

Jean Latka  
*Chair*

Brandice Eslinger  
*Vice Chair*

Chris Kaufman  
*City Council Representative*

# PUEBLO

## Planning & Zoning Commission

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Weston Burrer

David Webb

Brian Lucas

Raymond Seybold

***REGULAR MEETING***  
City of Pueblo, Colorado  
Wednesday, March 12, 2014 – 3:30 p.m.  
City Council Chambers – 1 City Hall Place

### Minutes

#### MEETING CALLED TO ORDER

The meeting was called to order at 3:30 p.m. with Chairperson Jean Latka presiding.

***Commissioners Present:*** Weston Burrer (late), Brandice Eslinger, Chris Kaufman, Jean Latka, Brian Lucas, Ray Seybold, and David Webb.

***Staff Members Present:*** Steven Meier, Director of Planning; Paul Willumstad, Attorney for the Planning and Zoning Commission; Pepper Whittlef, Transportation Engineer; Mickey Beyer, Assistant Director of Public Works; and Kelly Grisham, Planner.

#### APPROVAL OF AGENDA

A Motion was made to approve the agenda by Commissioner Eslinger, seconded by Commissioner Lucas. **Motion passed 6-0 (Burrer absent).**

#### PUBLIC HEARINGS AND ACTION

1. **V-14-04 – Vacation:** Vacate a portion of a 16 foot wide alley in Block 20 and a portion of West 12<sup>th</sup> Street located within Block 20, Adee, Chamberlin and Wileys Subdivision.

#### BACKGROUND

Staff report given by Kelly Grisham.

To vacate a portion of a 16 foot wide alley in Block 20 and a portion of West 12<sup>th</sup> Street located within Block 20, Adee, Chamberlin and Wileys Subdivision

The City of Pueblo is preparing to construct a new bridge at West 11<sup>th</sup> Street. The new alignment of the bridge will eliminate the southern access to an existing parking lot owned by Bethlehem Square Apartments. In order to mitigate the loss of this access, the City will be providing an alternate driveway access from the north. Currently, the City of Pueblo owns a portion of lot 8 and all of lots 9 and 10, Block 20, Adee, Chamberlin and Wileys Subdivision and will be transferring these properties to the Bethlehem Square Apartments. Together, the lots plus the vacated alley and street will provide the necessary access to the

existing parking lot. An easement will be reserved in the vacated portion of West 12<sup>th</sup> Street for utilities.

### **RECOMMENDED ACTION**

Staff recommends that the Vacation be APPROVED.

### **HEARING**

**Mickey Beyer, City of Pueblo, 211 East D Street, Pueblo, CO** appeared and spoke in favor of the proposed application. The City of Pueblo is the applicant, no others spoke in favor of the application

No one spoke in opposition to the application.

Acting Latka closed the hearing and requested a motion.

### **COMMISSION ACTION**

A Motion was made by Council Person Kaufman to approve the proposed vacation, seconded by Commissioner Webb. **Motion passed 6-0. (Burrer absent).**

2. **MP-14-01 – Master Plan:** Three-Mile Annexation Boundary Map.

### **BACKGROUND**

Staff report given by Kelly Grisham.

The City is requesting review and approval of the 2014 City of Pueblo Three-Mile Annexation Boundary Map, as required by the Colorado Revised Statutes, §31-12-105.

The Colorado Revised Statutes, §31-12-105, state, “prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually.” The proposed City of Pueblo Three-Mile Annexation Boundary Map clearly defines a three-mile boundary around the current City limits in which annexations may occur. The Map also references the Pueblo Regional Development Plan and its attached maps, as amended August 25, 2008, for information regarding infrastructure, transportation, and municipal services as required by State Statutes.

The proposed City of Pueblo Three-Mile Annexation Boundary Map fulfills the annual requirement to adopt a plan for the orderly development of the City. Approval of this plan will facilitate annexations proposed for 2014.

### **RECOMMENDED ACTION**

Staff recommends the Planning and Zoning Commission make the necessary findings of fact to forward a recommendation to City Council that the City of Pueblo Three-Mile Annexation Boundary Map be **APPROVED**.

### **HEARING**

The City of Pueblo is the applicant. No others spoke in favor of the proposed action.

No one spoke in opposition to the proposed action.

Chairperson Latka closed the public hearing and requested a motion.

### **COMMISSION ACTION**

A Motion to approve the Three-Mile Annexation Boundary Map was made by Commissioner Lucas, seconded by Commission Webb. **Motion passed 6-0 (Burrer absent)**.

### **APPROVAL OF MINUTES**

A Motion was made by Commissioner Seybold to approve the Minutes of the February 12, 2014 Public Hearing, seconded by Commissioner Webb. **Motion passed 6-0 (Burrer absent)**.

*Commissioner Burrer arrived.*

### **OLD/NEW BUSINESS**

1. **Appoint two representatives to the Transportation Advisory Committee:** A Motion was made by Council Person Kaufman to nominate Commissioners Burrer and Seybold as the Planning and Zoning Commission representatives to the Transportation Advisory Committee, seconded by Commissioner Eslinger. **Motion passed 7-0.**

2. **Permitted Uses Discussion: Discussion only – no action taken.** This is a continuation of previous discussions held during the last two work sessions. Kelly Grisham led the discussion by reviewing questions and comments submitted by the Commissioners regarding proposed changes to the permitted uses.

### **SCHEDULE PUBLIC HEARING**

The Public Hearing for April will convene on April 9, 2014 at 3:30 p.m. in the City Council Chambers.

**SCHEDULE WORK SESSION**


The Work Session for March will convene on Wednesday, March 26, 2014 at 3:30 p.m. in the Planning Department Conference Room, 211 East D Street.


**ADJOURN**

There being no further business the Regular Meeting was adjourned at 4:50 p.m.

Respectfully submitted,

Attest:

  
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Jean Latka  
Chairperson

  
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Steven Meier  
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.