



## **Outreach Summary: Module 1 Zone Districts and Uses**

### **October 2023**

#### **Introduction**

A draft of Module 1: Zone Districts and Uses was released in late September 2023. Both in-person and online input opportunities were provided to present an overview of Module 1 and seek input on the draft.

- **Elected and appointed official updates.** Project team members provided an update to the Pueblo West Metropolitan District Board of Directors and the Board of County Commissioners on October 9 and 10, 2023, and an update to the Pueblo County Planning Commission on October 19, 2023.
- **Roundtable meetings.** Three roundtable discussions were held on October 18 and 19, 2023, one specific to housing and business interests, and two area-specific meetings, one in Pueblo West and one in Colorado City.
- **Online Review and Input.** An opportunity for online review and commenting (via Konveio) was provided on the project website for approximately five weeks.

Approximately 60 people participated in the in-person meetings and eight additional people provided written feedback online.

#### **Key Takeaways**

Feedback related to the Module 1 draft and the UDC project as a whole, are summarized below.

#### **Zone Districts**

- Concern around and clarification needed about the conversion of current A-3 and A-4 zone districts into the Rural Residential (RR) zone district. Specifically, participants sought clarification regarding agricultural allowances (to ensure they would not be lost in the conversion to RR) and minimum lot sizes.
- Concern about preserving agricultural land generally

- Concern about the scattered distribution of business districts and the need for centrally located businesses

### **Uses**

- Need to define and clarify allowances for tiny homes in light of recent legislation and forthcoming regulations
  - Manufactured home
  - Mobile home
  - Modular home
  - Tiny home
- Need for standards that protect wildlife habitat from solar and wind energy projects
- Need for clarification regarding the time limitations for primitive camping in RVs and the ability to extend that time limitation
- Need for accessory residential storage standards (in addition to accessory commercial storage)
- Clarify the definition of an accessory building and to what extent accessory structures must comply with UDC standards
- Concern about the compatibility of the design of certain manufactured housing (e.g., shipping container homes and single-wide mobile homes), particularly in Colorado City
- Concern about vacant buildings or land that requires environmental remediation after impactful uses close (e.g., marijuana businesses)
- Clarification about the relationship between private covenants and the UDC

### **Development Standards**

- Interest in protecting open space and requiring open space during the subdivision design process (related to Pueblo West parks planning)
- Concern about bicycle trails affect on the street network (Colorado City)
- Desire for flexibility across development standards generally
- Need to review and clarify lighting requirements; one individual expressed ongoing concern about enforcement

### **UDC Process**

- Difficult to attend meetings during the day
- Consider hosting meetings in both Beulah and Rye
- Need better advertising for events on non-digital platforms (e.g., KKTU or KRO)
- Clarification about the process of getting the new UDC approved

Outreach Summary: Module 1 Zone Districts and Uses  
October 2023

**Other**

- Concern about enforcement of outdoor lighting standards
- Concern about the impact of low-cost housing on residential property value and neighborhood safety
- Concern about Agenda 21 and 15-minute cities