



Board of Adjustment Public Hearing

Meeting Agenda - Final

*Chair Alexis Wagner*  
*Vice Chair Nicole Lynam*  
*Boardmember Adam Gunderson*  
*Boardmember Chris Jones*  
*Boardmember Heath Reed*  
*Boardmember Ethel Hoffman*  
*Boardmember Troy Glover*

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Wednesday, March 1, 2023

5:30 PM

Lower Council Chambers

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1      Call meeting to order

**2**      **Take action on all Consent Agenda items.**

**Items on the Consent Agenda**

**3**      **Approval of the following minutes from previous meetings:**

**3-a**      **ADJ 23036**      Minutes from February 1, 2023 Study Session and Public Hearing.

**4**      **Take action on the following cases:**

**4-a**      **ADJ 23035**      **BOA22-00718 - "Rio Salado 4plex" (District 3).** Within the 500 Block of West Rio Salado Parkway (north side). Located north of West University Drive and west of North Country Club Drive. Requesting a Development Incentive Permit (DIP) to allow for the development of a multiple residence development in the Multiple Residence-2 (RM-2) District.

**Staff Planner: Josh Grandlienard**  
**Recommendation: Approval with Conditions**

**4-b**      **ADJ 23037**      **BOA22-01220 - "AZ-001 Mesa East" (District 2).** Within the 5500 Block of East Main Street and the 0 Block of North 56th Street. Located north of East Main Street and west of North 56th Street. Requesting a Special Use Permit (SUP) for a freestanding communication facility in the Multiple-Residence-4 (RM-4) District.

**Staff Planner: Samantha Brannagan**  
**Recommendation: Approval with Conditions**

- 4-c [ADJ 23038](#) **BOA22-01321 - "Evans Carport" (District 3).** 1460 West 7th Drive. Located south of West Broadway Road and west of South Alma School Road. Requesting a Variance from the required minimum covered parking spaces in the Single-Residence-6 (RS-6) District.

**Staff Planner: Samantha Brannagan**

**Recommendation: Approval with Conditions**

- 4-d [ADJ 23039](#) **BOA22-01335 - "Ketterson Addition" (District 2).** 4040 East McLellan Road, Unit 18. Located south of East McKellips Road and west of North Greenfield Road. Requesting a Variance to allow a new building addition to encroach into the required rear setback within the Single Residence-35 with a Planned Area Development overlay (RS-35-PAD) District.

**Staff Planner: Emily Johnson**

**Recommendation: Approval with Conditions**

- 4-e [ADJ 23040](#) **BOA22-01350 - "Desert Wind Harley-Davidson" (District 4).** 922 South Country Club Drive. Located north of West Southern Avenue on the west side of South Country Club Drive. Requesting a Special Use Permit to exceed the annual number of special events allowed in the General Commercial with a Planned Area Development overlay (GC-PAD) District.

**Staff Planner: Samantha Brannagan**

**Recommendation: Continued to April 5, 2023 Board of Adjustment meeting.**

- 4-f [ADJ 23041](#) **BOA23-00010 - "Desert Pups - Special Use Permit" (District 4).** 1455 South Stapley Drive. Located north of US Highway 60 on the east side of South Stapley Drive. Requesting a Special Use Permit (SUP) for a small animal daycare in the Limited Commercial (LC) District.

**Staff Planner: Emily Johnson**

**Recommendation: Approval with Conditions**

- 4-g [ADJ 23042](#) **BOA23-00011 - "Larry Pew - Accessory Structure" (District 1).** 1564 East Lehi Road. Located north of East Lehi Road and West of North Stapley Drive. Requesting a Special Use Permit (SUP) for the aggregate area of all accessory structures to exceed 100 percent of the roof area of the dwelling within the Single Residence-43 (RS-43) District.

**Staff Planner: Josh Grandlineard**

**Recommendation: Approval with Conditions**

- 4-h [ADJ 23043](#) **BOA23-00012 - "2nd Ave Commons" (District 4).** Within the 100 Block of West 2nd Avenue, within the 100 Block of South Robson and within the 100 Block of South MacDonald. Located west of South Center Street and south of West Main Street. Requesting a Special Use Permit for a Comprehensive Sign Plan in the Transect 4 Neighborhood (T4N) District.

**Staff Planner: Jennifer Merrill**

**Recommendation: Approval with Conditions**

## 5 Adjournment.

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**Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunión al 480-644-2767.**