

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY APRIL 21, 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. Those that wish to address the Commission verbally may request the Zoom link by e-mail to planning@pueblounty.us and provide the Zoom account name and the name of the person providing comments. Public Testimony in writing in support of or in opposition to an application, when applicable, must be submitted by e-mail to planning@pueblounty.us no later than 5:00 p.m., Monday, April 19, 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 April 21, 2021 Meeting.
3. Approval of March 10, 2021 Special Meeting Minutes and March 17, 2021 Regular Meeting Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and/or Planned Unit Developments:
 - [Map Amendment No. 2021-007](#), Antoinette and Uriah Soto (Owners/Applicants), 25640 County Farm Road. Applicants request a map amendment to rezone a 0.82± acre parcel from an A-3, Agricultural (minimum 1 acre) Zone District to an A-4, Agricultural (minimum ½ acre) Zone District.



- [Map Amendment No. 2021-008](#), Joseph and Donna Hund (Owners/Applicants), Cardinal Points Surveying, Inc., c/o Randy Reeves, (Representative), 1805 Lane 40. The owners/applicants propose to rezone a 0.59± acre parcel (proposed Parcel A, Subdivision Exemption No. 2021-002) from an A-1, Agricultural (minimum 35 acre) Zone District to an A-4, Agricultural (minimum ½ 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. 2018-002](#), Ryan Klaic (Original Owner), Running Wild Enterprises, Inc. (Previous Owner), Marshall R. and Delaine M. Bulle (Current Owners), 4868 West Graneros Road. This is an administrative review of a special use permit, which allows a motor vehicle retail sales use on property located in an I-2, Light Industrial Zone District. The property contains 1.01 acres, and is located south of West Graneros Road, west of Interstate 25 in the Colorado City area.



- 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) [RESCISSION OF SPECIAL USE PERMIT NO. 2018-001](#) - Freedom Self Storage, LLC
c/o Kyleen Hancock, Manager
469 East Spaulding Avenue



The owner is requesting **RESCISSION** of a special use permit that was originally approved on March 21, 2018. The special use permit allowed “Residences” in a B-4, Community Business Zone District for the purpose of management quarters (residence) for a mini-warehouse storage facility and office. The property is located on the north side of East Spaulding Avenue, west of its intersection with Shooting Star Drive (if extended north) in Pueblo West.

- 2) [MAP AMENDMENT NO. 2021-008](#) - Joseph and Donna Hund (Owners/Applicants)
Cardinal Points Surveying, Inc., c/o Randy Reeves
(Representative)
1805 Lane 40



The owners/applicants propose to rezone a 0.59± acre parcel (proposed Parcel A, Subdivision Exemption No. 2021-002) from an A-1, Agricultural (minimum 35 acre) Zone District to an A-4, Agricultural (minimum ½ acre) Zone District to apply a conforming zone district designation that properly recognizes the parcel’s use and size. The property is located at the southwest corner of the intersection of Lane 40 and Nicholson Road in the Vineland area.

- 3) [SPECIAL USE PERMIT NO. 2021-003](#) - RWE Renewables Americas, LLC (Applicant)
c/o Preston Weigel (Representative)
Bar Nothing Ranches, LLC (Owner)
Mark H. Mullins 2020 GST Trust Agreement
(Additional Owner)



The applicant requests a special use permit to allow the establishment of Telecommunications Towers, specifically two (2) 198-foot monopole meteorological evaluation test (MET) towers, as well as two (2) light detection and ranging systems (LiDAR) support facilities, on four (4) parcels of land within an A-1, Agricultural (minimum 35 acre) Zone District. Three of the parcels contain 640 acres and one parcel contains 480 acres. They are located in the southern region of Pueblo County, east of the Cedarwood Station Subdivision, between County Road 701 (if extended northerly) and Red Top Ranch Road, north of State Highway 10.

- 4) [MAP AMENDMENT NO. 2021-007](#) - Antoinette and Uriah Soto (Owners/Applicants)
25640 County Farm Road



Applicants request a map amendment to rezone a 0.82± acre parcel from an A-3, Agricultural (minimum 1 acre) Zone District to an A-4, Agricultural (minimum ½ acre) Zone District in order to apply a conforming zone district designation to recognize the existing parcel’s lot area. The property is located on the south side of County Farm Road, approximately 800 feet east of its intersection with Lane 25 in the St. Charles Mesa.

b) REGULAR ITEMS:

- 1) [TEXT AMENDMENT NO. 2021-002](#) - 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 amend the Heavy Industrial (I-3) Zone District to allow (I-2) Light Industrial uses as a use-by-right, considering that the approach as proposed was originally intended to be tiered. The applicable Chapters and/or Sections are as follows:

Chapter 17.76 Heavy Industrial District (I-3), Section 17.76.020 Uses by right.

- 2) [TEXT AMENDMENT NO. 2021-003](#) - Pueblo County Planning and Development Department (Applicant)



The applicant proposes a Text Amendment to amend specific Chapters and/or Sections in Title 16, Subdivision of the Pueblo County Code. The purpose of this amendment is to provide streamlined processes with which to review multi-family projects while ensuring that the health, safety, and welfare of the public remains the main focus of this amendment. The applicable Chapters and/or Sections are as follows:

Chapter 16.04 Introductory Provisions and Definitions, Section 16.04.040 Definitions and Section 16.20.090, Application for Multi-Family Development Site Plan Review.

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

SMS