



## CITY BOARD OF ADJUSTMENT AGENDA

City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 220 N 27<sup>th</sup> Street  
Wednesday, July 6, 2011, at 6:00 p.m.

### NOTICE TO THE PUBLIC

#### **Public Comment:**

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Board of Adjustment during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

- I. **Call the meeting to order.**
- II. **Introduction of City Board of Adjustment Members and Planning Department Staff.**
- III. **Public Comment:**
- IV. **Approval of Minutes:** Of the meeting of June 1, 2011
- V. **Disclosure of any Conflict of Interest** – Board Members and Planning Staff
- VI. **Disclosure of any Outside (Ex Parte) Communication**– Board Members and Planning Staff  
The Ex Parte Communication Binder is available at the Sign-In and Agenda station
- VII. **Regular Business:**
  - A. Opening of public hearings.
  - B. Reading of rules for the procedure by which the public hearings will be conducted.
  - C. Reading of notices of the public hearings on the following items:

**City Variance #1100 – 129 & 131 Avenue B** – A variance from 27-308 requiring a minimum lot area of 9,600 square feet for a duplex (two-family dwelling) to allow a minimum lot area of 7,000 square feet for an existing duplex dwelling in a Residential 7,000 (R-70) zone on a property described as Lot 14 & 15, Block 22, North Elevation Subdivision, 3<sup>rd</sup> Filing, Tax ID A11917; Garth and Gale Robson, owners.

**City Variance #1101 – 964 Pegasus Place** - A variance from the requirements of Galaxy Planned Development zone requiring a maximum lot coverage of 30% to allow a maximum lot coverage of 34% for the construction of a 360 square foot addition to an existing garage in an underlying zoning district of Residential 9,600 (R-96) on Lot 10, Block 4, Galaxy Subdivision a 9,573 square foot parcel of land. Tax ID: A24523, William and Sang Soon Almer, owners and William Justice, agent.

**City Variance #1102 -- Appeal Hearing – Sahara Park Aquatic Center** – An administrative appeal of the Planning Director’s determination that the proposed aquatic center meets the terms and uses allowed within a Public zone for a parcel of land described as Lots 1A and 2A of Sahara Sands 1<sup>st</sup> Filing and 2<sup>nd</sup> Filing Amended – Sahara Park, a 9.255 acre parcel of land. Scott McCullough, Larry Seekins and Chad Broderius are the appellants. Candi Beaudry, Planning Director, issued the zoning compliance determination to Better Billings Foundation on June 2, 2011.

VIII. **Adjournment** Information on the preceding item(s) may be obtained at the Planning & Community Services Department, 4<sup>th</sup> Floor of the Parmly Library, 510 North Broadway or phone 657-8246. Anyone wishing to be heard on this matter may appear at this hearing.