

Weston Burrer
Chair

Brian Lucas
Vice Chair

Jeff Falletta



Planning & Zoning Commission

Chris Kaufman

Brandice Eslinger

Jean Latka

Raymond Seybold

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, November 14, 2012 – 3:30 p.m.

City Council Chambers – 301 West B Street

Minutes

MEETING CALLED TO ORDER

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

Commissioners Present: Weston Burrer, Brandice Eslinger, Jeff Falletta, Brian Lucas, and Raymond Seybold.

Commissioners Absent: Chris Kaufman and Jean Latka.

Staff Members Present: Julie Ann Woods, Director of Planning; Jeff Bailey, P.E., Assistant City Manager for Development Services; and Paul Willumstad, Attorney for the Planning and Zoning Commission.

APPROVAL OF AGENDA

Motion was made by Commissioner Lucas to approve the agenda, seconded by Commissioner Seybold. **Motion passed 5-0.**

PUBLIC HEARINGS AND ACTION

Agenda items V-12-02, Z-12-06, S-12-04, and DPR-12-01 were continued to the December 12, 2012 Public Hearing.

APPROVAL OF MINUTES

Motion was made to approve the Minutes of the October 10, 2012 Public Hearing by Commissioner Seybold, seconded by Commissioner Lucas. **Motion passed 5-0.**

OLD/NEW BUSINESS

- 1. All-inclusive update of “Pueblo’s Comprehensive Plan, July 25, 2002” Metro Area Plan Update.**

BACKGROUND

Staff report given by Julie Ann Woods.

A core group that consists of representatives from the Health Department, CDOT, County Planning, Pueblo West, and City Planning has been meeting regularly to discuss an all-inclusive update to the Pueblo Comprehensive Plan. Under the City Charter, the Planning and Zoning Commission has the authority to initiate any Comprehensive Plan updates and City Council has the final authority for approving the Master Plan of the City. The City Charter also outlines the items that should be included in the Master Plan for the community. These items include parks, streets, grounds and spaces, public facilities, utilities, slum removal, etc. Generally the Project goals are to provide good background information to the community, to involve as many citizens as possible, and to outreach to people that wouldn't normally be involved in the process. The hope is to solicit as much information from the public as possible to get good feedback and make sure that the planning process is available to people who want to be engaged in the process. The Plan focus is community health and the built environment. During the process we will be conducting surveys, having working groups utilizing our established groups, conducting a series of public meetings, and utilizing social media to get the word out about events and meetings. A new website is being created where the public can go to get information about meetings, learn about topics to blog or discuss, sign up for meeting notifications, and receive copies of plans, etc. The process will take approximately two years to complete.

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission review the attached Civic Engagement Plan, and if in agreement with the proposal, to recommend to City Council that the Comprehensive Plan Update be initiated by Staff.

COMMISSION ACTION

Motion was made by Commissioner Lucas to recommend to City Council that the Comprehensive Plan Update be initiated, seconded by Commissioner Eslinger. **Motion passed 5-0 (Kaufman and Latka absent).**

2. **HPC-15-2012 Northside Historic District Phase II:** Generally Located from 19th Street to 20th Street and from West Street to Main Street.

BACKGROUND

Staff report given by Julie Ann Woods.

The applicant provided documentation to demonstrate that the North Side Historic District, Phase II neighborhood dates from 1871 to 1971 with a period of significance from 1871 to 1955. The application and recommendations were based a 2008 architectural/historic survey by Historitecture, LLC that found that of the 84 homes in the study area, 77 were eligible for a National Register Historic District. The consultant recommended the City create a historic district and continue surveying to the north of 20th Street.

The Pueblo Historic Preservation Commission (PHPC) voted 5-0 to approve the application at its November 8, 2012 meeting. Three people testified in favor of the application and no one testified in opposition. The PHPC voted to approve the application based on the findings that the proposed historic district met designation criteria A. and B. The district meets criteria A since it

has *special historic character or importance* and was the home of Pueblo's professional and entrepreneurial elite from 1872-1955. The PHPC also found that the district meets criteria B since it has *special architectural or aesthetic importance* as it represents almost every Colorado architectural style during the period of significance from Victorian, through Bungalow, to Mid Century design.

The PHPC staff report found the designation meets the guidelines of Pueblo's Comprehensive Plan since it is located in an Urban Residential Land Use area which aims on "*maintaining the existing housing stock and in-fill development*". The proposed Historic District will preserve one of the original areas of the City and help maintain a historic development pattern including the original size and massing of homes. The District will still allow additions, case by case in-fill, and 20% tax credit incentives for residential rehabilitation and maintenance.

RECOMMENDED ACTION

Staff recommends that the HPCs recommendation of approval be forwarded to City Council to designate the North Side Historic District, Phase II a local historic district based on staff conditions, subject to all the benefits and obligations therein.

COMMISSION ACTION

Motion was made by Commissioner Lucas to approve the expansion of the Historic District, seconded by Commissioner Eslinger. **Motion failed 2-3 (Eslinger, Falletta, and Seybold dissenting; Kaufman, Latka absent).**

3. **Approval of Amended Minutes of the September 12, 2012 Public Hearing.** PZV-12-01 Planning and Zoning Variance – Fed Ex Facility.

The Minutes were revised to correct Request 12 which stated, "Motion to approve as proposed by staff ..." to "Motion to approve as proposed by applicant plus three additional trees to be located at the southwest corner and three at the wingwall by Council Person Kaufman, seconded by Commissioner Eslinger."

Motion was made to approve the Minutes of the September 12, 2012 Public Hearing, as amended, by Commissioner Seybold, seconded by Commissioner Falletta. **Motion passed 5-0.**

SCHEDULE PUBLIC HEARING

The Public Hearing for December will convene on Wednesday, December 12, 2012 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

The Work Session for November will convene on Wednesday, November 29, 2012 at 5:00 p.m. in the Planning Conference Room, 211 East D Street.

OTHER OLD/NEW BUSINESS

1. **United Way Donations.** The Commissioners received their United Way information for 2013.
2. **Angel Tree.** Jeff Bailey advised the Commissioners that the Planning Department is again working with the Salvation Army on the Angel Tree Project to help provide Christmas gifts for Pueblo's children. He explained that if anyone is interested in participating to contact Kelly Grisham.

ADJOURN

There being no further business the Regular Meeting was adjourned at 5:05 p.m.

Respectfully submitted,

Attest:

Weston Burrer
Chairperson

Jeff M. Bailey, P.E.
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.