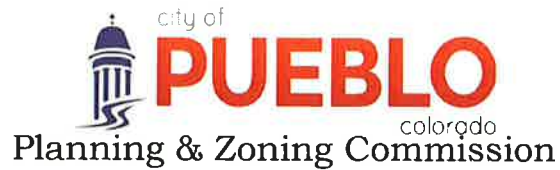


Mike Castellucci  
Chair  
  
Alex San Filippo-Rosser  
Vice Chair  
  
Bob Schilling  
City Council Representative



Patrick Avalos  
  
Alexandra Aznar  
  
Elizabeth Bailey  
  
Cheryl Spinuzzi

### ***MINUTES OF REGULAR MEETING***

City of Pueblo, Colorado  
Wednesday, December 9, 2020 – 3:30 p.m.  
The meeting and Public Hearing will be held via Zoom

#### **Join Zoom Meeting online:**

<https://pueblo.zoom.us/j/93519142144?pwd=c0pjMVgvK05JdllyQndqTHRJMTduUT09>

#### **Join Zoom Meeting by phone:**

+1 669 900 6833 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)

#### **Online and phone Meeting ID and Password:**

Meeting ID: 935 1914 2144  
Passcode: 428244

### **MEETING CALLED TO ORDER**

The meeting was called to order at 3:32 p.m. with Commissioner Castellucci presiding.  
*This meeting was held electronically via Zoom. All votes were recorded by roll call, to distinguish each speaker.*

**Commissioners Present:** Mike Castellucci, Patrick Avalos, Alex San-Filippo-Rosser, Cheryl Spinuzzi, Bob Schilling, Alexandra Aznar, and Lisa Bailey.

**Commissioners Absent:** None

**Staff Members Present:** Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner, Chelsea Stromberg, Planner and Joe Martellaro, Associate Engineer II.

### **APPROVAL OF AGENDA**

A Motion was made by Bailey to approve the agenda, Seconded by Avalos.

**Motion passed 7-0.**

### **PUBLIC HEARINGS AND ACTION**

#### **Regular Agenda**

**1. SNC-20-02 Street Name Change Long Street to Bandera Parkway.**

The City is requesting to change the street name of Long Street to Bandera Parkway according to the City of Pueblo's 2040 Long Range Transportation Plan and the Pueblo City-County Addressing Standards-May 2010.

**STAFF REVIEW AND FINDINGS:**

Staff report given by Principal Planner, Beritt Odom.

The City proposes to change the name of Long Street to Bandera Parkway beginning at the northern terminus of the Regency Crest Subdivision and continuing north to Thatcher Avenue. Bandera Parkway was established with the El Camino 4<sup>th</sup> Subdivision in 1977 and was later identified as connecting to Long Street in the approved 2004 Regency Crest Master Development Plan. It appears that at its initial inception Bandera Parkway was not projected to serve as a minor arterial roadway connecting the southwestern portion of the City to the central portion of the City. Bandera Parkway was extended with the El Camino, Pueblo Del Sol, Ventana, Regency Ridge and Regency Crest residential developments. Now that development has progressed to the north, the physical connection between Long Street and Bandera Parkway is imminent within the next couple of years. Bandera Parkway, once built out, will be a much longer street than Long Street; therefore, the City is proposing to change the name of Long Street to Bandera Parkway to comply with the Pueblo Area Council Governments 2040 Long Range Transportation Plan. The 2035 and 2040 Long Range Transportation plans, developed by the Pueblo Area Council of Governments, identifies Bandera Parkway as an important roadway linking the southern and central portions of the City. Additionally, one street having two separate names poses challenges for first responders, changing the name of Long Street to Bandera Parkway will improve public safety.

**RECOMMENDED ACTION:**

Staff recommends that the Street Name Change be APPROVED.

**HEARING:**

No one testified in opposition of the application.

Commissioner Castellucci closed the hearing and requested a motion.

**COMMISSION ACTION:**

A Motion to forward a recommendation to City Council that the Street Name Change Long Street to Bandera Parkway be APPROVED, was made by Shilling, seconded by Bailey:

**Motion passed 7-0.**

**2. S-20-04 Subdivision Minnequa Industrial Park Filing NO 5.**

PEDCO Foundation is requesting to re-subdivide Lot 3, Minnequa Industrial Park, Filing No. 4, into five I-3, Heavy Industrial Zone District lots.

**STAFF REVIEW AND FINDINGS:**

Staff report given by Principal Planner, Beritt Odom.

Pueblo Economic Development Corporation owns the I-3 Zoned, 26.67-acre Lot 3, Minnequa Industrial Park, Filing No. 4 that is located east of I-25 and south of the current Grady's Food Service and Supply and FedEx Ground Trucking operations. Lot 3 was subdivided in 2013 and was reserved for future development. PEDCO is requesting to subdivide the lot into five industrial zoned lots. All five lots are over four acres and front I-25. Lot 2 is the largest lot at 6.25 acres and is a flag lot that sits east of Lot 1 with a 50-foot extension to I-25 providing the required lot width and frontage to meet all applicable subdivision regulations. The purpose of the subdivision is to facilitate industrial development within the St. Charles Industrial Park.

