Board of Adjustment

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Agenda

October 1, 2014
City Council Chambers – Lower Level
57 East First Street

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	GREG HITCHENS
TYLER STRADLING	TONY SIEBERS
WADE SWANSON	

4:30 p.m. STUDY SESSION

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

5:30 p.m. PUBLIC HEARING

A. CONSIDER MINUTES FROM THE SEPTEMBER 3, 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. BA14-048 1954 East Huber Street (District 1) – Requesting a Variance to allow a garage to encroach into the required setback in the RS-9 zoning district. (PLN2014-00399)

Staff Planner: Wahid Alam
Staff Recommendation: Denial

*2. BA14-049 5765 East McKellips Road (District 5) – Requesting a Special Use Permit to allow a wireless communications facility to exceed the maximum height allowed in the LC zoning district. (PLN2014-00395)

Staff Planner: Tom Ellsworth
Staff Recommendation: Approval with Conditions

*3. BA14-050 1330 North 40th Street #4 (District 5) – Requesting a Variance to allow a residential addition to exceed the maximum height allowed in the RS-35 PAD zoning district. (PLN2014-00455)

Staff Planner: Kaelee Wilson
Staff Recommendation: Denial
Withdrawn by Applicant

*4. BA14-051 1018 South Meridian Road (District 6) – 1) Requesting a Special Use Permit to allow a club/lodge; and 2) Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing club/lodge, both in the RM-4 zoning district. (PLN2014-00456)

Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions

*5. BA14-052 1868 North Power Road (District 5) – Requesting a Special Use Permit to allow a wireless communications facility to exceed the maximum height allowed in the LC zoning district. (PLN2014-00461)

Staff Planner: Kim Steadman
Staff Recommendation: Approval with Conditions

*6. BA14-053 2110 & 2120 West Southern Avenue (District 3) – Requesting a modification to a Substantial Conformance Improvement Permit to allow the redevelopment of an existing group commercial center in the LC zoning district. (PLN2014-00470)

Staff Planner: Wahid Alam
Staff Recommendation: Continuance to the November 5, 2014 Hearing

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT: