

Yvonne Lujan-Slak  
Chair

Steve Anselmo  
Vice Chair



Lisa Bailey  
Secretary

Mike Castellucci

Sarah French

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**Minutes for June 23, 2020**  
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:00 p.m. with Chair Lujan-Slak presiding.

**Board Members Present:** Yvonne Lujan-Slak, Elizabeth (Lisa) Bailey, Sarah French, and Mike Castellucci

**Board Members Absent:** Steve Anselmo

**Staff Members Present:** Beritt Odom, Principal Planner; Daniel Kogovsek, Board Attorney; Chelsea Stromberg, Planner

This meeting was held via conference call. All votes were roll call, to distinguish each speaker.

At the beginning of the meeting Chair Lujan-Slak was unable to connect to the meeting due to technical difficulties. Upon the advice of Board Attorney Kogovsek, Lisa Bailey moved to nominate Mike Castellucci as Chair Pro Tempore in order to conduct the meeting, Sarah French seconded the motion. Yvonne Lujan-Slak was later able to rejoin the meeting, but opted to continue the meeting with Mike Castellucci acting as chair.

**~ Approval of Minutes**

Motion to approve the minutes from the meeting of April 28, 2020, by Bailey second by French.

**Motion passed 4 - 0**

**~ Approval of Agenda**

Bailey moved to approve the agenda. The motion was seconded by French.

**Motion passed 4 - 0**

**REGULAR AGENDA**

Each case that follows proceeded in a uniform process as directed by Chair Lujan-Slak. Beginning with a staff report presented by the Planner assigned, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Daniel Kogovsek, then the applicant states his or her name and address. The Board questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by further questions, if any, from the Board. Then the Board asks if anyone present in the audience will state support for the applicant, followed by those who state opposition. Then the Board closes the

public hearing and reviews findings of fact. Then the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

**1. ZBA-20-14 VARIANCE 1721 W US HWY 50 (Katie Plutt, Credit Union Of Colorado) A Variance To Allow A Second Monument Sign In A Highway And Arterial Business (B-3 Zone) District**

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Ms. Stromberg. Castellucci then asked for the applicant to be sworn in. **Katie Plutt** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced herself and offered to answer any questions. **Ms. Plutt** summarized the proposed Variance. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Ms. Plutt** stated that she read the staff report and can comply with the conditions. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Castellucci asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

**Commission Action:**

Motion to grant by Bailey. The motion was seconded by French.

**Motion passed 4-0**

**2. ZBA-20-15 VARIANCE 1322 E 8TH STREET (Pueblo Community Health Center) A Variance request to reduce the required number of parking spaces from 256 to 253**

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Ms. Stromberg. Castellucci then asked for the applicant to be sworn in. **Donald Moore** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. **Mr. Moore** summarized the proposed Variance. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Moore** stated that he read the staff report and can comply with the conditions. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Castellucci asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

**Commission Action:**

Motion to grant by Bailey. The motion was seconded by French.

**Motion passed 4-0**

**3. ZBA-20-16 SPECIAL USE PERMIT 1322 E 8<sup>TH</sup> STREET (Pueblo Community Health Center) A Special Use Permit to allow an accessory emergency generator in a Multiple Residential and Office (R-5 Zone) District.**

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Ms. Stromberg. Castellucci then asked for the applicant to be sworn in. **Donald Moore** was advised he was still under oath by Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. **Mr. Moore** summarized the proposed Special Use Permit. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Moore** stated that he read the staff report and can comply with the conditions. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Castellucci asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

**Commission Action:**

Motion to grant by Bailey. The motion was seconded by French.

**Motion passed 4-0**

**4. ZBA-20-17 VARIANCE 1702 BRIMMER AVE (Frank Stewart, Stewart & Son Construction) A Variance To Reduce The Required Side Yard Setback From 5 Feet To 0 Feet.**

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Ms. Stromberg. Castellucci then asked for the applicant to be sworn in. The owner, **Nickolas Tafoya** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. **Mr. Tafoya** summarized the proposed Variance. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Tafoya** stated that he read the staff report and can comply with the conditions. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Castellucci asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

**Commission Action:**

Motion to reduce the side yard setback from 5 feet to two feet was made by Lujan-Slak. The motion was seconded by Bailey

**Motion passed 3-1 with Castellucci opposed.**

**5. ZBA-20-13 SPECIAL USE PERMIT 817 E B STREET. (Jerry Minney) A Special Use Permit to allow a four-plex in a Central Business (B-4 Zone) District**

At the applicants request Castellucci requested a motion to continue the case to July 28<sup>th</sup>, 2020.

**Commission Action:**

Motion to continue by Lujan-Slak. The motion was seconded by Bailey.

**Motion passed 4-0**

**~ Adjourn:** Meeting adjourned at 8:12 p.m.

Minutes respectfully submitted by Chelsea Stromberg.