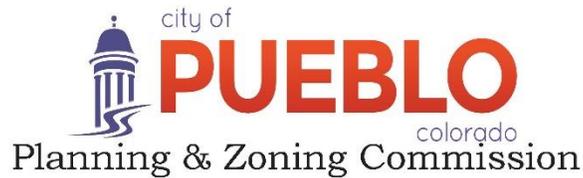


Mike Castellucci
Chair

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, July 13, 2022 – 3:30 p.m.

City Council Chambers, 1 City Hall Place

Join Zoom Meeting online:

<https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>

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: 927 1786 7722

Passcode: 195462

MEETING CALLED TO ORDER

The meeting was called to order at 3:31 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, Cheryl Spinuzzi, Alexandra Aznar, Christopher Pasternak, Sarah Martinez, and Lisa Bailey.

Commissioners Absent: Patrick Avalos

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Bart Mikitowicz, Sr. Planner

APPROVAL OF THE JULY 13, 2022, AGENDA:

Bailey moved to approve the agenda with the following changes:

1. Move S-22-06, North Vista Filing No. 5 Subdivision to the August 10, 2022, Public Hearing.
2. Move CP-22-01, Pueblo Regional Comprehensive Plan to the last item on the July 13th agenda.
3. Move Z-22-05, Cottages at Park West Rezoning to the August 10, 2022, Public Hearing
4. Move S-22-03, Cottages at Park West, Subdivision to the August 10, 2022, Public Hearing.
5. Move SAP-22-01, Cottages at Park West, Special Area Plan to the August 10, 2022, Public Hearing.

Seconded by Aznar,

Motion carried 6-0, Avalos absent

PUBLIC HEARING AND ACTION

- 1. CP-22-01 Pueblo Regional Comprehensive Plan**, review and recommendation of an ordinance approving and adopting the Pueblo Regional Comprehensive Plan.

Staff report by Scott Hobson.

BACKGROUND AND ANALYSIS:

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 undertakes, 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 and 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.

Hobson stated that the issue of municipal water and leases of water for residential and commercial development arose. The mayor requested that the municipal water sections be

reviewed, there are six changes to the plan related to water, four of the changes to the plan insert text, which states “to not encourage development that is unsupported by permanent sources of water to meet current and future demand.” These changes occur on page 69. On page 89, the amendment to the text states that new development should be encouraged to locate within existing municipalities or metropolitan districts that “have the infrastructure capacity to adequately serve new development.” Page 91 amendment states, “the City of Pueblo does have a system for funding 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.” Page 93 amendment states, “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.” The final amendment on page 282, states “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.”

Castellucci asked how the Comprehensive Plan is enforced? Hobson stated that the Comprehensive Plan is an advisory document.

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.

HEARING: No one testified in favor or opposition

COMMISSION ACTION: Bailey moved to approve, seconded by Spinuzzi.

Motion carried 6-0 (Avalos absent).

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Vacant
City Council Representative



Planning & Zoning Commission

Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

CP-22-01

TO: City of Pueblo, Planning and Zoning Commission
FROM: Beritt Odom, Principal Planner
THROUGH: Scott Hobson, Acting Director
DATE: July 13, 2022
SUBJECT: **Pueblo Regional Comprehensive Plan, January 2022**
APPLICANT: **City of Pueblo**
PROPERTY OWNER: Not Applicable
LOCATION: **Pueblo County**
PROPOSED ACTION: Approval and Recommendation to the Pueblo City Council to adopt the
CONCURRENT REQUESTS: Not Applicable

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.

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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.

ATTACHMENTS:

Pueblo Regional Comprehensive Plan, January 2022.