

Mike Castellucci
Chair

Weston Burrer
Vice Chair

PUEBLO

Zoning Board of Appeals

Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes

September 11, 2013 – Special Meeting

Interim City Council Chambers, 300 West B Street

MEETING CALLED TO ORDER

The meeting was called to order at 5:30 p.m. with Chairperson Mike Castellucci presiding.

Board Members Present: Mike Castellucci, Allison Ernst, Yvonne Lujan-Slak, and Steve Anselmo

Board Members Absent: Weston Burrer

Staff Members Present: Julie Anne Woods, Director of Planning; Jeff Bailey, P.E., Assistant City Manager for Development Services; Katie Carleo, Planner; and Paul Willumstad, Board Attorney.

APPROVAL OF AGENDA

Motion to approve agenda for Regular Hearing September 24, 2013 by Ernst, second by Lujan-Slak

Motion passed 4-1 (Burrer – absent)

REGULAR BUSINESS

Regular Agenda

ZBA 040-2013

A **Special use Permit** to allow an Independent Living Facility in a B-3 zone district.

Staff reports given by Katie Carleo.

DETERMINATION

A determination of jurisdiction was presented to the Zoning Board of Appeals for the use of Multi-Family Residential as it applied to case ZBA 040-2013 by Ben Settecase, Director of Development for Bonnaventure. Bonnaventure owns the adjacent property to the north. He submitted a letter against the use of “multi-family residential” in regards to this case. Jim Borgel, attorney present representing Bonnaventure, was present and presented their findings to support their argument against the determination that the Zoning Board of Appeals has the jurisdiction to hear the case.

Rita Baron was present from Mountain West (who is the applicant for this Special Use Permit) for the intent of an Independent Living Facility. She gave testimony in support of the application. Mr. Gary Trujillo was present and also spoke in support of the application.

The Board heard testimony from both the applicant and those in opposition. The Board then moved to continue the case needing further information to make a determination. Mr. Castellucci, Chairman, continued the case to the regularly scheduled hearing to be held September 24, 2013.

ADJOURN

There being no further business the meeting was adjourned at 6:38 p.m.