

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY MAY 19, 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, May 17, 2021.

(Notice to Readers: Please be advised that these meetings will be streamed 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 May 19, 2021 Meeting.
3. Approval of April 21, 2021 Regular Meeting Minutes and April 28, 2021 Work Session Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and/or Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuances.

(d) Withdrawals:

- **Map Amendment No. 2021-005**, Jason Fehrman (Owner/Applicant), Amella Surveying, Inc., c/o Gary Amella (Representative). The owner/applicant requests a map amendment to rezone Lots 4-10, Block 2, North Avondale, consisting of approximately 0.54± acre from an R-2, Single-Family Residential Zone District to a B-4, Community Business Zone District be withdrawn.

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

(f) Administrative Reviews:

- **Special Use Permit No. 2016-003**, Volunteers for Community (Applicant). This is an administrative review of a special use permit allowing a community center within an existing facility located on a 1.7± acre parcel. The parcel is in a S-1, Public Use Zone District. The property is located south of Santa Fe Drive, approximately 1,000 feet southwest of the intersection of Santa Fe Drive and Cuerno Verde Boulevard in Colorado City.



- **Special Use Permit No. 2016-012**, Hudson Ranch, LLC (Owner/Applicant), c/o Dr. Marvin Hamann (Representative), 6675 Highway 78 West. This is an administrative review of a special use permit which allows several uses-by-review in an A-1, Agricultural (minimum 35 acre) Zone District. The special use permit allows the establishment of the following uses: (1) Equestrian Arena, Commercial/Club; (2) Recreational Vehicle Park; (3) Shooting Range, Outdoor; (4) Educational Facility; (5) Rocketry; and (6) Shooting Range, Indoor. The property is on the north side of State Highway 78, approximately 2 miles west of the intersection of Highway 78 and Galbreth Road.



- **Special Use Permit No. 2018-006**, NE Colorado Cellular, Inc., dba Viaero Wireless (Applicant /Tower Owner), c/o Kyle DeNardo, Site Acquisition Specialist, (Current Representative), William A. Carroll III and Brandi L. Olson (Current Owners). This is an administrative review of a special use permit allowing the establishment of a lattice type telecommunications tower with an overall height of 195 feet and related accessory buildings and support facilities on a five (5) acre leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 60.89± acre parcel of land. The supporting ingress/egress easement crosses the adjacent 23.26± acre parcel also owned by the same individual. The entire 89.15± acre parcel is located on the west side of Interstate 25 South approximately 1.5 miles south/southwest of Exit 83 (Brantzell Road) in the proximity of that property addressed as 6291 South Interstate 25.



- [Special Use Permit No. 2019-010 REVISED](#), James L. and Sarah Ann Coleman (Owners/Applicants). This is an administrative review of a special use permit allowing a dog kennel for a maximum of seven (7) dogs on a 27.89± acre parcel of land in an A-3, Agricultural (minimum 1 acre) Zone District. The proposed use is not intended as a commercial kennel business; the request is being submitted to allow the owners/applicants to breed dogs and to own up to seven (7) adult dogs as livestock guardians and pets. Title 17, *Land Use*, Section 17.04.040, *Definitions* of the Pueblo County Code defines kennel as “...any lot, parcel, tract, or structure in which five or more dogs, six months old or older, are kept, raised, housed, boarded, or bred.” The property is located on the east side of Pine Drive at its intersection with Oldham Road in the Beulah 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) [SPECIAL USE PERMIT NO. 2020-008 - AMENDED](#)



SAC Wireless on behalf of Commnet
(Applicant)
Beulah Water Works (Owner)
Joseph Levie (Representative)
8970 Columbine Road

The Applicant is requesting an amendment to Special Use Permit No. 2020-008 to allow the proposed telecommunications tower to have an east side setback distance of ten (10) feet, in lieu of the setback distance of eight (8) feet ten (10) inches as imposed within the Conditions of Approval originally approved on December 16, 2020. The special use permit allows the establishment of an 80-foot monopole telecommunications tower and related accessory buildings and support facilities on a 476.66± square foot leased parcel of land in an A-3, Agricultural (minimum 1 acre) Zone District. All other aspects of the previous approval remain unchanged. The leased parcel is encompassed within a 1.01± acre parcel of land. The property is located on the north side of Beulah Highlands Road, approximately 480 feet southwest of its intersection with Columbine Road in the Beulah area.

- 2) [SPECIAL USE PERMIT NO. 2020-009](#) - Holcim, Inc., Red Creek Quarry (Applicant)
Holcim, Inc. (Owner)
Environmental Alternatives, Inc.,
c/o Dr. Angela Bellantoni (Representative)



Applicant requests a special use permit to allow exploration for limestone by boring up to fourteen holes, two inches in diameter to a depth of approximately 200 feet. The project spans county lines between Fremont County and Pueblo County and will be accessed through Fremont County. The project is located in an A-1, Agricultural (minimum 35 acre) Zone District. The property contains 1,280 acres, and is located south of Highway 50, east of the Fremont County line in Sections 19 and 30, Township 20 South, Range 67 West.

b) **REGULAR ITEMS**

- 1) [SPECIAL USE PERMIT NO. 2021-004](#) - USS Giveback Solar, LLC (Applicant)
Mitch A. Miller (Owner)
Michelle Simms and David Watts
(Representatives)
39540 U.S. Highway 50 East



Applicant requests a special use permit to allow the establishment of a public utility, specifically a 1.99 MW solar facility on an 11.8-acre portion of a 20± acre parcel of land, in the A-1, Agricultural (minimum 35 acre) Zone District. The expected lifetime of the project is approximately 20 years. The property is located at the southeast corner of the intersection of U.S. Highway 50 East and 39½ Lane.

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

MMG