

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
WEDNESDAY, NOVEMBER 17, 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 the County's Facebook Page <https://www.facebook.com/PuebloCounty/>. However, comments will not be taken through Facebook during the meeting. 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, November 15, 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 November 17, 2021 Meeting.
3. Approval of October 20, 2021 Regular Meeting and October 27, 2021 Work Session Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2021-016](#) on behalf of Frio Canyon Cattle Company, LLC, c/o Jon Calandra requesting a map amendment to rezone a 39.67± acre parcel from a S-1 to an A-1 Zone District.



- [Map Amendment No. 2021-018](#) on behalf of Allen McCaw Trust, c/o John Allen, Trustee requesting a map amendment to rezone a 1.47± acre lot from a S-1 to an A-3 Zone District designation in order to recognize its private ownership, existing/intended residential use, and size.



- [Map Amendment No. 2021-019](#) on behalf of MVC Properties, LLC and Charles S. and Marianne James requesting a map amendment to rezone a portion of two (2) parcels of land from a split zone district designation of A-4 and B-4 Zone Districts to a B-4 Zone District in order to apply a conforming zone district designation to both parcels.



- (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. 596 \(also known as SUP 1986-020\)](#) for filing purposes only), Colorado Water Protective and Development Association, c/o Kent Ricken, General Manager, 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 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. 2020-004](#) on behalf of Colorado Natural Gas. This is an administrative review for a special use permit which allows a *Public Utility* pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.120, *Supplementary Regulations*, specifically Section 130C. (*Special Utility Facility*) of the Pueblo County Code for the installation and operation of a natural gas regulator and meter station within a 25' x 50' fenced leased area in a S-1 Zone District per an Easement and Right-of-Way Agreement established with the Pueblo West Metropolitan District. The project is located in the northeast corner of Parcel "C" of Tract 238 (a platted 27.18± acre Public Utility, Drainage Easement and Equestrian Easement), immediately south of North Purcell Boulevard, approximately 1,800 feet northeast of Jaroso Drive and east of the existing Xcel Energy Yard West in the northern portion of Pueblo West.



- [Special Use Permit No. 2020-005](#) on behalf of Colorado Natural Gas. This is an administrative review for a special use permit which allows a *Public Utility* pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.120, *Supplementary Regulations*, specifically Section 130C. (*Special Utility Facility*) of the Pueblo County Code for the installation and operation of a natural gas regulator and meter station within a 30' x 50' fenced leased in a S-1 Zone District per an Easement and Right-of-Way Agreement established with the Pueblo West Metropolitan District. The project is located in the southwest corner of Parcel "C" of Tract 251 (a platted 50' buffer strip), approximately 400 feet north of the west end of Auburn Road and south of the existing Xcel Energy Yard West in the western portion of 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) [MAP AMENDMENT NO. 2021-016](#) -



Jon Calandra, Manager, Frio
Canyon Cattle Company, LLC
(Applicant/Owner)
Pueblo County Department of Planning and
Development (Representative)
San Isabel Area, north of Colorado State
Highway No. 165, west and east of Zoeller
Road

Applicant requests a map amendment to rezone a 39.67± acre parcel from a S-1, Public Use Zone District to an A-1, Agricultural (minimum 35 acre) Zone District. The intent of this request is to recognize the property's private ownership, size, and farming/ranching use. The property is currently vacant but has been referred to as 9551 Highway 165 West and is located on the north side of Colorado State Highway 165, east of Zoeller Road, in the San Isabel area of Western Pueblo County.

- 2) [MAP AMENDMENT NO. 2021-018](#) - John Allen, Trustee (Applicant)
Allen McCaw Trust (Owner)
Pueblo County Department of Planning and
Development (Representative)
8236 Park Road



The Applicant is requesting a map amendment to rezone a 1.47± acre lot from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation in order to recognize its private ownership, existing/intended residential use, and size. The property is located on the south side of Park Road, approximately 1,400 feet west of its intersection with Singer Lane in the Rye area.

- 3) [MAP AMENDMENT NO. 2021-019](#) - MVC Properties, LLC (Owner/Applicant)
Charles S. and Marianne James
(Owners/Applicants)
Cardinal Points Surveying, Inc.,
c/o Randy Reeves (Representative)
1124 Lane 20 and 2620 Santa Fe Drive



The Owners/Applicants request a map amendment to rezone a portion of two (2) parcels of land from a split zone district designation of A-4, Agricultural (minimum ½ acre) Zone District and B-4, Community Business Zone District to a B-4 Zone District in order to apply a conforming zone district designation to both parcels. The parcels are located approximately 200 feet south and 400 feet east of the intersection of Lane 20 and Highway 50 East in the Blende area and are more commonly known as the Mesa Veterinarian and Mesa Drive-In properties, respectively.

b) **REGULAR ITEMS:**

- 1) [SPECIAL USE PERMIT NO. 2021-011](#) - Street Media Group, LLC, c/o Troy
Hammond (Applicant)
Pueblo West Metropolitan District (Owner)
61 East Civic Center Plaza, Pueblo West



Applicant requests a special use permit to allow an Off-premise advertising device within a newly acquired 2,443 square foot sign easement on a 32.46-acre parcel of land in a S-1, Public Use Zone District. The proposed sign is intended to provide public service announcements, emergency and safety notices, promote events, and other general advertising. The property is located east of and adjacent to South McCulloch Boulevard between East Joe Martinez Boulevard and East Abarr Drive in the community of Pueblo West.

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