

**RECORD OF PROCEEDINGS
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 19, 2022
COMMISSIONERS' CHAMBERS AT PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET, PUEBLO, COLORADO
WORK SESSION**

ROLL CALL AND DECLARATION OF QUORUM

Commissioners Present: Richard Arko, Tari Colletti, Judy Leonard, Brad Lisac, Michael Schuster, Stephen Varela, and John Wark.

Commissioners Absent: Elizabeth Gladney and Kiera Hatton.

Staff Present: Carmen Howard, Director; Gail L. Wallingford-Ingo, Deputy Director; Rachel Gaffney, Special Projects Planner; Emma Strong, Planner II; Meric Peters, Planner I; Terrence Birch, Assistant Planner; and Monica Grosso, Office Support Services IV.

Others Present: Marci Day, Assistant Pueblo County Attorney; and Dominga Jimenez-Garcia, General Services Engineer, Pueblo County Engineering and Public Works Department.

Chair Leonard called the Pueblo County Planning Commission work session to order at 6:38 p.m.

The following roll call attendance was taken:

Mr. Arko--present.
Ms. Colletti--present.
Ms. Gladney--absent
Ms. Hatton--absent.
Mr. Lisac--present.
Mr. Schuster--present.
Mr. Varela--present.
Mr. Wark--present.
Chair Leonard--present.

Chair Leonard stated there was a quorum.

Chair Leonard stated the purpose of the work session was to provide the Pueblo County Planning Commission with an opportunity to work through any questions or issues relating to the Pueblo Regional Comprehensive Plan.

DIRECTOR'S REPORT

Ms. Howard introduced Ms. Darcie White with Clarion Associates. Ms. White gave an overview of the current status of the Comprehensive Plan.

Mr. Lisac stated he thought the Comprehensive Plan was very well put together and was easy to read. He thought it explained what Pueblo wanted while also protecting it and allowing for growth expansion. He thought they had done a great job.

Chair Leonard agreed with Mr. Lisac. She liked the comment portion of the Plan, what was asked, and what the people thought. She thought it came out very well.

Mr. Schuster stated he thought they had done a very good job and liked the fact they got a lot of community input. He thought that was a very important aspect.

Ms. Howard questioned if Mr. Arko or Ms. Colletti had any questions on the Comprehensive Plan. She knew they were asked to absorb a lot of information in a short amount of time. Mr. Arko replied he did not have any questions and agreed with the other members of the Planning Commission. He thought it was an excellent document that was easy to read. It addressed so many things that he had been thinking and he thought the people of Pueblo had been thinking as well. He thought it addressed so many issues and it was excellent. Ms. Howard stated it was a guide to development for the next one to two decades. It was not regulations or the County Code; however, it was the guide. It was the first place they would go when they were looking at how the region would develop and where it would develop. The document provided information relating to the infrastructure that was available and other fiscal issues.

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Ms. Howard asked that Ms. White provide a brief overview for the benefit of the new Planning Commission members. Ms. White stated there were some big changes in this Comprehensive Plan versus what they had in the Comprehensive Plan from 2002. The old Plan was dated at this point and reflected a different type of Comprehensive Plan. Plans had evolved a lot over the last 20 years, and she thought the Planning Commission would see there was a lot more detail in the new Plan in terms of policy direction. If there were questions that came up as the Planning Commission was reviewing projects about what the policy was, such as natural resources, or housing, they should be able to find guidance on those and most other issues that came before them. The document had a lot more detail than the current Plan. From a Planning Commission standpoint, they had a lot more guidance with the new document on individual land use categories in addition to where growth was going to go and what the details were behind it. A desire for more guidance was something that Clarion Associates were told by staff they had wanted as far as what happened in unincorporated areas of the County in different land use categories. As the Planning Commission was reviewing the application, they would have more direction to go on, in terms of, if the case was consistent with the County's vision or not. They could use the context in the Plan as they reviewed applications. Ms. White questioned if there were any particular things Ms. Howard wanted her to touch on. Ms. Howard replied she was just looking for her to give the Planning Commission an idea of what the Plan's purpose was and how it played into the regulations that would be coming before them in the following year. There was a natural progression after a new comprehensive plan. The next step was to update the regulations to support the Plan so that the two documents worked hand-in-hand. That was the progression that would be coming to the Planning Commission.

Ms. Day stated there were a few things she wanted to point out to the Planning Commission. She knew that everyone appreciated the monumental effort that went into getting the Plan prepared. She wanted to remind them that this was a statutory duty of the Planning Commission. It was one of the few areas that the Planning Commission was the final decision-maker on, so it was a big deal for them to take a hard look at this Plan. It was going to guide Pueblo County's development for the next 20 years. It was the foundation for all other land use decisions in the County. It was the core purpose for a county's planning commission. It was the only statutory duty they had, and it was one of the few areas that they were the final decision-makers. Staff would take the Plan to the Board of County Commissioners to be ratified but the decision was on the shoulders of the Planning Commission. She appreciated the time that everyone had taken in looking at the Plan, digesting it, and asking questions at the previous work sessions. She hoped that everyone was satisfied with all the information they had been given and felt comfortable moving forward at their meeting the following week.

Mr. Lisac questioned if they had received any additional public comment. Ms. White replied they had the draft Plan available for comment in the Fall 2021. She believed that comment period had closed on December 9, 2021. They had incorporated, into the appendix section of the adoption draft, any new comments that were received on that draft. The adoption draft reflected any changes that were made in response to those comments. One example was they had updated the data relating to some of the sensitive agricultural areas. There were other minor changes here and there. There was nothing radical that came out of the public comments. They did receive around 50 comments that had come in regarding the last draft before the one they had before them.

ADJOURNMENT

There being no further business, Chair Leonard called for a motion to adjourn the January 19, 2022 work session.

Mr. Schuster moved to adjourn the January 19, 2022 work session. Mr. Wark seconded the motion. The motion carried unanimously.

Chair Leonard adjourned the meeting at 6:49 p.m.

Respectfully submitted,



Carmen Howard, Director
Department of Planning and Development

MMG