

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
SANGRE DE CRISTO ARTS AND CONFERENCE CENTER
JACKSON ROOM, 210 NORTH SANTA FE AVENUE
OCTOBER 20, 2021
5:30 P.M.

NOTICE REGARDING COVID-19 (Novel Coronavirus): The Pueblo County Planning Commission meeting will be held virtually and in person and may be viewed live on Facebook Page <https://www.facebook.com/PuebloCounty/>. Those that wish to address the Commission virtually may request the Zoom link by e-mail to planning@pueblounty.us or in person must register through Pueblo County's Website by filling out the form under Meetings and Appointments at <http://county.pueblo.org>, 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, October 18, 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 October 20, 2021 Meeting.
3. Approval of September 15, 2021 Meeting Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2021-017](#) on behalf of Mountain States Sheet Metal, c/o Rene Brown, Vice President and Colorado Water Protective and Development Association, c/o Kent Ricken, General Manager, requesting a map amendment to rezone a proposed 2.67± acre parcel from an A-2 to an I-2 Zone District. The map amendment request has been submitted in anticipation of the reconfiguration of two (2) existing parcels (1.0± acres and 42± acres) of land into two (2) new parcels, containing 2.67± acres and 40± acres. The property is located on the east side of Lane 27¼ at the northeast corner of its intersection with Lane 27, south of Colorado State Highway 50/96 East frontage road.



- (b) Correspondence.

(c) Continuances:

- [Text Amendment No. 2021-004](#) on behalf of Pueblo County Planning and Development proposing 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 text amendment is to bring greater clarity and specificity for how the County reviews, provides guidance for siting facilities and potentially authorizes solar energy facilities. The amendments add definitions and performance standards to the Pueblo County Code. The applicable Chapters and/or Sections are as follows:

“17.04.040 Definitions, 17.90.010 Definitions, 17.120.130 Public utilities, 17.168.020 Definitions, Add new section “17.168.050. Solar Facilities” specifically addressing medium-scale and utility-scale solar facilities and ancillary battery facilities to Pueblo County Code, Title 17, Division II.”

*~This item was continued from the September 22, 2021 PCPC Special Meeting.~
~Staff is requesting continuance to a PCPC Special Meeting on November 9, 2021 at the Sangre de Cristo Arts and Conference Center, Jackson Room, at 5:30 p.m..~*



(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2016-007](#)-Amended on behalf of Fremont Paving & Ready-Mix, Inc. This is an administrative review of a special use permit which allows mineral and natural resource extraction and mining operation excepting therefrom any processing and temporary scale house/office within a 1,517± acre permit boundary area (including four (4) mining phases with an affected mining area of 307± acres and a proposal to reclaim the mined area to its post mining use of rangeland) in the A-1, Agricultural (minimum 35 acre) Zone District.



- [Special Use Permit No. 2016-009](#) on behalf of Nicholas and Josie Rudd. This is an administrative review of a special use permit which allows the establishment and operation of a “Home, Elderly” in an A-3 Zone District. The property location is approximately 300 feet east of the intersection of Purcell Boulevard and Rugby Drive and is physically address as 750 East Rugby Drive in Pueblo West.



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) [EASEMENT VACATION NO. 2021-001](#) - Doug Proal, Proal Homes, Inc. (Owner/Applicant)
Cardinal Points Surveying, Inc., c/o Randy Reeves
(Representative)
Lots 2, 3, 4, and 5, Block 1, Casa Del Mar
Subdivision along South Jibbsam Way



The applicant requests to vacate the East 5 feet of a platted 20-foot utility easement located in Lots 2 through 5, Block 1, Casa Del Mar Subdivision in order to create a more buildable area within the lots, noting most of the utility easement on Lot 2 was vacated with a previous application. The properties are within the R-5 Zone District and are located on the west side of South Jibbsam Way, north of its intersection with West Glenrose Drive in the community of Pueblo West.

- 2) [MAP AMENDMENT NO. 2021-017](#) - Mountain States Sheet Metal
c/o Rene Brown, Vice President (Owner/Applicant)
Colorado Water Protective and Development
Association
c/o Kent Ricken, General Manager (Owner/Applicant)
Cardinal Points Surveying, Inc., c/o Randy Reeves
(Representative)
Two (2) Parcels South of 27350 Colorado State
Highway 96 East



The owners/applicants request a map amendment to rezone a proposed 2.67± acre parcel from an A-2 to an I-2 Zone District. The map amendment request has been submitted in anticipation of the reconfiguration of two (2) existing parcels (1.0± acres and 42± acres) of land into two (2) new parcels, containing 2.67± acres and 40± acres. The property is located on the east side of Lane 27¼ at the northeast corner of its intersection with Lane 27, south of Colorado State Highway 50/96 East frontage road.

b) **REGULAR ITEMS:**

None.

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

SMS