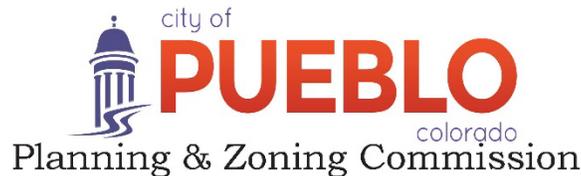


Mike Castellucci
Chair

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, August 10, 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, Patrick Avalos

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Wade Broadhead, Sr. Planner, Melanie Turner, Interim Traffic Engineer.

APPROVAL OF AGENDA

Commissioner Bailey moved to approve the agenda

Seconded by Aznar

Motion carried 7-0

PUBLIC HEARING AND ACTION

1. **V-22-04 Easement Vacation Trinity Subdivision**-Vacation of a 20-foot Public Utility Easement between Lots 3 and 4, Trinity Subdivision. Generally located south of E. 4th Street and west of Victory Lane.

Staff report by Beritt Odom

BACKGROUND AND ANALYSIS:

The 20-foot Public Utility Easement (PUE) that is proposed to be vacated was subdivided in 1981 to provide utility services to the individual lots created with the Trinity Subdivision. The City is requesting to vacate the 20-foot PUE to facilitate the Trinity Subdivision Rearrangement of Property Boundaries, which will create a building site for the proposed, replacement Fire Station 6. The proposed rearrangement of property boundaries combines Parcel B, Rearrangement of Boundary Lines, and Lot 4, Block 3, Trinity Subdivision to create a 1.52 acre building site for the new fire station. The public utility easement will no longer be necessary once the two parcels are combined.

COMPREHENSIVE PLAN COMPLIANCE:

N/A

RECOMMENDATION:

The Subdivision Review Committee recommends the Easement Vacation be recommended to City Council for **APPROVAL**.

HEARING:

Kelly Grisham, Sr. Planner Public Works, testified in favor of the vacation application and discussed the plan for the new Fire Station.

No one testified in opposition

COMMISSION ACTION:

Chairman Castellucci entered the staff report into record and closed the hearing.

Motion by Commissioner Bailey, second by Commissioner Martinez. **Motion passed 7 -0.**



DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Beritt Odom, Principal Planner

CC: Michelle Cruz, Administrative Technician
Subdivision File

FROM: Joe Martellaro, Associate Engineer II

SUBJECT: V-22-04 Easement Vacation within Trinity Subdivision

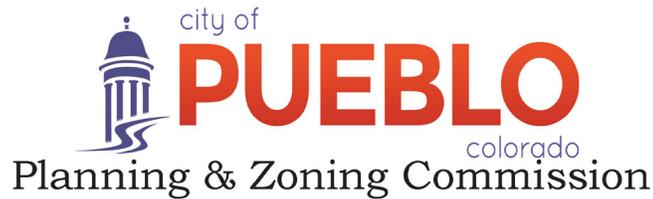
DATE: August 11, 2022

Please place the above referenced submittals on the City Council Agenda.

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

V-22-04

TO: City of Pueblo, Planning and Zoning Commission
FROM: Beritt Odom, Principal Planner
THROUGH: Scott Hobson, Acting Director of Planning and Community Development
DATE: August 10, 2022
SUBJECT: Trinity Subdivision Easement Vacation
APPLICANT: City of Pueblo
OWNER: City of Pueblo
LOCATION: The project site is located at 111 Victory Lane, south of State Highway 96 and west of Victory Lane.
CONCURRENT REQUESTS: Z-22-09, Rezone from B-3 to S-1
RPB-22-05 Trinity Subdivision Rearrangement of Property Boundaries

Request:

Vacation of the 20-foot Public Utility Easement between Parcel B, Rearrangement of Boundary Lines and Lot 4, Block 3, Trinity Subdivision.

BACKGROUND AND ANALYSIS:

The 20-foot Public Utility Easement (PUE) that is proposed to be vacated was subdivided in 1981 to provide utility services to the individual lots created with the Trinity Subdivision. The City is requesting to vacate the 20-foot PUE to facilitate the Trinity Subdivision Rearrangement of Property Boundaries, which will create a building site for the proposed, replacement Fire Station 6. The proposed rearrangement of property boundaries combines Parcel B, Rearrangement of Boundary Lines, and Lot 4, Block 3, Trinity Subdivision to create a 1.52 acre building site for the new fire station. The public utility easement will no longer be necessary once the two parcels are combined.

