

Jean Latka
Chair

Brandice Eslinger
Vice Chair

Chris Kaufman
City Council Representative

PUEBLO

Planning & Zoning Commission

Weston Burrer

David Webb

Brian Lucas

Raymond Seybold

REGULAR MEETING
City of Pueblo, Colorado
Wednesday, November 13, 2013 – 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 Jean Latka presiding.

Commissioners Present: Weston Burrer (late), Brandice Eslinger, Jean Latka, Chris Kaufman, Ray Seybold, and David Webb.

Commissioners Absent: Brian Lucas.

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

APPROVAL OF AGENDA

Motion was made by Commissioner Eslinger to approve the agenda, seconded by Commissioner Seybold. **Motion passed 5-0 (Burrer and Lucas absent).**

Commissioner Burrer arrived.

PUBLIC HEARINGS AND ACTION

Commissioner Seybold recused himself from this agenda item.

1. **V-13-06 - Vacation:** Erie Avenue Street Vacation, between 6th and 7th Streets.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is proposing to vacate Erie Avenue between 6th and 7th Streets to facilitate construction of a skate park and to expand the existing park as part of the Fountain Creek Watershed Trails and Recreation Projects, Access, and Activity Area. Access will still be available to the residential homes that are located along 6th and 7th Streets from Erie Avenue.

RECOMMENDED ACTION

Staff recommends that the Vacation be **APPROVED** with the following conditions:

1. If the water line located in Erie Avenue is not relocated, provide an easement over the existing waterline.
2. Ensure continued access to existing fire hydrants and continued review of new project plans for additional fire hydrants and access.

HEARING

Beritt Odom, Sr. Planner, City of Pueblo Planning Department, 211 East D Street, Pueblo, CO appeared and spoke in favor of the proposed vacation.

Ed Fisher, Edward-James Surveying, 4732 Eagleridge Circle, Pueblo, CO appeared and spoke in favor of the proposed vacation.

Ray Seybold, 601 East 8th Street, Pueblo, CO appeared and spoke in opposition to the proposed vacation.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Council Person Kaufman to approve the proposed vacation, seconded by Commissioner Webb with the following conditions:

1. If the water line located in Erie Avenue is not relocated, provide an easement over the existing waterline.
2. Ensure continued access to existing fire hydrants and continued review of new project plans for additional fire hydrants and access.

Motion passed 5-0-1 (Lucas absent, Seybold abstained).

Commissioner Seybold returned to the meeting.

2. **TA-13-06 – Text Amendment:** An Ordinance Amending Section 17-2-1 of Chapter 2 of Title XVII of the PMC Relating to the Definition of Residence, Multi-Family.

BACKGROUND

Staff report given by Jeff Bailey.

In November 2002 at a Planning and Zoning Commission Work Session, an Ordinance was drafted that included the definition of *Residence, Multi-family* as being a detached residential building containing four (4) or more dwelling units. City Council passed the Ordinance (No.

6966) in April 2003. The definition that was contained in the approved Ordinance defined *Residence, Multi-family* as a detached residential building containing four (4) dwelling units. The approved Ordinance differed from the draft Ordinance in that the or more was omitted from the final Ordinance. It appears through studying the Minutes and memorandums that were produced that the omission was due to an error rather than due to an official action or request that it be removed. It has been past practice and the interpretation of the Administrative Official that *Residence, multi-family* is four or more families. This Ordinance will amend the language contained in the Pueblo Municipal Code by adding or more to the definition of *Residence, multi-family*.

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission forward a recommendation of **APPROVAL** of the proposed text amendment to City Council.

HEARING

The City of Pueblo is the applicant. No one else spoke in favor of the proposed application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Eslinger to approve the proposed text amendment, seconded by Commissioner Seybold. **Motion passed 6-0 (Lucas absent).**

3. **TA-13-07 – Text Amendment:** An Ordinance Amending Chapter 8 of Title XVII of the PMC Relating to PUD Minimum Size.

Motion was made by Commissioner Eslinger to continue this agenda item to the December 11, 2013 Public Hearing, seconded by Commissioner Webb. **Motion passed 6-0 (Lucas absent).**

APPROVAL OF MINUTES

Motion was made by Commissioner Eslinger to approve the Minutes of the October 9, 2013 Public Hearing, seconded by Commissioner Webb. **Motion passed 6-0 (Lucas absent).**

SCHEDULE PUBLIC HEARING

The Special Public Hearing for November will convene on November 20, 2013 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

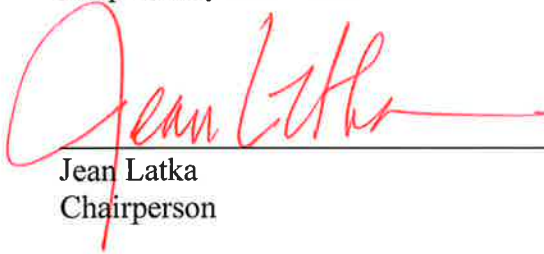
The Work Session for December will convene on Wednesday, December 18, 2013 at 3:30 p.m. at a location to be determined.

ADJOURN


There being no further business the Regular Meeting was adjourned at 4:18 p.m.

Respectfully submitted,

Attest:



Jean Latka
Chairperson



Jeff M. Bailey, P.E.
Executive Secretary

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