permit to allow outdoor activities in the OC zoning district.
- Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions
- *7. BA13-013 1840 South Val Vista Drive (District 2) - Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the LC BIZ-PAD zoning district. (PLN2012-0044)
- Staff Planner: Jeff McVay
Staff Recommendation: Continuance to the March 19th, 2013 hearing
Board Decision: Continued to the March 19th, 2013 hearing
- *8. BA13-014 1445 West Southern Avenue (District 3) – Requesting a Special Use Permit to allow the number of special events to exceed the maximum allowed in the LC zoning district. (PLN2013-00002)
- Staff Planner: Jason Sanks
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions
- *9. BA13-015 225 East Main Street (District 4) - Requesting a Special Use Permit to establish a Comprehensive Sign Plan in the DC zoning district. (PLN2013-0009)
- Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions
Board Decision: Approved with Conditions
- *10. BA13-016 3530 East Southern Avenue (District 2) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building in the LC zoning district. (PLN2013-00011)
- Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

- *11. BA13-017 550 East Baseline Road (District 3) - Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of an industrial building in the LI zoning district. (PLN2012-00572)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

OTHER BUSINESS:

D. ITEMS FROM CITIZENS PRESENT.