

Jean Latka
Chair

Brandice Eslinger
Vice Chair

Steve Nawrocki
City Council Representative



Planning & Zoning Commission

Chris Kaufman

David Webb

Brian Lucas

Raymond Seybold

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, September 10, 2014 – 3:30 p.m.

City Council Chambers – 1 City Hall Place

Minutes

Due to malfunctioning audio/visual equipment in the City Council Chambers, the meeting was not recorded.

MEETING CALLED TO ORDER

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

Commissioners Present: Brandice Eslinger, Chris Kaufman, Jean Latka, Brian Lucas, Ray Seybold, and David Webb.

Commissioners Absent: None.

Staff Members Present: Steven Meier, Director of Planning; Paul Willumstad, Attorney for the Planning and Zoning Commission; Pepper Whittlef, Transportation Engineer; Jerry Pacheco, Sr. Planner, and Kelly Grisham, Planner.

APPROVAL OF MINUTES

A Motion was made by Commissioner Webb to approve the Minutes of the August 13, 2014 Public Hearing, seconded by Commissioner Seybold. **Motion passed 6-0.**

OLD/NEW BUSINESS

1. **HPC-003-2014** - Local Landmark Nomination: 220 W. Orman Avenue - Dr. William T.H. and Lurena Baker Home.

BACKGROUND

The owner is requesting local landmark designation for their property known as the Dr. William T.H. and Lurena Baker Home.

The house is located in the Mesa Junction neighborhood near the Orman Adams mansion, an area where numerous high ranking steel mill managers, executives, real estate barons and related trades took up residence. The current property is unique in that it is related to the medical development of Pueblo and Colorado Fuel and Iron Plant operations. The property

has served as a residence since its construction in 1912 and has only had two sets of owners directly descended from three time Governor Alva Adams. The house is significant as a unique and well preserved two story transitional Prairie-Arts and Crafts-Mission architecture, all styles which were prevalent in Pueblo in 1912. The home is also significant because Dr. Baker was one of the founding physicians of Parkview Hospital now a Pueblo institution, as well as a founding member of the Pueblo clinic once located at 7th and Main Streets. Dr. Baker was a key figure in the medical development of Pueblo. The second owner, William Adams, was associated with the commercial development of Pueblo and directly descended from the famous Governor Alva Adams.

The home qualifies under landmark Criteria 1a) for representing the development of professionalization of the medical field in Pueblo through the work of Dr. Baker. The home also qualifies for nomination under criteria 2a and b as a great example of a transition Prairie/Craftsman/Mission residence since it still retains its character defining Prairie features such as a thin masonry construction, an open air carport, and low roofline.

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission forward a recommendation of **APPROVAL** to City Council for the local landmark nomination.

HEARING

No one appeared to testify in favor of or in opposition to the proposed nomination.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

A Motion was made by Commissioner Webb to recommend approval of the proposed landmark nomination, seconded by Commissioner Lucas. **Motion passed 6-0.**

2. **Permitted Uses Text Amendment** – Discussion item only, no action taken. Definitions, conditions, and use standards were reviewed.
3. **Retail Marijuana Home Cultivation** – Discussion item only, no action taken. Discussed possible locations and regulations for marijuana home cultivation.
4. **Accessory Structure Ordinance** – Discussion item only, no action taken. Discussed allowing greenhouses by Special Use Permit and variances for accessory structures.

SCHEDULE PUBLIC HEARING

The Public Hearing for October will convene on October 8, 2014 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

The Work Session for September will convene on Wednesday, September 24, 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.

Respectfully submitted,

Attest:

Jean Latka
Chairperson

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.