

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
August 18, 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. 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 no later than 5:00 p.m., Monday, August 16, 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 August 18, 2021 Meeting.
3. Approval of July 21, 2021 Meeting Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2021-013](#) on behalf of Derek Hogue, c/o Department of Planning and Development, requesting a map amendment to rezone a 0.79-acre parcel from a S-1 Zone District to an A-4 Zone District.



- (b) Correspondence.

(c) Continuances:

- **Road/Alley Vacation No. 2021-002**, William J. and Deborah K. Ward (Owners/Applicants), BH2 Land Surveying, LLC, c/o William S. Bechaver, PLS (Representative), Norton Lane between Maple Drive and Oak Drive. The owners/applicants are requesting to vacate a portion of a 60-foot wide platted but unimproved roadway (Norton Lane) as platted on the recorded plat maps of Woodland Acres, Filing Nos. 1 and 2. The vacation, if approved, will incorporate the area of the vacated roadway into the adjacent properties owned by the owners/applicants: Lots 5 and 6, Block 7, Woodland Acres Filing No. 1 and Lots 1 and 35, Block 12, Woodland Acres Filing No. 2. The roadway is located between Maple Drive and Oak Drive, approximately 450 feet west of their intersection with Eldon Drive in the Rye area.

The applicant is requesting a continuance to the September 15, 2021 Planning Commission meeting.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- **Special Use Permit No. 596 (also known as SUP 1986-020** for filing purposes only), Colorado Water Protective and Development Association, c/o Kent Ricken, General Manger, and TXI Operations (Owners), Continental Materials Corporation, c/o Noah Mineo and Phillip Courtney, land manager (Applicants/Representatives). This is an administrative review for a special use permit which allows sand and gravel extraction with associated processing operations, portable batch plant specifically utilized for overflow business and emergency situations as needed, concrete batch plant, office facility, tool and supply area, steel fabrication area, outside yard storage, drivers' room, laboratory testing facility and aggregate sales operation in the A-2, Agricultural (minimum 5 acre) Zone District. The special use permit area contains 1,314.99± acres and encompasses Valco's property commencing from Townsend Drive and extending to 36th Lane.



- **Special Use Permit No. 2019-002**, Vertical Bridge Development, LLC and T-Mobile West, LLC (c/o Matthew Grugan) (Applicant), Powder River Development Services, LLC (c/o Brandon Peterson) (Applicant's Representative), James L. and Barbara A. Ottino (Owners), Vince L. Linden III, Attorney-at-Law, Linden Law Group (Owners' Representative), 330 South Sobrante Drive. This is an administrative review for a special use permit which allows the establishment of a 60-foot stealth (agricultural silo) type telecommunications tower and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 10± acre parcel of land located south of El Sobrante Drive between West Aledo Drive and West Saguache Drive as platted within Pueblo West Tracts 307 and 320.



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. 2013-006](#) - AMENDED



Ken and Cheryl Garcia (Original Owners/Applicants)
Legarcia Family Trust (Current Owner)
Anzuini Development, c/o Gary Anzuini (Representative)
3200 North Interstate 25

The applicants are requesting an amendment to Special Use Permit No. 2013-006 as originally approved on May 28, 2013 to extend the boundary of the special use permit to include Lot 3 of Coors Subdivision No. 1 and to add "*Gas, medical and industrial, retail, wholesale*" to the special use permit to enable the sale of propane. The original special use permit allowed the establishment of a boat and recreational vehicle storage facility in the I-2, Light Industrial Zone District on Lots 4 and 5 of Coors Subdivision No. 1. The property is located on the east side of North Interstate 25, approximately 675 feet south of the intersection of Piñon Road and the Interstate 25 Frontage Road.

- 2) [MAP AMENDMENT NO. 2021-013](#) -



Derek Hogue (Applicant/Owner)
c/o Department of Planning and Development (Representative)
8250 Green Tower Lane

Applicant requests a map amendment to rezone a 0.79-acre parcel from a S-1 Public Use Zone District to an A-4 Agricultural (minimum ½ acre) Zone District. The intent of this request is to recognize the property's private ownership, size, and proposed residential use. The property is located on the south side of Green Tower Lane mid-block between Blue Bell Drive and Singer Lane in the Rye area.

3) [ANDENUCIO FARM SUBDIVISION - PRELIMINARY PLAN NO. 2021-002](#) -

Anthony and Virginia A. Andenucio (Owners/Applicants)
c/o Mangini & Associates, Inc., Rocky Mangini
(Representative)
25950 Gale Road



The owners/applicants request preliminary plan approval to subdivide a 5.49± acre parcel into four (4) lots, varying between 1.0± acres and 1.71± acres in size, within an A-4, Agricultural (minimum ½ acre) Zone District. The lots are proposed to be accessed via a forty (40) foot private ingress-egress and public utility easement (tentatively named Nuch Lane). The property is located on the south side of Gale Road between Lanes 25 and 27 in the St. Charles Mesa area

b) **REGULAR ITEMS:**

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.

This case was continued from the July 21, 2021 PCPC meeting.

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

WORK SESSION AGENDA
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, AUGUST 18, 2021
START TIME – CONCLUSION OF THE REGULAR MEETING

1. Call to Order and Roll Call.
2. Director's Update:
 - A. The purpose of this work session is for the Berkley Group to provide the Planning Commission with draft changes to the Regional Comprehensive Plan and Zoning Code and to solicit comments and discussion relating to such.
3. Adjournment. *(note: This is a work session for discussion purposes only.)*

MMG