

WORK SESSION AGENDA
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 17, 2021
VIRTUAL WORK SESSION, 5:00 P.M.

1. Call to Order and Roll Call.
2. Director's Update:
 - A. The purpose of this work session is to provide the Pueblo County Planning Commission with an opportunity to work through any questions or issues relating to a Pueblo County Code Text Amendment (TA No. 2021-001). This text amendment is the result of a working group of stakeholders put together by the BOCC to work on recommendations for impacts to residential properties from outdoor cultivations (and some Code clean up as well). The workings of the group can be found at the following link: <https://county.pueblo.org/liquor-and-marijuana/marijuana-regulatory-working-group>. See Item b) 1) on tonight's regular agenda for the link to the proposed Code amendment.
3. Adjournment. *(Note: This is a work session for discussion purposes only. Official action on Text Amendment No. 2021-001 will be taken under Regular Agenda Item b) 1).*

REGULAR AGENDA
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 17, 2021
VIRTUAL MEETING, 5:30 P.M.

NOTICE REGARDING COVID-19 (Novel Coronavirus): The Board of County Commissioners implemented temporary operational directives on November 14, 2020 to limit public access to County-owned facilities. Beginning on December 16, 2020, the Pueblo County Planning Commission's meetings will be held virtually. The meetings will still be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>, noting public comments will not be accepted from the Facebook page. Public testimony will only be accepted in writing. Any public testimony in support of or in opposition to an application, when applicable, must be submitted by e-mail to planning@pueblocounty.us no later than 5:00 p.m., Monday, February 15, 2021.

(Notice to Readers: This agenda is for informational purposes only and is subject to change. Please be advised that this meeting is streaming live over social media. Accommodations for individuals with sight or hearing impairment may be made by contacting Patsy Cresswell at 583-0500 or TDD at 583-6550.)

(The Record: The Planning Department staff memorandum and the application submitted by the applicant for each agenda item and any supplemental information distributed by staff at the meeting are automatically incorporated as part of the Record unless specific objections are raised and sustained at the public hearing. Any additional materials used by the applicant or others in support of or in opposition to a particular agenda item may, at the discretion of the person or entity using the materials, be submitted for inclusion in the Record. Such materials for which a request for inclusion in the Record is made shall, at the discretion of the

administrative body, be made a part of the Record. Note: Any materials including documents and/or instruments submitted for inclusion in the Record and admitted by the administrative body must be left with the Clerk.)

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of February 17, 2021 Meeting.
3. Approval of January 20, 2021 Minutes.
4. Chairperson's Report.
5. Director's Report:

(a) Acceptance of Map Amendments and Planned Unit Developments:

- **Map Amendment No. 2021-001**, Louis M. and Laurie J. Fesmire (Owners/Applicants), request a map amendment to rezone a 25.291-acre parcel (Parcel C, Subdivision Variance No. 450) from an A-2, Agricultural (minimum 5 acre) Zone District to an A-1, Agricultural (minimum 35 acre) Zone District, as well as an 8.25± acre portion of a 47.950± acre parcel of land (Parcel A, Subdivision Variance No. 450) from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District.

(b) Correspondence.

(c) Continuances

(d) Withdrawals.

(e) Board of County Commissioners' Action. (Information only. No formal action required.)

(f) Administrative Reviews:

- **Special Use Permit No. 577 Amended** (also known as Special Use Permit No. 1985-043 Amended), Broadacre Landfill, Inc., Waste Connections of Colorado, Inc. This is an administrative review of an amended special use permit, which allows a solid waste disposal facility in an A-1, Agricultural (minimum 35 acre) Zone District. The landfill consists of 283± acres with the special use permit area containing approximately 405 acres. The property is located at 4025 Doyle Road, which is north and westerly of the intersection of Doyle Road and Bush Road.



- **Special Use Permit No. 2004-004 Amended**, Pete Lien & Sons, Inc. (Owner/Applicant). This is an administrative review of a special use permit, which allows the extraction and processing of sand and gravel on 364± acres of a parcel containing 467 acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The Amendment, approved in 2011, allows the post-mining use to include developed water storage. The site is located south of Highway 96 East/Highway 50 East, east and adjacent to Nyberg Road, and north of the Arkansas River. The gravel pit is known as the St. Barbara Sand and Gravel Mine.



- **Special Use Permit No. 2017-011**, Michael Stowe, KOA Kampground (Applicant), STOWECO, LLC (Owner), T.L. Printz Construction, c/o Thomas L. Printz (Representative). This is an administrative review of a special use permit allowing the expansion of the existing KOA Recreational Vehicle Park and Campground in an R-6, Multiple Residential and Commercial Zone District. The property contains 20± acres and is located on the west side of the Interstate 25 frontage road, north of the Purcell Boulevard exit off Interstate 25 in Northern Pueblo County.



- **Special Use Permit No. 2018-016**, Linda Wright (Applicant), Jason and Linda Wright (Owners), 651 West Calle de Caballos. This is an administrative review of a special use permit allowing a Child Care Home (Large) in an A-3, Agricultural (minimum 1 acre) Zone District. The 2.60± acre property is located approximately 872 feet southeast of its intersection with South McCulloch Boulevard on the north side of West Calle de Caballos in Pueblo West.



