

MEMORANDUM

TO: Mayor Gradisar, Chief of Staff Solano, City Council Members

FROM: Scott Hobson, Acting Director of Planning & Community Development

DATE: May 10, 2022

SUBJECT: 2022 Proposed Pueblo Regional Comprehensive Plan
Municipal Water Text Recommended 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. The full plan can be viewed at www.puebloregionalplan.com. Click on the link – “Review the Draft Plan – and the Future Land Use Map.

Pueblo Regional Comprehensive Plan Municipal Water Text Proposed Changes

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

The evaluation of fiscal impacts on Pueblo County focused on the County’s General Fund and Road & Bridge Fund. The analysis illustrates that new development in the unincorporated portion would have greater negative impact on the County’s budget than would new development that occurs within existing municipalities or metro districts. 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.

Page 91 - City of Pueblo

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. However, not all the subdivided lots in Colorado City are served by the metropolitan district. The metropolitan districts also provide transportation maintenance services in conjunction with the County. For Pueblo West, Highway User Tax Fund proceeds are distributed from the County to the metro district to help maintain roadways, with the rest of funding generated by the metro district’s General Fund. The Pueblo West Metropolitan District provides fire services to residents and businesses in the district. Colorado City relies on service from the Rye Fire Department. New parks and recreation facilities are built through piecemeal improvements by the metropolitan districts or voluntary dedications from development projects.

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.**