

Board of Adjustment



Agenda

DANETTE SCHEPERS- Chair	
GREG HITCHENS	WADE SWANSON
TYLER STRADLING	CHAD CLUFF
TRENT MONTAGUE- Vice Chair	MARK FREEMAN

December 10th, 2013
City Council Chambers- Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's report
 - i. Discuss modifications to regulations for Medical Marijuana facilities.
 - ii. Discuss Zoning Ordinance housekeeping updates.
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE NOVEMBER 12TH, 2013 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. BA13-045 960 North Riverview (District 1) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the PS-PAD zoning district. (PLN2013-00392) (Continued from the September 10th, 2013 hearing)

Staff Planner: Angelica Guevara

Staff Recommendation: Continuance to the January 14th, 2013 hearing.

- *2. [BA13-063](#) 5000 to 5100 blocks of East Southern Avenue (north side) and the 1100 block of South Higley Road (District 2) – Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the LC zoning district. (PLN2013-00476)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *3. [BA13-064](#) 7303 East Main Street (District 5) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing group commercial development in the LC zoning district. (PLN2013-00512)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *4. [BA13-065](#) 1145 West Main Street (District 4) – Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the GC zoning district. (PLN2013-00548)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

5. [BA13-066](#) 1160 East University Drive (District 4) – Requesting: 1) an Interpretation of the definition of the term “Maintenance” as found in Sec. 11-41-5; 2) the provisions related to the issuance of “Sign Permits” as found in Sec. 11-41-8 (E); and 3) the provisions related to “Sign Maintenance” as found in Sec. 11-41-8 (H). (PLN2013-00547)

Staff Planner: Angelica Guevara

Staff Recommendation: Uphold Zoning Administrator’s interpretation

- *6. [BA13-067](#) 255 South Power Road (District 5) – Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. (PLN2013-00556)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

- *7. [BA13-068](#) 400 block of North Pasadena (both sides) and 400 block of North Hibbert (both sides) (District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing multi-residence development in the RM-4 and DR-3 zoning districts. (PLN2013-00588)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *8. [BA13-069](#) 414 North Hobson (District 4) - Requesting a Development Incentive Permit (DIP) to allow the development of a tri-plex apartment in the RM-2 zoning district. (PLN2013-00550)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

OTHER BUSINESS:

C. ITEMS FROM CITIZENS PRESENT.