Applicable Regulations:

Sec. 12-5-1 through 6 of the Pueblo Municipal Code (PMC) concerning vacations of streets, alleys, etc.

Recommended Action:

The Subdivision Review Committee the Easement Vacation be recommended to City Council for APPROVAL.

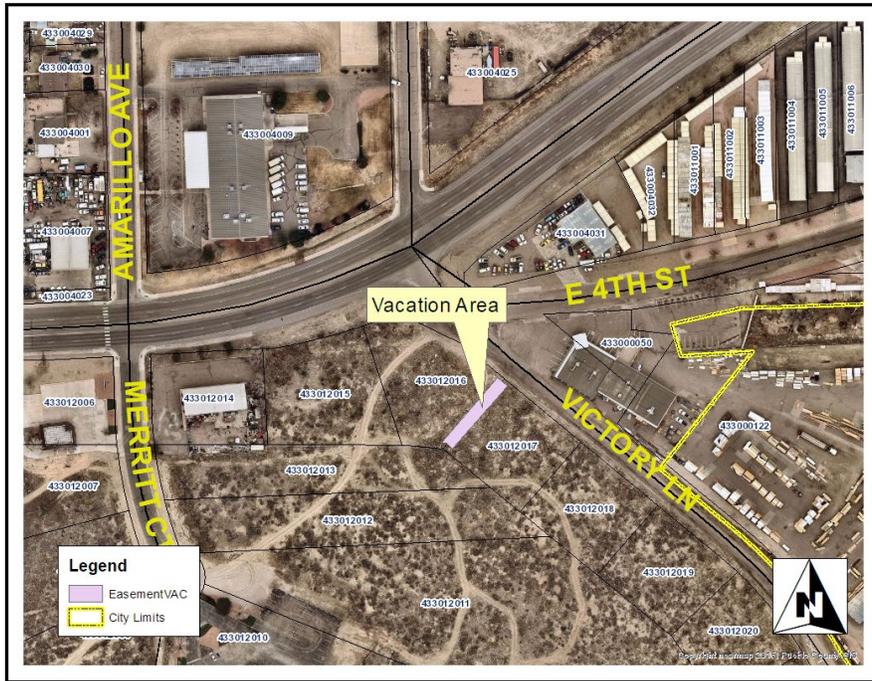
REFERRAL AGENCIES AND COMMENTS:

- City Public Works-No comment
- City Transportation-No comment
- City Law Department-No comment
- Pueblo Regional Building Department-No comment
- City Fire Department-No comment
- City Wastewater-No comment
- City Stormwater-No comment
- City Parks and Recreation Department-No comment
- Xcel Energy-No comment
- Black Hills Energy-No comment
- CDOT-No comment

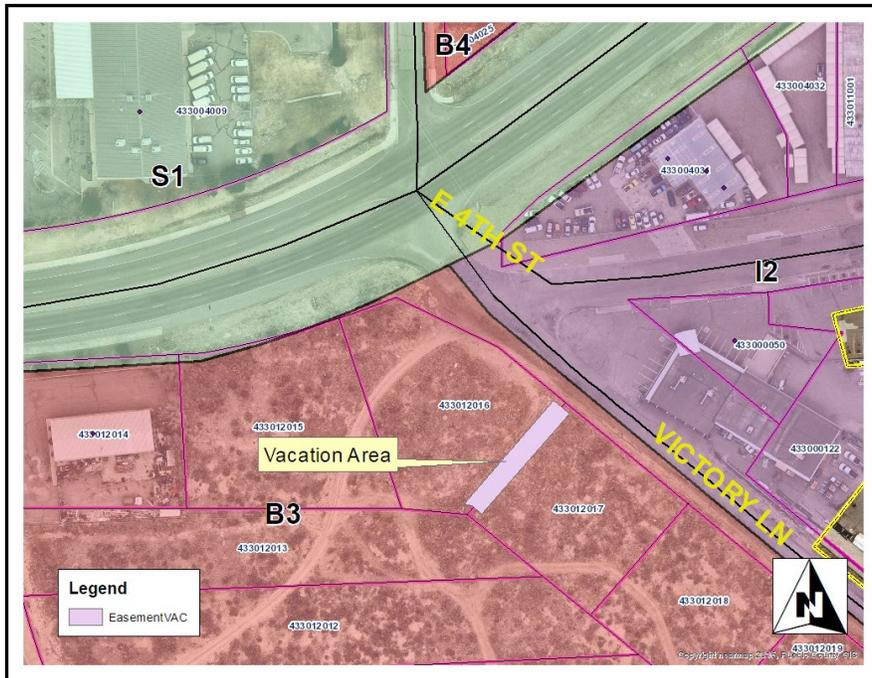
ATTACHMENTS:

