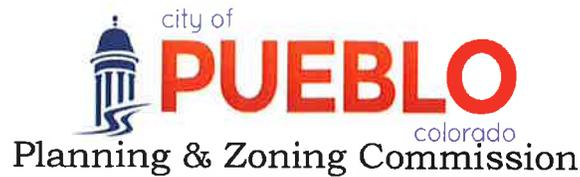


Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Sarah Martinez  
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

## ***MINUTES OF REGULAR MEETING***

City of Pueblo, Colorado  
Wednesday, January 26, 2022 – 3:30 p.m.  
City Council Chambers, 1 City Hall Place

### **Join Zoom Meeting online:**

<https://pueblo.zoom.us/j/7907749677?pwd=ZDF2d3p4NmRSZ1VCZ0J4akFCSjNFUT09>

### **Join Zoom Meeting by phone:**

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

### **Online and phone Meeting ID and Password:**

Meeting ID: 790 774 9677

Passcode: 25436

## **MEETING CALLED TO ORDER**

The meeting was called to order at 3:30 p.m. with Commissioner Castellucci presiding.

*The meeting was held at City Council Chambers, 1 City Hall Place, commissioners, applicants, and the public participated in person and via Zoom.*

**Commissioners Present:** Mike Castellucci, Patrick Avalos, Cheryl Spinuzzi, Alexandra Aznar, Christopher Pasternak, Sarah Martinez, and Lisa Bailey.

**Commissioners Absent:** None.

**Staff Members Present:** Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Wade Broadhead, Planner; Danielle Baxter, Planner; Melanie Turner, Interim Transportation Engineer and Joe Martellaro, Associate Engineer II.

## **APPROVAL OF AGENDA**

A Motion was made by Bailey to approve the agenda, Seconded by Spinuzzi.

**Motion passed 7-0.**

## **PUBLIC MEETING AND ACTION**

**1. CP-22-01: Pueblo Regional Comprehensive Plan, January 2022, review, and recommendation.** Staff Report by Beritt Odom

**Background:**

Colorado Revised Statutes authorize municipalities and counties to prepare comprehensive plans as long-range planning guides. The comprehensive plan provides a framework for zoning, subdivision, annexation and other planning and land-use policies. The plan promotes the community's vision, goals, objectives, and policies, establishes a process for orderly growth and development, addresses both current and long-term needs. Comprehensive Plan elements include recreation and tourism (required by Colorado Statutes), transportation, land use, economic development, housing, water supply and conservation, sustainability, and urban design. Counties and municipalities generally update their Comprehensive Plans every 10 to 20 years to reflect the changing dynamics of a community and trends in development.

The current *Pueblo's Comprehensive Plan* (regional comprehensive plan including all of Pueblo County) was adopted by City Council in June of 2002 and has served as a guide for land use planning within the County for 20 years. The City of Pueblo has historically partnered with the Pueblo Area Council of Governments (PACOG) to act as the lead agency in developing the Comprehensive Plan that encompasses unincorporated Pueblo County, Pueblo's agricultural communities, municipalities, and Metropolitan Districts. The Pueblo County Planning Commission and the City of Pueblo Planning and Zoning Commission jointly serve as the Land Use Planning Committee ("Committee") to PACOG. The Committee studies and reviews, as required by law or as directed and assigned by PACOG, the City or County. The Pueblo Regional Comprehensive Plan is adopted separately by the Pueblo City Council and the Pueblo County Planning Commission. The goal is to maintain a common regional plan that can be utilized by Pueblo County and the City of Pueblo in reviewing future land use activities and proposals under a mutually agreed upon regional comprehensive plan.

Since 2002, the dynamics of Pueblo County have evolved. Pueblo's economic growth rate was the fourth highest among Colorado's metro areas. This is the result of a diversified economy and a growing number of individuals moving to Pueblo due to relative affordability and the temperate climate. Because of this, PACOG has embarked on an update to the Comprehensive Plan. Pueblo County received a \$200,000 Department of Local Affairs EIAF Tier 1 grant to contract with a consulting team to create an updated Comprehensive Plan. The grant was matched with \$250,000 provided by PACOG members. Clarion Associates were hired through a competitive bid process and began working with the Pueblo planning teams to draft the new Comprehensive Plan in November 2020.

**Pueblo Regional Comprehensive Plan, January 2022 Plan Elements:**

- Regional Goals and Policies-establishes goals and policies to:
  - Build a broader understanding of the region's shared vision and values.
  - Foster regional collaboration on a range of initiatives to help achieve that vision over the next 10-20 years; and
  - Inform day to day decision making in all areas of Pueblo County
- Regional Development Plan-establishes a framework for accommodating forecast residents and job and provides guidance to help the region consider other opportunities as they arise. It addresses the many factors that influence where and how the region will grow in the future.
  - Regional Growth Priorities,
  - Infrastructure and Services,
  - Evaluation Criteria for Major Projects,

- Future Land Use Plan-guides future zoning actions within the City and County, and
- Area-Specific Goals and Policies
- Implementation and Monitoring-highlights the major initiatives that will support the implementation of the Regional Comprehensive Plan over the next three years. Intended to be used as a tool to help inform the creation of:
  - Detailed work programs,
  - Capital improvement plans, and
  - Budgets
- Appendices
  - A. State of the County-analysis of infrastructure, economic base, neighborhoods and communities, key policy choices.
  - B. Fiscal Impact Findings-fiscal monitoring, City of Pueblo, Pueblo County, and Pueblo West Metro District models.
  - C. Scenario Outreach Materials
  - D. Tools and Best Practices to Support Agriculture-agriculture incentive programs, transfer, and purchase of development rights programs.
  - E. Community Engagement Summary-growth scenarios and key policy choices
  - F. Inventory of Cultural Resources-inventory of designated historic districts and properties within Pueblo.

**RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission forward a recommendation to City Council for approval of the Pueblo Regional Comprehensive Plan, January 2022.

**Clarion Associates:**

Darcie White, Director Clarion Associates, provided an overview of the draft Comprehensive Plan. White stated that the Comprehensive Plan is a long-term plan, 10-20 years, that guides development and collaboration within Pueblo County. Developing the plan took 14 months to complete and was based on input from the community, elected officials, departmental and service provider work groups, in-person open houses, online input, and youth workshops. White stated that over 900 people participated in the online surveys.

White provided an overview of the plan's guiding principles, which include:

- Diverse lifestyles, attainable housing options
- Deepen our agricultural roots
- Help every community thrive
- Celebrate Pueblo
- A future ready economy and workforce
- Grow smarter
- Strengthen local and regional connections

All are important to strengthen the region and establish the goals and policies of the region. The plan also includes measures of success based on the guiding principles.

The land use portion is called the Regional Development Plan and will guide future land use decisions. The Regional Development Plan includes growth scenarios, that were presented to the community and various working groups. All groups preferred Growth Scenario C, Regional Centers, which focuses on prioritizing growth where infrastructure already exists; revitalization of

the downtown core area and neighborhoods; plans for redevelopment of vacant or declining commercial sites; support for established/emerging employment areas; protection of prime agricultural lands; more flexible land use categories; and slower growth/diversification in Pueblo West.

White provided an overview of the infrastructure and services by area, and the fiscal impact findings included in the plan. The plan includes evaluation criteria for major projects including criteria for each region to promote consistency with the regional plan and minimize potentially negative fiscal impacts on the City and County. The intent is for an Intergovernmental Agreement to be established to help solidify the partnership between the City and County on the evaluation criteria. Building on lessons learned from the 2002 plan and setting up the right tools to respond to future requests for development.

The Future Land Use Plan has three primary categories, neighborhoods, commercial and mixed-use areas, employment areas. The land use categories reflect the working groups interest in more flexible land use planning, providing primary and supporting land uses, density ranges to reflect built patters/desired outcomes, and distinctions in the scale, character, and mixture of uses. The Future Land Use Plan also provides area-specific goals and policies for the City of Pueblo, Pueblo West, Colorado City, St. Charles Mesa, Avondale, Rye, Boone, and Beulah Valley.

Plan goals and policies for the City include:

- Re-establish Downtown as a regional hub for living, working, and recreating.
- Promote reinvestment in the City's historic neighborhoods.
- Adapt the City's commercial centers and corridors to meet the changing needs of the community.
- Prioritize the development of vacant land within the city limits over the expansion of the community.
- Provide opportunities for the continued expansion and diversification of the region's employment base.

The final section of the plan is the Implementation Plan. The purpose of this section is to guide in the implementation of the plan over the next one to three years. Capital Improvement projects and work programs are intended to rely on the plan for guidance. This section will guide future development code regulations, including subdivision and zoning codes.

Commissioner Castellucci asked about the formation of the Title 32 Metropolitan Districts and if they would be a special type of metropolitan district? Scott Hobson, Acting Director of Planning and Community Development stated that a Title 32 District is a metropolitan district and is authorized under Title 32. If new areas are proposed to be developed outside of the city, the plan criteria would be used to evaluate the development proposal and the urban services proposed by the Title 32 District. Castellucci confirmed that the plan would be used to analyze whether the proposed development is appropriate based on criteria.

Commissioner Spinuzzi asked if Pueblo County would be adopting the same plan. Hobson stated that the City and County would be adopting the plan concurrently. The City and County would then coordinate on future amendments to the plan to keep the plan consistent between the two entities.

Commissioner Martinez asked about the major differences between the 2002 and 2022 Comprehensive Plan? Darcie White stated the primary differences are the regional goals and policies are much more extensive, focusing on land use and other considerations including health. Hobson concurred.

Scott Hobson stated that Pueblo County received a request from the Pueblo Chemical Depot to incorporate their master plan into the Regional Comprehensive Plan. The final Comprehensive Plan, adopted by the City and County, will include the Pueblo Plex Master Plan information.

**HEARING:**

No one spoke in support or opposition for the application.

**MOTION:** Motion to recommend approval of CP-22-02 to approve the Pueblo Regional Comprehensive Plan including the Pueblo Plex master planning changes was made by Bailey, second by Spinuzzi.

**MOTION PASSED 7-0**

**ADJOURN**

There being no further business the Regular Meeting was adjourned at 4:09 p.m.

Respectfully submitted,

Attest:



Mike Castellucci  
Chairperson



Scott Hobson  
Executive Secretary

Digital recordings of all the meetings of the Planning and Zoning Commission are maintained and available for inspection and review during normal business hours (M – F, 8 a.m. – 5 p.m.) at the Department of Planning & Community Development, 211 East D Street, Pueblo, CO.

