

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**July 21, 2021**  
**5:30 P.M.**

**NOTICE REGARDING COVID-19 (Novel Coronavirus):** Due to the lifting of capacity restrictions previously imposed by the Governor and State and local health agencies, the Pueblo County Historic Courthouse is open to the public and meetings of the Pueblo County Planning Commission (PCPC). The meeting will be held virtually and in person and may be viewed live on Facebook. Those that wish to address the Commission virtually may request the Zoom link by e-mail to [planning@pueblocounty.us](mailto:planning@pueblocounty.us). Public Testimony in writing in support of or in opposition to an application, when applicable, must be submitted by e-mail to [planning@pueblocounty.us](mailto:planning@pueblocounty.us) no later than 5:00 p.m., Monday, July 19, 2021.

*(Notice to Readers: This agenda is for informational purposes only and is subject to change. Accommodations for individuals with sight or hearing impairment may be made by contacting Patsy Cresswell at 583-0500 or TDD at 583-6550.)*

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of July 21, 2021 Meeting.
3. Approval of June 16, 2021 Regular Meeting and June 23, 2021 Work Session Minutes.
4. Chairperson's Report.
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments:
    - [Map Amendment No. 2021-012](#) on behalf of Roger L. and Sharleen Lamaak requesting a map amendment to rezone a 19.12± acre parcel of land from an A-1 Zone District to an A-2 Zone District.



- (b) Correspondence.
- (c) Continuances.
- (d) Withdrawals.
- (e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2017-003](#), Powder River Development Services, LLC, on behalf of Eco-Site, Inc. (Applicant/Tower Owner), c/o Brandon St. Michel (Representative), Thad S. and Denise Vider (Land Owners). This is an administrative review of a special use permit allowing the establishment of a windmill stealth type lattice telecommunications tower (with an overall height of 100 feet) and related accessory buildings and support facilities on a 3,500 square foot leased parcel of land in an A-2, Agricultural (minimum 5 acre) Zone District. The leased parcel is encompassed within an 8.0± acre parcel of land, which is located on the east side of Lane 28, approximately 1,600 feet north of its intersection with Everett Road in the St. Charles Mesa area.



- [Special Use Permit No. 2017-006](#), on behalf of Robert Lucero, Colorado Cannabis Association, LLC, doing business as The Spot (Applicant), c/o Liane “Buffie” McFadyen (Representative). This is an administrative review of a special use permit allowing a retail marijuana-infused products manufacturer in the B-1 Zone District within an existing building addressed as 2025 Independence Drive in Blende. The property contains 15,000 square feet (0.34 acre) and is located at the northwest corner of the intersection of Independence Drive and Eagle Street.



- [Special Use Permit No. 2019-003](#), Community Power Group, LLC, c/o Michael Borkowski (Applicant/Representative), Carl Prutch (Owner). This is an administrative review of a special use permit allowing a “Public Utility”, specifically a 2-megawatt DC solar facility in an A-1, Agricultural Zone District. The project involves installing 5,263 solar panels, a small transformer pad, a security fence, and an access path. The project is located on 84.34± acres of land with 12.75± acres of disturbance. The site is located north of the intersection of State Highway 96 and 36th Lane to the east of the Pueblo Memorial Airport Industrial Park.



- [Special Use Permit No. 2019-004](#), Viaero Wireless (Applicant), c/o Kyle DeNardo (Representative), Wait Properties, LLC (Owner), Colorado State Highway 96 West and Rex Road. 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 four (4) acre leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 35.20± acre parcel of land that is located at the northeast corner of the intersection of Colorado State Highway 96 West and Rex Road in Western Pueblo County.



- [Special Use Permit No. 2019-008](#), Brittany Erdman (Owner/Applicant). This is an administrative review for a special use permit allowing a dog kennel facility for a maximum of ten (10) dogs on a 2.65± acre parcel in an A-4, Agricultural (minimum ½ acre) Zone District. The proposed use would allow the applicant to board dogs and to continue running a dog-sitting service between the hours of 6:00 a.m. and 9:00 p.m., Monday through Sunday. The property is located north of Gore Road, approximately 120 feet east of its intersection with 20<sup>th</sup> Lane in the St. Charles Mesa 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. 2021-007](#) - Leon and Elizabeth Ann Miller (Owners/Applicants)  
8400 Savage Road



The owners/applicants are requesting a special use permit to allow a dog kennel, specifically the keeping of a maximum of ten (10) dogs and the breeding of those dogs, in an A-1, Agricultural (minimum 35 acre) Zone District. 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 contains 45.81± acres and is located on the south side of Savage Road, directly south of its intersection with Owl Canyon Road in the Beulah area.

- 2) [SPECIAL USE PERMIT NO. 2021-008](#) - Jack R. Jargowsky (Applicant)  
Jack R. and Mischa L. Jargowsky (Owners)  
8181 Lone Bison Road



Applicant requests a special use permit to allow a 100-foot by 200-foot private family cemetery on a 42.54± acre parcel of land in an A-2, Agricultural (minimum 5 acre) Zone District. The private family cemetery contains 0.459 acre and will be accessed via existing private driveway within the subject property. The property is located approximately 2 miles north/northwest of the Town of Rye. Lone Bison Road, a platted 40-foot ingress-egress easement, provides access to the property and is approximately 1 mile north/northeast of Old San Isabel Road.

- 3) [MAP AMENDMENT NO. 2021-012](#) - Roger L. and Sharleen Lamaak (Owners/Applicants)  
c/o Cardinal Points Surveying, Inc. (Representative)  
37554 Iris Road



The owners/applicants request a map amendment to rezone a 19.12± acre parcel of land 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 anticipation of the reconfiguration of two (2) existing parcels (14.95± acres and 4.16± acre) of land into two (2) new parcels, containing 14.4± acre and 4.3± acres. A thirty (30) foot road right-of-way dedication (containing 0.43 acre) along Lane 38 will be dedicated to Pueblo County as well. The property is located at the southwest corner of the intersection of Lane 38 and Iris Road in the Vineland area.

b) **REGULAR ITEMS:**

None.

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

MMG