

Weston Burrer
Chair

Brian Lucas
Vice Chair

Jeff Falletta

PUEBLO 
Planning & Zoning Commission

Vera Ortegon

England Porter

Ralph Scaplo

Raymond Seybold

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, August 10, 2011 – 3:30 p.m.

City Council Chambers – 301 West B Street

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:34 p.m. with Chairperson Weston Burrer presiding.

Commissioners Present: Weston Burrer, Jeff Falletta, Brian Lucas, England Porter, Ralph Scaplo and Raymond Seybold.

Commissioners Absent: Vera Ortegon.

Staff Members Present: Jeff Bailey, P.E., Assistant City Manager for Development Services; Paul Willumstad, Attorney for the Planning and Zoning Commission; Pepper Whittlef, Traffic Engineer; and Kelly Grisham, Planner.

APPROVAL OF AGENDA

Motion was made by Commissioner Lucas to approve the agenda, seconded by Commissioner Porter. **Motion passed 6-0.**

PUBLIC HEARINGS AND ACTION

1. **S-11-06 – Subdivision:** County Justice Plaza Subdivision. Approximately 3.7 acres, located along 10th Street, between Grand Avenue and Court Street.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to resubdivide the one-lot, 3.68-acre property into three (3) lots generally located south of 10th Street, between Court Street and Grand Avenue. The purpose for the resubdivision is to allow for more flexible financial planning by Pueblo County. The property is currently the site of the Pueblo County Jail and dormitories and the County Judicial Building.

RECOMMENDED ACTION

Move that the requested Subdivision be **APPROVED** with the following noted:

Request for waiver from requirements: None.

Requests for Modifications to Requirements: None.

Plat Deficiencies: None

Condition of Approval: Address comments contained in memorandum from Pepper Whittlef, dated July 21, 2011.

HEARING

Daniel Kogovsek, Pueblo County Attorney, 215 West 10th Street, Pueblo, CO appeared and testified in favor of the application.

Stewart Mapes, Abel Consulting 102 S. Oneida Street, Pueblo, CO appeared and testified in favor of the application.

No one spoke in opposition to the application.

Chairperson Burrer closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Lucas to recommend approval of the application, seconded by Commissioner Scaplo, with the following condition:

Address comments contained in memorandum from Pepper Whittlef, dated July 21, 2011.

Motion passed 6-0.

2. **S-11-07 – Subdivision:** Pueblo City-County Health Department Subdivision. Approximately 2 acres, located at 101 West 9th Street.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to resubdivide the two-acre property into two (2) lots generally located at the northwest corner of Santa Fe Avenue and 9th Street. The purpose of the subdivision is to provide a development site for the existing Pueblo City/County Health Department. The Pueblo City/County Health Department was constructed in 2008 and was originally slated to be resubdivided at that time. The subdivision case, S-07-24, was approved by the Planning and Zoning Commission, as well as, City Council (Ordinance 7731) but was never recorded and has since expired.

RECOMMENDED ACTION

Move that the requested Subdivision be **APPROVED** with the following noted:

Request for waiver from requirements: None.

Requests for Modifications to Requirements: None.

Plat Deficiencies: None

Condition of Approval: Address comments contained in memorandum from Pepper Whittlef, dated July 21, 2011.

HEARING

Daniel Kogovsek, Pueblo County Attorney, 215 West 10th Street, Pueblo, CO appeared and testified in favor of the application.

Stewart Mapes, Abel Consulting 102 S. Oneida Street, Pueblo, CO appeared and testified in favor of the application.

No one spoke in opposition to the application.

Chairperson Burrer closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Porter to recommend approval of the application, seconded by Commissioner Scaplo, with the following condition:

Address comments contained in memorandum from Pepper Whittlef, dated July 21, 2011.

Motion passed 6-0.

APPROVAL OF MINUTES

Motion was made by Commissioner Seybold to approve the Minutes of the July 13, 2011 Public Hearing, seconded by Commissioner Porter. **Motion passed 6-0.**

OLD/NEW BUSINESS

1. Fearnoville Tower Comment letter – Staff recommends approval of the comment letter which will be forwarded to Pueblo County. The letter requests that approval of the proposed location of the cell tower be denied. Motion was made by Commissioner Porter to approve the comment letter, seconded by Commissioner Seybold. **Motion passed 6-0.**

2. Appoint Second Representative to the Citizen's Advisory Committee for PACOG – Motion was made by Commissioner Falletta to appoint Commissioner Porter to the Citizen's Advisory Committee for PACOG, seconded by Commissioner Lucas. **Motion passed 6-0.**

SCHEDULE PUBLIC HEARING

The Public Hearing for September will convene on Wednesday, September 14, 2011 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

The Work Session for August will convene on Thursday, August 18, 2011 at 5:00 p.m. in the Planning Conference Room, 211 East D. Street. Currently there are no agenda items for discussion at the Work Session. If no agenda items are received by Friday, August 12, 2011, the Work Session will be cancelled.

ADJOURN

There being no further business the Regular Meeting was adjourned at 4:11 p.m.

Respectfully submitted,

Attest:

Weston Burrer
Chairperson

Jerry M. Pacheco
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.