



# Board of Adjustment

## Agenda

DANETTE HARRIS- Chair	CAMERON JONES
CHANEL FITCH-KIRKPATRICK- Vice-Chair	GREG HITCHENS
TYLER STRADLING	WADE SWANSON
TRENT MONTAGUE	

January 8<sup>th</sup>, 2013  
City Council Chambers- Lower Level  
57 East First Street

### RESULTS

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

- A. Zoning Administrator's Report
  - 1. Sign Code update
  - 2. ULI's Boards and Commissions Conference
- B. Discussion of items listed on the Public Hearing Agenda

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

- A. CONSIDER MINUTES FROM THE DECEMBER 11<sup>th</sup>, 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. BA12-049 840 West Inglewood Street (District 1) – Requesting a variance to allow an existing addition to encroach into the required side and rear yard in the RS-9 zoning district. (PLN2012-00398)

Staff Planner: Angelica Guevara  
Staff Recommendation: Approval with Conditions  
Board Decision: **Approved with Conditions**

- 2. BA12-052 3832 and 3838 East Alder Avenue (District 2) - Requesting a Special Use Permit to allow a recreational vehicle (RV) to be used as a caretaker's unit in the RS-6 zoning district. (PLN2012-00399)

Staff Planner: Jeff McVay  
Staff Recommendation: Denial  
Board Decision: **Denied**

- \*3. BA12-053 146 West Baseline Road (District 3) - Requesting a Variance to allow a reduction to the width of the required landscape yard in the LI-CUP zoning district. (PLN2012-00413)
- Staff Planner: Wahid Alam  
Staff Recommendation: Continuance to the March 19<sup>th</sup>, 2013 hearing  
Board Decision: [Continued to the March 19<sup>th</sup>, 2013 hearing](#)
4. 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: [Continued to the February 12th, 2013 hearing](#)
- \*5. BA13-001 445 West McKellips Road (District 1) - Requesting a Substantial Conformance Improvement Permit to allow for an expansion of a building in the GC zoning district. (PLN2012-00496)
- Staff Planner: Jeff McVay  
Staff Recommendation: Approval with Conditions  
Board Decision: [Approved with Conditions](#)
- \*6. BA13-002 7444 East Balsam Circle (District 5) - Requesting a variance to allow an encroachment into both front and side setbacks in the RS-6 PAD zoning district. (PLN2012-00478)
- Staff Planner: Wahid Alam  
Staff Recommendation: Approval with Conditions  
Board Decision: [Approved with Conditions](#)
- \*7. BA13-003 51 South Extension Road (District 4) - Requesting a Special Use Permit for a wireless communication facility to exceed the maximum height allowed in the GC zoning district. (PLN2012-00480)
- Staff Planner: Wahid Alam  
Staff Recommendation: Approval with Conditions  
Board Decision: [Approved with Conditions](#)
- \*8. BA13-004 606 West Kiowa Avenue (District 3) - Requesting a variance to allow a garage to align with the primary front of the dwelling in the RS-6 zoning district. (PLN2012-00485)
- Staff Planner: Lesley Davis  
Staff Recommendation: Approval with Conditions  
Board Decision: [Approved with Conditions](#)
- \*9. 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: Continuance to the February 12<sup>th</sup>, 2013 hearing  
Board Decision: [Continued to the February 12<sup>th</sup>, 2013 hearing](#)
- \*10. BA13-006 6454 East Main Street (District 2) – Requesting a Substantial Conformance Improvement Permit to allow an expansion of a building in the LC zoning district. (PLN2012-00495)
- Staff Planner: Wahid Alam  
Staff Recommendation: Approval with Conditions  
Board Decision: [Approved with Conditions](#)

- \*11. 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: Continuance to the February 12<sup>th</sup>, 2013 hearing

Board Decision: Continued to the February 12<sup>th</sup>, 2013 hearing

- \*12. 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; and 3) to allow a detached accessory structure to be greater than 50% of the roof area of the primary dwelling unit in the RS-35 zoning district. (PLN2012-00501)

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to the February 12<sup>th</sup>, 2013 hearing

Board Decision: Continued to the February 12<sup>th</sup>, 2013 hearing

- \*13. BA13-009 830 East Second Avenue (District 4) - Requesting a variance to allow a fence to exceed the height allowed within the front setback in the RS-6 zoning district (PLN2012-00500)

Staff Planner: Jason Sanks

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

14. BA13-010 3600 through 5200 blocks of South Ellsworth Road, east side between Elliot Road and Williams Field Road, and 3600 through 6000 blocks of South Signal Butte Road, west side. (District 6) - Requesting a Special Use Permit to establish a Comprehensive Sign Plan for the Eastmark Planned Community in the PC zoning district. (PLN2012-00507)

Staff Planner: Gordon Sheffield

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

- \*15. BA13-011 922 North Gilbert Road (District 1) - Requesting a Special Use Permit to allow the number of special events to exceed the maximum allowed in the OC zoning district. (PLN2012-00503)

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to the February 12<sup>th</sup>, 2013 hearing

Board Decision: Continued to the February 12<sup>th</sup>, 2013 hearing

OTHER BUSINESS:

C. ITEMS FROM CITIZENS PRESENT.