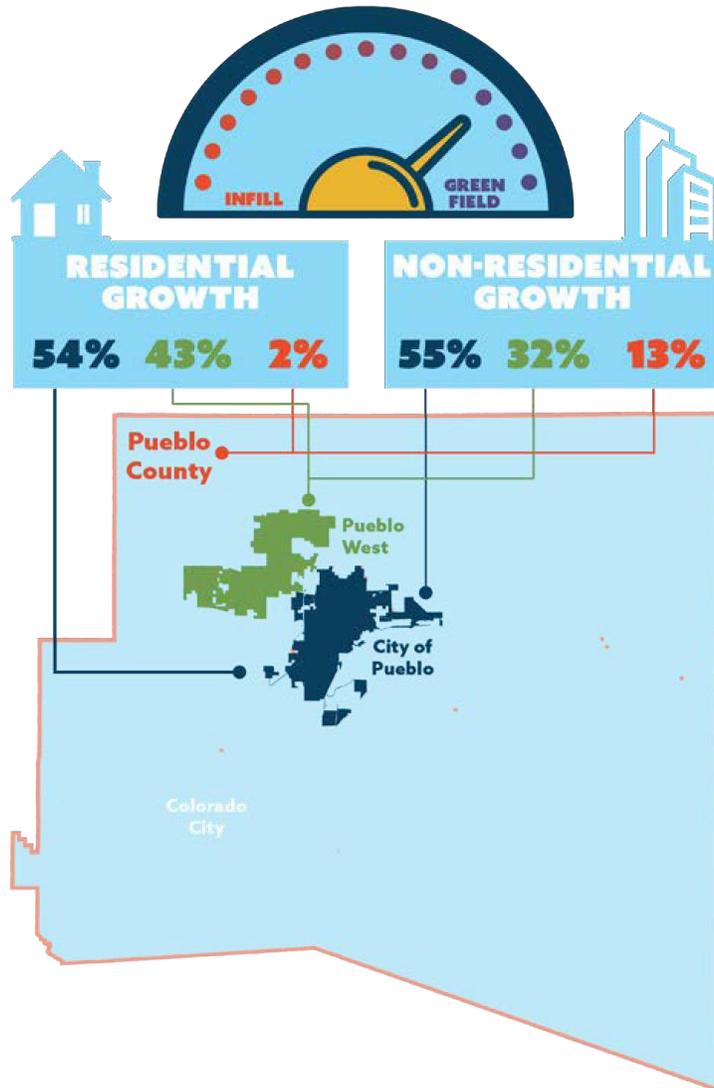


Planning & Community Development



Including Proposed Municipal Water Text
Recommended Changes

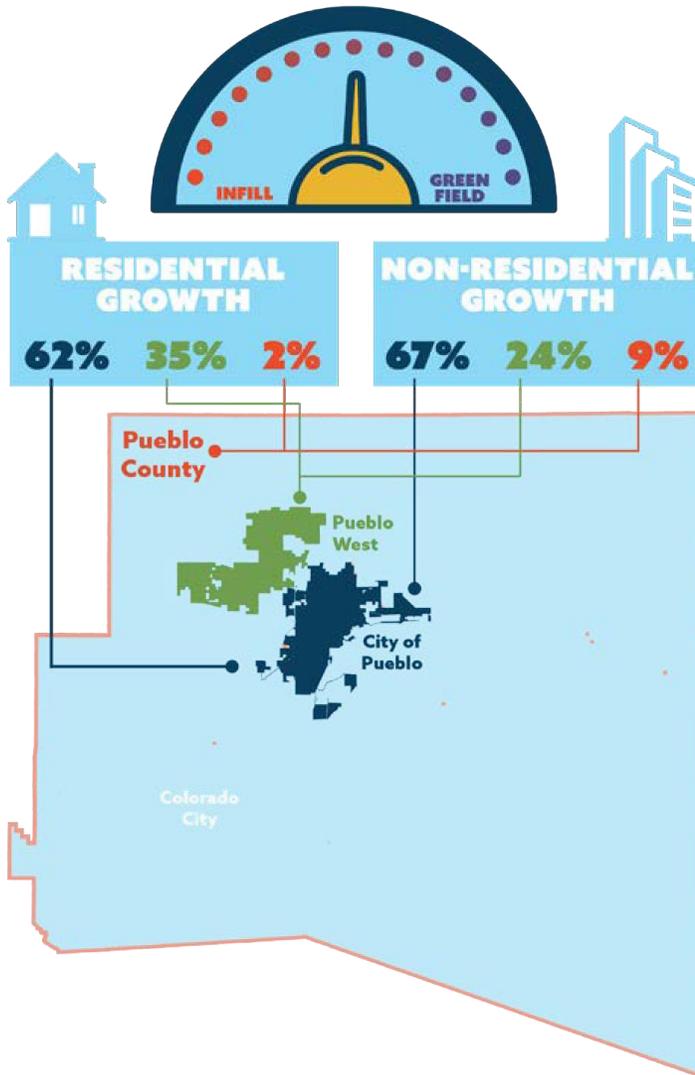
SCENARIO A



Scenario A: Twin Cities/Outward

Expansion. Pueblo West continues to grow at a faster rate than the City of Pueblo and attracts more residential and non-residential development, leading it to become more of a “full-service community.” Growth extends north along the east side of I-25, either as part of a future annexation into the City of Pueblo, or as part of new, standalone metropolitan district (similar to Pueblo West).

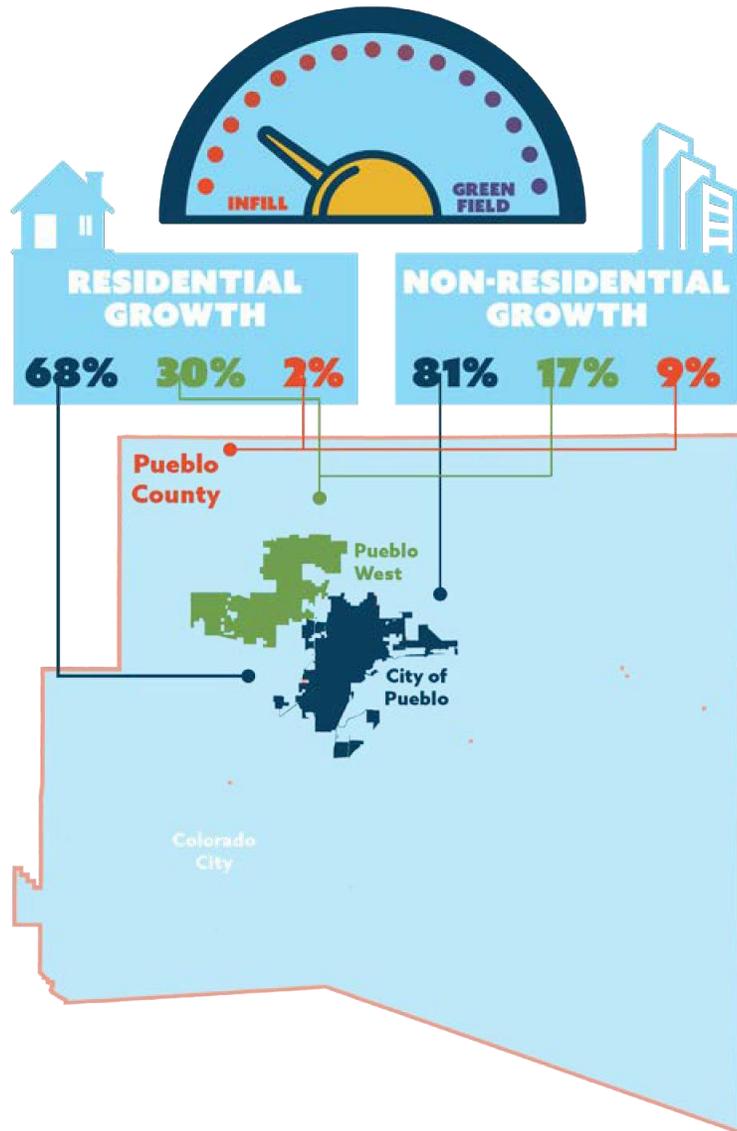
SCENARIO B



Scenario B: Central City Revitalization.

The City of Pueblo captures an increasing share of residential and non-residential development, with a focus on the revitalization of Downtown Pueblo and core area neighborhoods and limiting future annexations. Market demand for a range of lifestyle options continues to drive growth in Pueblo West and other areas of the County but to a lesser degree than in Scenario A.

SCENARIO C



Scenario C: Regional Centers. “All-in” focus on directing the majority of residential and non-residential development to areas already served by infrastructure and services. Downtown Pueblo’s role as a regional center is solidified through substantial growth and reinvestment, while a second full-service community/regional center emerges near I-25 and Highway 50

Each scenario was evaluated to determine its potential impact on fiscal health, mix of land uses, housing diversity, loss of prime agricultural land, infill vs. greenfield development, water and energy consumption, alignment with the region's Long-Range Transportation Plan, and access to services and amenities.

