

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for May 29, 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, Lisa Bailey, Yvonne Lujan-Slak, Georgia Way

Board Members Absent: Steve Anselmo

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

Approval/Amendment of Agenda: Bailey motioned to move ZBA-24-07, ZBA- 24-18, ZBA-24-24, ZBA-24-27 to the June 25, 2024, meeting, seconded by Lujan-Slak.

Motion passed:

REGULAR AGENDA

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 Kurtenback was sworn in and spoke in favor of the application. Being sworn in and speaking in opposition were Natalie and Christopher Henrickson who also presented a signed neighborhood petition (Exhibit B). An email (Exhibit A) and a letter (Exhibit C) were also presented to the Board.

Commission Action: Lujan Slak motioned to approve the application with standard conditions plus staff conditions 1-2, seconded by Way.

Motion passed: 3-1 (Castellucci).

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.

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

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

Motion passed: 4-0.

ZBA-24-28 – 815 E Ash St. VAR (Jimmy LeDoux) Variance to reduce a side-yard setback from five (5) feet to four and a half (4.5) feet and to allow a second accessory structure over two hundred (200) square feet in a Single-Family Residential (R-2) Zone District. Staff Report by Mikaylin Hackley.

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

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

Motion passed: 4-0.

ZBA-24-31 – 304 S Union Ave SUP (Barbara Gonzales) Special Use Permit to allow an Adult Day Service Center in a Historic Business (HB) Zone District. Staff Report by Mikaylin Hackley

Public Hearing: Applicant Barbara Gonzales 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 Way with standard conditions and 1 staff condition.

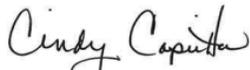
Motion Passed: 4-0.

Approval of Minutes: Bailey moved to approve the April 23, 2024, minutes, seconded by Way.

IV Old Business - None

Adjourn @ 8:04 p.m.

Respectfully submitted,



Cindy Capritta
Land Use Technician
Planning and Community Development