- **Special Use Permit No. 2019-009**, Pueblo West Metropolitan District (Owner/Applicant). This is an administrative review of a special use permit allowing a *Public Utility* pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.120, *Supplementary Regulations*, specifically Section 130C. (*Special Utility Facility*) of the Pueblo County Code for the installation and operation of a standalone water meter reading device with an overall height of forty-five (45) feet on a 324-square foot fenced area of Lot 7, Block 3, Tract 317, Pueblo West. The device consists of a 41-foot high wood pole with solar panels mounted to the bottom face and an approximate 4-foot high antenna mounted to the top of the pole.



6. Statement of Hearing Procedures by Chairperson.

7. Hearing of Cases.

a) **CONSENT ITEMS:**

The **Consent Agenda** contains items for which staff is recommending approval and as of the publication of the agenda, there was no known opposition and the applicants are in agreement with staff's recommended conditions of approval. Staff will present the **Consent Agenda** in a summary format. If any member of the Commission or a member of the audience wants to remove an item from the **Consent Agenda** to facilitate an individual, full public hearing regarding that item, they must request the item be removed from the **Consent Agenda** following the summary presentation of the Consent items. The item will be removed from the **Consent Agenda** and placed at the end of the **Regular Agenda**. Upon completion of the summary of the **Consent Agenda** items and the removal of any items requested for individual, full public hearing, the Commission will take action regarding the remaining items on the **Consent Agenda** in the form of a single vote.

1) [MAP AMENDMENT NO. 2021-001](#) -



Louis M. and Laurie J. Fesmire (Owners/Applicants)
c/o Mangini & Associates, Inc.
Rocky Mangini (Representative)
Parcel A and Parcel C, Subdivision Variance No. 450

The owners/applicants request a map amendment to rezone a 25.291-acre parcel (Parcel C, Subdivision Variance No. 450) from an A-2, Agricultural (minimum 5 acre) Zone District to an A-1, Agricultural (minimum 35 acre) Zone District, as well as an 8.25± acre portion of a 47.950± acre parcel of land (Parcel A, Subdivision Variance No. 450) from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District. The map amendment request has been submitted in conjunction with Lot Line Rearrangement No. 2021-001 which proposes the reconfiguration of Parcels A and C into two (2) new parcels. The properties are located at the northwest corner of the intersection of Lane 42 and South Road in the Vineland area.

2) [ROAD/ALLEY VACATION NO. 2020-004](#) - Frank V. and Kathleen M. Petkosek



(Owners/Applicants)
c/o Amella Surveying, Inc. (Representative)
8961 Morton Avenue

The owners/applicants are requesting a road/alley vacation to vacate all of the platted alley within Block 4, Tanglewild Subdivision. The alley is undeveloped and not maintained by Pueblo County. The vacation, if approved, will incorporate the area of the vacated alley into the adjacent properties: Lots 1 and 2, Block 4, Tanglewild Subdivision and Lots 3, 4, and 5, Block 4, Tanglewild Subdivision. The alley is located approximately 350 feet northwest of Morton Avenue's intersection with Pennsylvania Avenue in the Beulah area.

3) [SPECIAL USE PERMIT NO. 2020-010](#) -



Lawrence D. and Michelle D. Indgjer
(Owners/Applicants)
c/o BH2 Land Surveying LLC (Representative)
7275 Bondurant Road

The owners/applicants are requesting a special use permit to allow an airport (private airstrip) in an A-1, Agricultural (minimum 35 acre) Zone District. The proposed airstrip will be 30 feet wide and approximately 2,720 feet long and the surface will be mowed native grass. The type of aircraft used will be single engine general aviation. There will be an estimated 3 to 4 takeoffs and landings per week. The property contains 126.71± acres and is located on the north side of Bondurant Road, approximately a half mile west of its intersection with Crow Cutoff in the Colorado City area.

b) **REGULAR ITEMS:**

1) [TEXT AMENDMENT NO. 2021-001](#) -



Pueblo County Department of Planning and
Development (Applicant)

The applicant proposes a Text Amendment to amend specific Chapters and/or Sections in Title 17 Land Use, Division I. Zoning of the Pueblo County Code. The purpose of this amendment is to implement recommendations from the Marijuana Regulatory Working Group relating to impacts from outdoor cultivations. PUDs were removed from the allowable

zone districts and other language clarifications were made. The applicable Chapters and/or Sections are as follows:

Chapter 17.04 General Provisions and Definitions; Chapter 17.76 Heavy Industrial District (I-3), Section 17.76.020 Uses by right, Section 17.76.030 Uses by review; Chapter 17.120 Supplementary Regulations, Section 17.120.190 Marijuana Establishments, Section 17.120.200 Medical Marijuana Center and Retail Marijuana Store, 17.120.210, Medical Marijuana-Infused Products Manufacturer and Retail Marijuana-Infused Products Manufacturer, Section 17.120.220 Medical Marijuana Contiguous Optional Premises Cultivation Operation and Retail Marijuana Contiguous Cultivation Facility, 17.120.230 Medical Marijuana Non-Contiguous Optional Premises Cultivation Operation and Retail Marijuana Non-Contiguous Cultivation Facility, 17.120.240 Medical Marijuana Testing Facility and Retail Marijuana Testing Facility, 17.120.245 Medical Marijuana Transporter and Retail Marijuana Transporter; Chapter 17.126 Planned Unit Development District (PUD), Section 17.126.010 Purpose, Section 17.126.020 Permitted Uses, and add a new Section 17.120.235 Outdoor Medical Marijuana Cultivation Facility and or Outdoor Retail Marijuana Cultivation Facility.

8. Unfinished Business.
9. New Business.
10. Reports of Committees.
11. Adjournment.

SMS