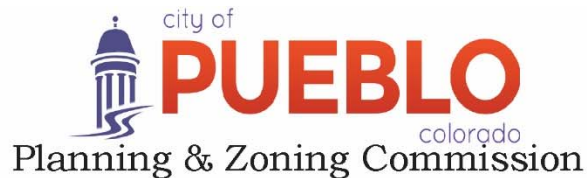


Brandice Eslinger  
Chair

Brian Lucas  
Vice Chair

Bob Schilling  
City Council Representative



Mike Castellucci

Jean Latka

Yvonne Lujan-Slak

David Webb

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**REGULAR MEETING**  
City of Pueblo, Colorado  
Wednesday, April 12, 2017 – 3:30 p.m.  
City Council Chambers – 1 City Hall Place

**Minutes**

**MEETING CALLED TO ORDER**

The meeting was called to order at 3:36 p.m. with Chairperson Brandice Eslinger presiding.

**Commissioners Present:** Bob Schilling, Brandice Eslinger, Brian Lucas, and Mike Castellucci

**Commissioners Absent:** Yvonne Lujan-Slak, David Webb and Jean Latka

**Staff Members Present:** Paul Willumstad, Attorney for the Planning and Zoning Commission; Steven Meier, Director of Planning and Community Development; Kelly Grisham, Senior Planner; Scott Hobson, Assistant City Manager for Community Investment.

**APPROVAL OF AGENDA**

A Motion was made by Commissioner Lucas to approve the agenda, seconded by Council Person Schilling.

**Motion passed 4-0 (Latka, Webb and Lujan-Slak absent).**

**PUBLIC HEARINGS AND ACTION**

- 1. Z-16-13 - Rezoning Airport West** Rezoning of approximately 1,312 acres from County A-1, to City A-1 (Agricultural-One District), generally located west of North 27<sup>th</sup> Lane, north and south of Pete Jimenez Boulevard.

**STAFF REVIEW AND FINDINGS:**

Staff report given by Scott Hobson.

The area is currently vacant undeveloped property zoned A-1 in Pueblo County, and the proposed annexation agreement identifies that the property will be requested to be placed in A-1 zone district within the City. The annexation agreement stipulates that the property can remain in an Agricultural One (A-1) for a period not to exceed 120 months from the date of the annexation is approved. However, no building or occupancy permit will be approved by the City or issued by the Pueblo Regional Building Department for any building or structure within any portion of the Property classified as A-1 zone district until after that portion of the Property is zoned in the land use

classification most nearly corresponding to the land use classification into which the Property has been classified or will in the reasonable future be classified under the Pueblo Regional Comprehensive Development Plan.

The petitioners will be required to prepare and submit to the Planning and Zoning Commission for approval a Master Development Plan contemporaneously with their application to zone the Property from an A-1 zone district into another zone district prior to subdivision of the property. A Master Development Plan shall be completed at minimum for the individual ownership parcels owned at the time of the annexation. The rezoning and subdivision on one ownership area shall not require the completion of Master Development Plans on other the annexed properties not affected by a proposed rezoning and subdivision. A map showing the various owners of the Property is attached as Exhibit C-1 of the Annexation Agreement. No action to zone the property within the City of Pueblo can be approved by City Council prior to the approval of an ordinance annexing the property into the City.

**RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED** with the following condition of approval:

1. The zoning map amendment shall not be placed on the City Council agenda until a revised rezoning exhibit and legal description in a word document is received and approved by the Land Use Administrator.

At the hearing staff noted that the condition of approval had been addressed prior to the hearing and requested the removal of the condition.

**HEARING**

**Jim Spaccamonti, 1592 Cliffdale Lane, Pueblo, CO**, the applicant, appeared and testified in favor of the application.

No one testified in opposition to the proposed application.

Chairperson Eslinger closed the hearing and requested a motion.

**COMMISSION ACTION**

A Motion to **APPROVE** the proposed rezoning was made by Council Person Schilling, seconded by Commissioner Lucas.

**Motion passed 4-0 (Latka, Webb and Lujan-Slak absent).**

2. **TA-17-02 – Text Amendment** An Ordinance amending 17-2-2 of Chapter 2 and 17-4-51 of Chapter 4 of Title XVII of the Pueblo Municipal Code relating to mobile food vendor uses.

*Staff recommends the application be continued to the April 26, 2017 Public Hearing.*

## **COMMISSION ACTION**

A Motion to **CONTINUE** the proposed application was made by Council Person Schilling, seconded by Commissioner Lucas.

**Motion passed 4-0 (Latka, Webb and Lujan-Slak absent).**

- 3. TA-17-03 – Text Amendment** An Ordinance amending Chapter 10 of Title XVII of the Pueblo Municipal Code relating to the creation of a master sign program.

## **BACKGROUND**

Staff report given by Kelly Grisham.

Currently, the zoning code provides specific standards for installation of signage, including height, number, and location allowed. This works for many the properties in the City, but does not always allow for multi-lot developments, multi-tenant properties and buildings to install signage that is fair and equitable. The Master Sign Program is proposed to allow for creative solutions to the signage problems that multi-tenant properties and buildings face, while also providing for consistency among the tenants.

Multi-tenant properties are currently allowed to install one (1) sign per street frontage that is immediately adjacent to their property. Often, the allowed locations are not adequate in effectively advertising the businesses.

In addition, multi-tenant buildings are allowed signage on only the portion of the building that contains the use. This is a significant problem for buildings where a portion of the building that houses a use that does not have adequate visibility from any public streets.

To participate in the Master Sign Program, the business owner establishes a cohesive signage plan that applies to the owner and all tenants within the development. The Master Sign Plan will address site-specific issues with the placement and design of signage while, reducing sign clutter.

## **RECOMMENDED ACTION**

Staff recommends the Planning and Zoning Commission forward a recommendation the requested Text Amendment be **APPROVED**.

## **HEARING**

No one testified in favor of the proposed application.

No one testified in opposition of the proposed application.

Chairperson Eslinger closed the hearing and requested a motion.

**COMMISSION ACTION**

A Motion to approve the proposed Text Amendment was made by Commissioner Lucas, seconded by Commissioner Castellucci.

**Motion passed 4-0 (Latka, Webb and Lujan-Slak absent).**

**APPROVAL OF MINUTES**

A Motion was made by Council Person Schilling to **APPROVE** the Minutes of the March 8, 2017 Public Hearing, seconded by Commissioner Castellucci.

**Motion passed 4-0 (Latka, Webb and Lujan-Slak absent).**

A Motion was made by Commissioner Castellucci to **APPROVE** the Minutes of the March 22, 2017 Public Meeting, seconded by Council Person Schilling.

**Motion passed 4-0 (Latka, Webb and Lujan-Slak absent).**

**OLD/NEW BUSINESS**

None

**ADJOURN**

There being no further business the Regular Meeting was adjourned at 4:01 p.m.

Respectfully submitted,

Attest:

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Brandice Eslinger  
Chairperson

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Steven Meier  
Executive Secretary