Sec. 17-4-1 through 6 of the Pueblo Municipal Code (PMC) concerning zone district regulations; Sec. 12-4-6(b)(1) through (3) concerning the necessary information and supporting documents to be submitted for review and required drawing to be recorded; and Sec. 12-4-7 concerning the minimum standards for all subdivisions. The proposed subdivision conforms with the applicable Municipal Codes.

**RECOMMENDED ACTION:**

**RECOMMENDED MOTION:** The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be **APPROVED** with the following noted:

**Request for waiver from requirements:**

1. Waiver of the Traffic Impact Study (Memo from Joe Gagliano, Gagliano Engineering, October 5, 2020). *The Subdivision Review Committee has no objection to waiving the Traffic Impact Study. The Colorado Department of Transportation (CDOT) did not provide comment on the subdivision submittal.*
2. Waiver to allow the 13.2 KV overhead primary electrical lines to remain. "These lines are built onto the same support poles as the 69KV transmission line. Any new electrical primary or secondary feeds less than 30KV will be accomplished underground" (Memo from Joe Gagliano, Gagliano Engineering, October 5, 2020). *The Subdivision Review Committee has no objection to the waiver request. The existing 13.2KV overhead primary electrical lines are built onto the same support poles as a 69KV transmission line so undergrounding the 13.2KV*

	<p><i>line will be unnecessary given the fact the power poles will have to remain for the transmission line</i></p> <p>3. Waiver request to defer the roadway and utility design of the dedicated Bentley Drive right-of-way as shown on the Plat of Minnequa Industrial Park, 5<sup>th</sup> Filing, until a building permit that would be adjacent to all or a portion of Bentley Drive or at such time the construction of Bentley Drive eastward is deemed necessary by the City. <i>The Subdivision Review Committee has no objection to the waiver request.</i></p>
<b>Requests for Modifications to Requirements:</b>	None
<b>Conditions of Approval:</b>	None

**HEARING:**

**Margaret McGaillard (PEDCO), 301 N Main Street Pueblo, CO;** appeared and testified in favor of the application. PEDCO would like to just subdivide all the remaining lots all at once instead of one by one. To speed up the process and get the lots available for future owners.

Commissioner Schilling stated that the city would not get any sales tax from development in the Airport Industrial Park, because it is located in the County, but the City receives revenue from development in the St. Charles Industrial Park.

Commissioner Spinuzzi questioned if Bentley Drive existed yet? What is to the east of that street and will they require access for their property? Director of Planning Mr. Hobson answered by saying the land to the east is owned by CFI. Bentley Drive will provide connection to a private right of way set aside by CFI for Comanche.

No one testified in opposition of the application.

**COMMISSION ACTION:**

A Motion to forward a recommendation to City Council that the Subdivision Minnequa Industrial Park, be **APPROVED with Modifications**, was made by Schilling, seconded by Bailey.

**Motion passed 7-0.**

**APPROVAL OF MINUTES:**

A Motion was made by Commissioner Bailey to **APPROVE** the Minutes of the November 11, 2020 Public Hearing, Seconded by Commissioner Avalos:

**Motion passed 7-0.**

**OLD/NEW BUSINESS**

Commissioner Spinuzzi gave the following updates from the Transportation Advisory Committee (TAC):

At the next meeting they will finalize the locations of the Union Depot platforms. Union Streetscape will create two (2) lanes, widen the sidewalks, and put in the bike lanes. With this, all deliveries will need to be made in the alleys. Right now, delivery trucks use the center lane to park the trucks. The 1A project for Main street will use Main Street for the thoroughfare and Union Street will be more of the walking district. The Boat House will be completed in 2021, everything has been finalized and moving forward. They discussed if there might be extra money for planning and if so, how much. The SRDA received contribution from the CARES ACT as well.

Acting Director for Department of Planning and Community Development, Mr. Hobson, stated that this Friday December 11, 2020 they will be holding interviews, two (2) people at a time to help with the Comprehensive Plan. The Mayor will also be meeting with Commissioner Castellucci. The Planning and Zoning Commission is already involved with the Comprehensive Plan. Once the Comprehensive Plan is finished, the city plans on redoing the current land use code. It needs to be brought up to the standards of today and comply with the standards of the Regional Code. When we have a final format, we will make a presentation of the Comprehensive Plan for The Streetscape Committee by the February meeting.

Scott Hobson stated it can be a 3year process for Comprehensive Plan to be completed, then city will immediately start a redo of city's land use code to comply. This hasn't been done since 1968.

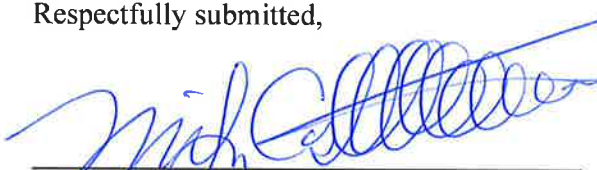
There will be no work session this month.


**ADJOURN**

There being no further business the Regular Meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Attest:

  
\_\_\_\_\_  
Mike Castellucci  
Chairperson

  
\_\_\_\_\_  
Scott Hobson  
Executive Secretary