Preferred Growth Scenario

Community and stakeholder input on the future growth scenarios and associated policy considerations reflected strong support for both Scenario B and C. Common themes reflected in both Scenario B and C included a focus on:

- Infill and revitalization
- Compact development
- Expanding housing options
- Promoting efficient and fiscally-sound infrastructure investments
- Preserving prime agricultural lands
- Promoting sustainable development practices

With these priorities in mind, the Future Land Use Plan assumes that the majority of future growth and development in the region over the next ten to twenty years will be directed to areas within or immediately adjacent to the City of Pueblo, within the Pueblo West Metropolitan District, and within planned employment areas. While a limited amount of future development is expected to continue in Colorado City and in Rural Communities throughout Pueblo County, growth in these areas will be limited by access to infrastructure and services and market demand.

While an “inward” focus emerged as a strong priority for the region, there was also an acknowledgement that future annexation requests and other proposals for development outside of established communities and metropolitan districts would continue to be brought forward over time, and that clear guidance on the evaluation of potential benefits and trade-offs associated with major projects in the context of the region’s vision was needed.

Pueblo Regional Comprehensive Plan Municipal Water Proposed Changes

Listed below are the recommended changes to the proposed 2022 Pueblo Regional Comprehensive Plan pertaining to municipal water services.

The text in “red” indicates proposed new wording. The text that is highlighted in “gray” and struck out indicates text that is proposed to be removed.

PAGE 69 - POLICY 6.3.5: WATER RESOURCES

Support the region's water districts in efforts to secure adequate or expanded water supply resources to meet current and projected water demands, maintain and expand delivery infrastructure as needed, and implement water conservation measures. Explore the feasibility of interconnecting infrastructure between jurisdictions for emergencies and redundancy **that will not encourage development that is unsupported by permanent sources of water to meet current and future demand.**

PAGE 69 - POLICY 6.3.6: WATER QUALITY

Continue to monitor and improve water quality in the region, working to reduce discharges, elevated water temperatures, and pollutant levels, in accordance with the **Pueblo Area Council of Government's** ~~County's~~ Water Quality Management Plan.

PAGE 69 - POLICY 6.3.10: SURPLUS WATER ALLOCATION

Prioritize intra-county use of surplus water, **ahead of non-Pueblo County needs**, to ensure surplus water serves Pueblo County needs whenever possible **for** ~~municipal,~~ industrial, **and** agricultural **uses, along with municipal uses that will not encourage development that is unsupported by permanent sources of water to meet current and future demand.**
~~municipal—ahead of non-Pueblo County needs.~~

PAGE 89 – Section 3: Regional Development Plan Pueblo County

Pueblo County

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New “urban” development within the unincorporated portion of the County necessitates new infrastructure that will have to be maintained by the County. Any large development projects in the unincorporated portion of the County will need the support of public financing and service provision tools, such as a metropolitan district. New development should be encouraged to locate with existing municipalities or metropolitan districts **that have the infrastructure capacity to adequately serve new development.**

Some larger industrial uses are suitable within the unincorporated portions of the County when located near existing employment centers and close to the City of Pueblo city limits (e.g., near the airport). The County should only consider approval of large development projects if they meet the criteria provided in this Regional Development Plan and in accordance with the County's code. Evaluation criteria and guidance for these types of projects is provided within this section of the plan.

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The City of Pueblo does have a system for funding ~~regional~~ **current and future** needs for water, sewer, and parks that new developments must pay in to, but the responsibility to build and maintain the infrastructure needed to provide ample capacity for service is the City's. New water and sewer users must pay connection fees and plant investment fees that generate funding for capacity expansion. For parks, new development can either dedicate land for park facilities or pay fee in lieu of dedication that the city can use to build new parks and facilities.

Page 93 - Metropolitan Districts

The provision of infrastructure and municipal services within the County's two large metropolitan districts—Pueblo West and Colorado City—creates a more fragmented service provision network (compared to the City of Pueblo) but does allow for residents and businesses to be provided **services authorized in the metropolitan district's service plan, through available annual funding.** ~~all services that are needed.~~ The major service provider roles are split between the metropolitan district and Pueblo County. For Pueblo West and Colorado City, the metropolitan districts provide water and sewer services to residents in most cases.

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Page 282 - Summary of Findings

The major findings from the fiscal impact analysis that were identified to guide Comprehensive Plan policy are summarized below. Findings specific to each entity are also summarized at the end of each entity's chapter.

1. The County and its partners should encourage most new development to locate within incorporated cities/towns or existing metropolitan districts **that have the infrastructure capacity to adequately serve new development.**

PUEBLO REGIONAL COMPREHENSIVE PLAN

Adoption Draft



June 2022

YOUR PLAN YOUR PUEBLO

Questions ?