

Board of Adjustment

Minutes

City Council Chambers, Lower Level

January 3, 2018

Boardmembers Present:

Trent Montague, Chair
Ken Rembold, Vice Chair
Wade Swanson
Steve Curran
Kathy Tolman
Adam Gunderson
Chris Jones

Board Members Absent:

None

Staff Present:

John Wesley
Kim Steadman
Charlotte Bridges
Veronica Gonzalez
Angelica Guevara
Charlotte McDermott
Mike Gildenstern

Others Present:

Peter Krahenbuhl
Amy Bradl
(others present)

The study session began at 4:30 p.m. and concluded at 5:06 p.m. The Public Hearing began at 5:30 p.m., before adjournment at 5:34 p.m., the following items were considered and recorded.

Study Session began at 4:30 p.m.

A. Zoning Administrator's Report

Received a presentation on the updated Sign Code

B. The items scheduled for the Board's Public Hearing were discussed.

Study Session adjourned at 5:06 p.m.

Minutes of the Board of Adjustment – January 3, 2018 Meeting

Public Hearing began at 5:30 p.m.

A. Consent Agenda:

Consider Minutes from the December 6, 2017 Meeting

A. 1. A motion to approve the minutes of the December 6, 2017 Meeting Minutes, as read by Boardmember Rembold, was made by Boardmember Tolman and seconded by Boardmember Rembold.

Vote: 7-0 Approved

A. 2. A motion to adjourn was made by Boardmember Tolman and seconded by Boardmember Swanson.

Vote: 7-0 Approved

Public Hearing adjourned at 5:34 p.m.

Case No.: BOA17-00126 APPROVED WITH CONDITIONS

Location: 1411 South Power Road (District 6)

Subject: *Requesting modification to a Special Use Permit (SUP) to amend a Comprehensive Sign Plan (CSP) in the LC-PAD District*

Decision: Approved with Conditions

Summary: This item was on the consent agenda and not discussed on an individual basis.

Motion: A motion to approve case BOA17-00126 with the acceptance of Findings of Fact and Conditions of Approval was made by Boardmember Swanson and seconded by Boardmember Curran with the following conditions:

1. *Compliance with the sign plan submitted.*
2. *Compliance with all requirements of the Development Services Division in the issuance of sign permits.*
3. *Compliance with sign plan BA93-012 except as modified by this request.*

Vote: Passed: 7-0

The Board's decision is based upon the following Findings of Fact:

FINDINGS:

- A. The CSP modification does not add detached signage. The basement of the building will be used as a single-residence.
- B. The CSP modification adds one (1) attached sign facing Hampton Avenue.
- C. The CSP proposes two (2) adjacent signs for the east elevation. The proposed mounting configuration places the two signs as close as possible, allowing them to function as one sign.
- D. The CSP proposes ±63 SF of attached signage.
- E. The CSP modification retains the 160 SF cap on sign area for the tenant space.
- F. The sign criteria within the CSP modification are tailored to this specific development and promote superior design.
- G. The proposed CSP modification is complimentary to the surrounding area and consistent with the use of the property. Therefore, the CSP, with the recommended conditions, will be compatible with, and not detrimental to, adjacent properties or the district in general.

Case No.: BOA17-00463 APPROVED WITH CONDITIONS

Location: 1126 South Gilbert Road (District 4)

Subject: *Requesting a Special Use Permit (SUP) to allow for reduced parking in the GC and LC Districts.*

Decision: Approved with Conditions

Summary: This item was on the consent agenda and not discussed on an individual basis.

Motion: A motion to approve case BOA17-00463 with the acceptance of Findings of Fact and Conditions of Approval was made by Boardmember Swanson and seconded by Boardmember Curran to approve with the following conditions:

1. Compliance with the site plan and Parking Demand Study as submitted.

Vote: Passed: 7-0

The Board's decision is based upon the following Findings of Fact:

FINDINGS:

- A. The A variance (BA96-037) to reduce the required number of parking spaces for the group commercial center was approved in 1996 based on a parking study completed by Kimley Horn and Associates, Inc. and sealed by Charles R. Wright, P.E., dated 8/27/96, which concluded by stating the estimated maximum needed for the entire center would be 308 to 322 spaces.
- B. The property located at the northwest corner of Gilbert Road and Southern Avenue is no longer included in the surrounding group commercial center due to it being under a different ownership.
- C. A The new Parking Demand Study prepared by ASJ Engineering Consultants, LLC, and sealed by Anita S. Johari, P.E., dated 12/14/17, concluded that only 225 parking spaces are needed.
- D. Special conditions are cited in the Parking Demand Study based on the mix of land uses that provide an opportunity to share the parking spaces between lands uses due to the differing times of peak use.
- E. The A Parking Demand Study is based on the data provide by the Institute of Transportation Engineers Parking Generation Manual (4th Edition) and was prepared by ASJ Engineering Consultants, LLC, and sealed by Anita S. Johari, P.E., dated 12/14/17.
- F. The Parking Demand Study concludes that the highest demand for this mixed-use development is 186 spaces and occurs between 6:00 and 7:00 p.m. and that 252 parking spaces are sufficient to satisfy the parking demands of the development.

Minutes of the Board of Adjustment – January 3, 2018 Meeting

Case No.: BOA17-00484 WITHDRAWN

Location: 1160 East University Drive (District 4)

Subject: *Requesting a Substantial Conformance Improvement Permit (SCIP) to allow modifications to development standards in the LC District*

Decision: Withdrawn

Summary: This item was on the consent agenda and not discussed on an individual basis.

Motion: A motion to withdraw case BOA17-0048, was made by Boardmember Swanson and seconded by Boardmember Curran.

Vote: Passed: 7-0


OTHER BUSINESS:

None

ITEMS FROM CITIZENS PRESENT

None

Respectfully submitted,



John Wesley,
Zoning Administrator