- A. Aerial Map
- B. Zoning Map
- C. Site Photographs
- D. SRC Memo, August 3rd, 2022
- E. Vacation Plat

ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



Attachment D. Site Photos

EASEMENT VACATION WITHIN TRINITY SUBDIVISION

THE 20' PUBLIC UTILITY EASEMENT BETWEEN PARCEL "B", REARRANGEMENT OF BOUNDARY LINES IN BOOK 2155, PAGE 979 & LOT 4, BLOCK 3, TRINITY SUBDIVISION
CITY OF PUEBLO, COUNTY OF PUEBLO STATE OF COLORADO

PUEBLO, COLORADO
APRIL 5, 2022

PROPERTY LEGAL DESCRIPTION:
PARCEL "B" REARRANGEMENT OF BOUNDARY LINES AND LOT 4, BLOCK 3, TRINITY SUBDIVISION
CITY AND COUNTY OF PUEBLO, STATE OF COLORADO

EASEMENT TO BE VACATED:
ALL OF THE 20' PUBLIC UTILITY EASEMENT ADJACENT TO
PARCEL "B" REARRANGEMENT OF BOUNDARY LINES AND LOT 4, BLOCK 3, TRINITY SUBDIVISION

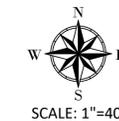
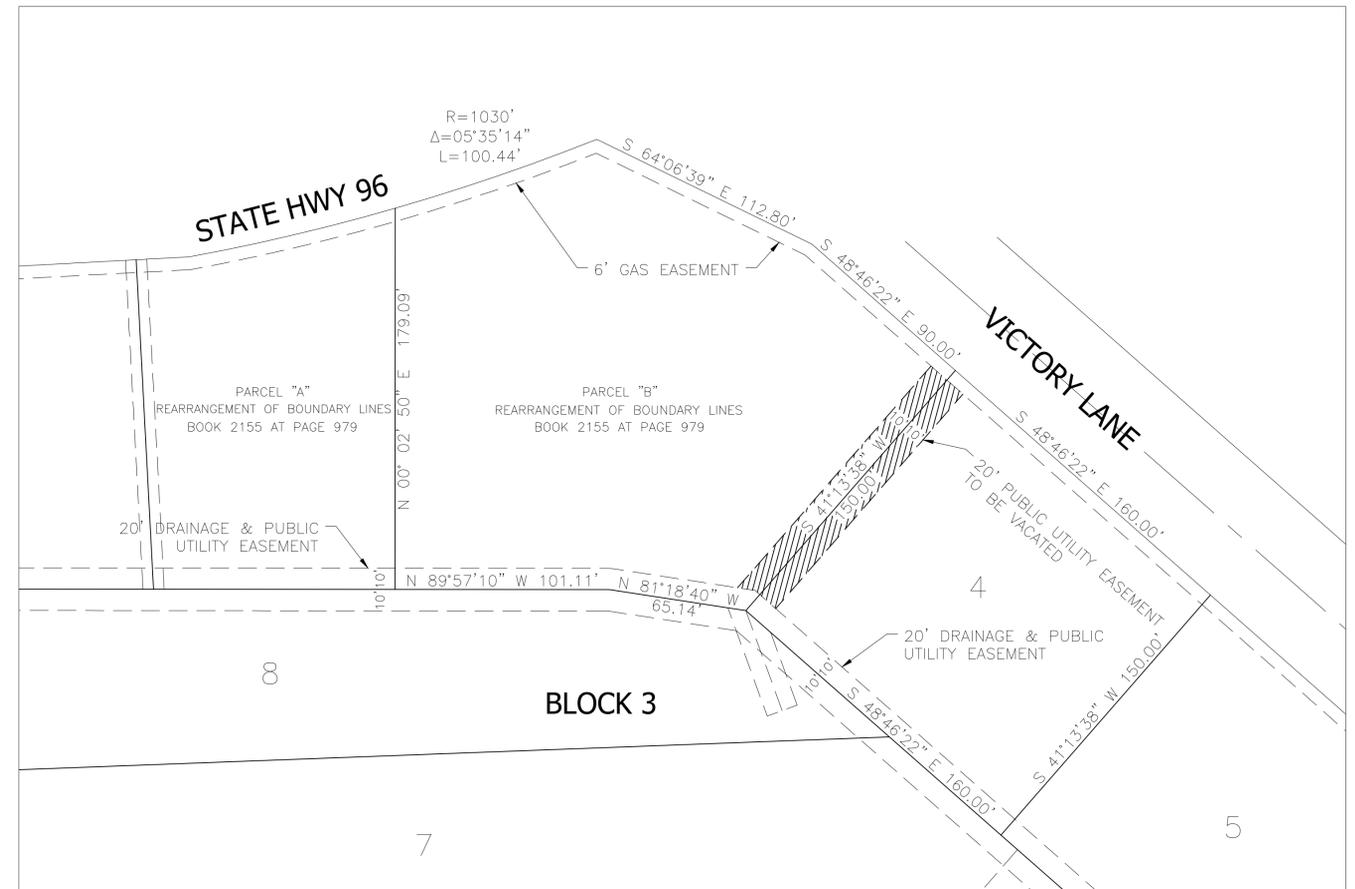
PURPOSE:
THE PURPOSE OF THIS VACATION IS TO VACATE THE 20' PUBLIC UTILITY EASEMENT
AND COMBINE PARCEL "B" AND LOT 4, BLOCK 3, TRINITY SUBDIVISION WITH A REARRANGEMENT OF PROPERTY
BOUNDARIES IN ORDER FOR THE CITY OF PUEBLO TO CONSTRUCT A NEW FIRE STATION.

