

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for April 23, 2024

City Council Chambers, 1 City Hall Place

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

Board Members Present: Mike Castellucci, Steve Anselmo, Lisa Bailey, Yvonne Lujan-Slak, Georgia Way

Board Members Absent:

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development, Elizabeth Sexton Drake, Assistant City Attorney, Beritt Odom, Principal Planner, Bart Mikitowicz, Senior Planner, Wade Broadhead, Senior Planner and Mikaylin Hackley, Planner, Jay-Michael Baker, Planner, Cindy Capritta, Land Use Tech -Zoom.

Approval/Amendment of Agenda: Bailey motioned to move ZBA-24-18, ZBA, 24-20, and ZBA -24-24 to the May 29, 2024, meeting, seconded by Anselmo.

Motion passed:

Approval of Minutes: Bailey moved to approve the March 26, 2024, minutes, seconded by Way.

Motion passed: 3-0 (2 absent in March)

REGULAR AGENDA

ZBA 24-18 – 560 Pearl Ave. VAR (David Copperman) Variance to reduce a front yard setback from twenty-five (25) to ten (10) feet in a Multiple Residential and Office (R-5) Zone District. Staff Report by Jay-Michael Baker.
Cont'd to Wednesday May 29, 2024

ZBA-24-19 - 311 S. Union Ave. SUP (Andrew Romero) Special Use Permit to allow for a Body art studio in a Historic Business (HB) Zone District. Staff report by Bart Mikitowicz.

Public Hearing: Applicant Andrew Romero was sworn in and spoke in favor of the application. No one spoke in opposition.

Commission Action: Lujan-Slak motioned to approve the application, seconded by Bailey with standard conditions and 3 staff conditions.

Motion passed: 5-0.

ZBA-24-20 - 2927 2ND Ave. VAR (Jose Garcia) Variance to reduce the side and rear yard setback from five feet (5') to two feet (2') in a Single-family Residential (R-2) Zone District. Staff report by Bart Mikitowicz *Cont'd to Wednesday May 29, 2024*

ZBA-24-22 – 315 W. 7th St. SUP (Tamera Fairbank) Special Use Permit to allow for a Residence, multifamily in a Central Business (B-4) District. Staff Report by Mikaylin Hackley. *Withdrawn*

ZBA-24-23 – 1403 – 1407 Anita St. VAR (Vincent Hall) Variance to allow off-street parking within the front yard setback in a Mixed Residential (R-4) Zone District. Staff Report by Jay-Michael Baker.

Public Hearing: Applicant Renee Prutch was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Bailey motioned to approve the application, seconded by Lujan-Slak with standard conditions and 1 staff condition.

Motion Passed: 5-0.

ZBA-24-24 - 560 Pearl Ave. VAR (David Copperman) Variance to reduce the parking requirements from a ratio of 1.5 spaces per unit, to 1.37 spaces per unit in a Multiple Residential and Office (R-5) Zone District, effectively reducing the total parking spaces from 147 to 134. Staff Report by Jay-Michael Baker. *Cont'd to Wednesday May 29, 2024.*

ZBA- 24-25 - 817 E. B St. SUP (Jerry Minney) Special Use Permit to allow for a Residence, multifamily in a Central Business (B-4) Zone District. Staff Report by Beritt Odom.

Public Hearing: Applicant Jerry Minney was sworn in and spoke in favor of the application. No one spoke in opposition.

Commission Action: Lujan-Slak motioned to approve the application with standard conditions and 1 staff condition seconded by Bailey.

Motion passed: 5-0.

ZBA- 24-26- 109 E. C ST. SUP (Jessica Casack) Special Use Permit to allow for a mobile food vendor in a Historic Business (HB) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Applicant Jessica Casack was sworn in and spoke in favor of the application. No one spoke in opposition.

Commission Action: Anselmo motioned to approve the application with standard conditions seconded by Way with standard conditions.

Motion passed: 5-0.

ZBA- 24-12 -.1909 E. Routt Ave. SUP (Indringa Homes C LLC) Special use Permit to allow a duplex in a Single-Family Residential District (R-2) Zone District. Staff Report by Wade Broadhead

Public Hearing: Applicant Reid Kurtenbach appeared via Zoom.

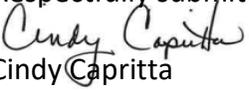
Commission Action: Bailey motioned to move the application to the May 29, 2024, meeting due to the requirement of in person testimony, seconded by Spinuzzi.

Motion passed: 5-0

IV Old Business - None

Adjourn @ 8:00 p.m.

Respectfully submitted,



Cindy Capritta

Land Use Technician

Planning and Community Development