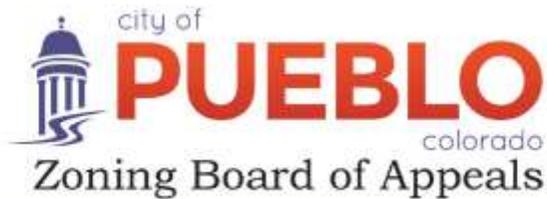


Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for February 25, 2025
City Council Chambers, 1 City Hall Place

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

Board Members Present: Lisa Bailey, Mike Castellucci, 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, Mikaylin Hackley, Planner, Hannah Prinzi, Planner, Cindy Capritta, Land Use Tech.

Approval/Amendment of Agenda: Bailey motioned to approve the agenda as amended, seconded by Lujan-Slak.

Motion passed: 4-0

REGULAR AGENDA

ZBA-25-09 430 Colorado Ave SUP (Amanda Wilson) Special Use Permit to allow a veterinary clinic in a Subregional Business (B-2) Zone District. Staff Report by Hannah Prinzi.

Public Hearing: Applicant Amanda Wilson 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 and 2 staff conditions, seconded by Way.

Motion Passed: 4-0

ZBA-25-10 2717 Routt Ave VAR (Chuck McArthur) Variance to reduce side- and rear-yard setbacks in a Single-Family Residential (R-2) Zone District. Staff Report by Hannah Prinzi.

Public Hearing: Applicant Chuck McArthur 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 and 2 staff conditions, seconded by Way.

Motion Passed: 4-0.

ZBA-25-11 1715 W 29th VAR (Rick Higgins) Variance to allow two permanent shipping containers in a Sub-Regional Business (B-2) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Applicant Rick Higgins was sworn in and spoke in favor of the application and exhibits A-J were entered into the record. No one appeared in opposition.

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

Motion Passed: 4-0

ZBA-25-13 1100 Spruce St. SUP (Luv in Action) Special Use Permit to allow a charitable institution in a Mixed Residential Zone District (R-4) Staff report by Wade Broadhead. *Withdrawn 2.12.2025*

ZBA-25-14 2320 N Grande Ave VAR (Jason Shoudis) Variance to reduce the rear-yard setback requirements in a Subregional Business (B-2) Zone District. Staff Report by Hannah Prinzi.

Public Hearing: Applicant Michelle Vacha 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 and 1 staff condition, seconded by Way.

Motion Passed: 4-0

ZBA-25-15 604 W. 3rd St SUP (Kristin Kirkland) Special Use Permit to allow for a Recycling Collection Center in an Industrial (I-2) Zone District. Staff Report by Wade Broadhead.

Public Hearing: Applicant Kristin Kirkland was sworn in and spoke in favor of the application. Also being sworn in and speaking in support of the application was Susan Renaird. No one appeared in opposition.

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

Motion Passed: 4-0

ZBA-25-03 634 Goodnight Ave VAR (Casey Prutch) Variance to reduce required parking spaces in a Sub-Regional Business (B-2) Zone District. Staff Report by Mikaylin Hackley. *Continued from January 28, 2025.*

Public Hearing: Applicant Casey Prutch 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 and subject to City Council approval of Z-24-23 Rezone application, seconded by Way.

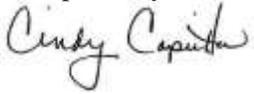
Motion Passed: 4-0

Approval of Minutes: Bailey moved to approve the January 28, 2025, minutes, seconded by Way.

IV. Old Business - None

Adjourn @ 8:03 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cindy Capritta".

Cindy Capritta
Land Use Technician
Planning and Community Development