RESERVATIONS:
NONE

SURVEYORS CERTIFICATION:
I, RILEY MONROE BRYAN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO,
HEREBY CERTIFY THAT THIS EASEMENT VACATION IS NOT BASED ON AN ACTUAL FIELD SURVEY CONDUCTED
BY ME, BUT WAS PREPARED USING THE INFORMATION SHOWN ON THE PLAT OF TRINITY SUBDIVISION,
AS RECORDED IN BOOK 2076, PAGE 311 AT RECEPTION #666623, JUNE 12, 1981
IN THE PUEBLO COUNTY RECORDS, CITY OF PUEBLO, STATE OF COLORADO.

RILEY MONROE BRYAN
PROFESSIONAL LAND SURVEYOR NO. 31925

DATE



July 25, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **the City of Pueblo** for the approval of the following application(s) generally located south of E. 4th Street and west of Victory Lane.

V-22-04 Easement Vacation Trinity Subdivision: Vacation of a 20-foot Public Utility Easement between lots 3 and 4, Trinity Subdivision.

Z-22-09 Rezoning Trinity Subdivision: Rezone 1.52 acres from B-3 Highway and Arterial Business District to S-1, Government Use District to facilitate the construction of a Fire Station.

The Planning and Zoning Commission meeting will be held on August 10, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston), 1 669 900 6833 US (San Jose). You are welcome to attend this public hearing and express your viewpoint concerning this proposal. To review the plans and staff report for the proposed application, please visit www.pueblo.us/PandZ and click on “Most Recent Agenda” no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

Scott Hobson, Acting Director
Planning & Community Development
By **Beritt Odom**, Principal Planner
(719) 553-2339

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Scott Hobson, Acting Director
Planning & Community Development
By **Beritt Odom**, Principal Planner
(719) 553-2339

CASE NUMBER V-22-04

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the Easement Vacation: of a 20-foot Public Works Utility Easement Vacation to be sent to the attached list of owners of the property lying within hundred (300) feet of the said property on which the vacation is proposed by depositing the same properly addressed and postage paid in the post office, as set forth in the Code of Ordinances, Section 17-6-2.

7-25-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin

I hereby certify that I did this day verify and photograph the posted notice of the public hearing on the of a 20-foot Public Works Utility Easement Vacation, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

7-25-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin

Owner	OwnerStree	OwnerCity	OwnerState	OwnerZip
CITY OF PUEBLO	1 CITY HALL PL	PUEBLO	CO	81003-4201
PUEBLO COUNTY	215 W 10TH ST	PUEBLO	CO	81003-2945
COLORADO METAL SPINNING INC	2701 E 4TH ST	PUEBLO	CO	81001-4257
CORNELLA BROS LLC	2730 N 9TH ST	CANON CIT	CO	81212-8516
TRINITY LIFE CENTER	36 MERRITT CT	PUEBLO	CO	81001-4258
MONTOYA ROBERT JR/MONTOYA RONALD	6 MERRITT CT	PUEBLO	CO	81001-4258
GLOBAL PROPOSAL LLC	PO BOX 1280	MORRISON	CO	80465-5280
B M C WEST CORPORATION C/O MARVIN F POER	PO BOX 52427	ATLANTA	GA	30355-0421