

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
WEDNESDAY, DECEMBER 15, 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, December 13, 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 December 15, 2021 Meeting.
3. Approval of November 9, 2021 Special Meeting and November 17, 2021 Regular Meeting Minutes.
4. Chairperson's Report:
 - Certificates of Appreciation to Tisha Mauro and Zachary Swearingen (Outgoing PCPC Members)
 - Announcement of New and Reappointed PCPC Members (Richard Arko, Tari Colletti, and Brad Lisac)
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - (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. 1999-002 2nd Amendment](#), State Land Board and GCC Rio Grande, Inc. (Owners), GCC Rio Grande, Inc. (Operator/Applicant). This is an administrative review for the 2ND AMENDMENT to Special Use Permit No. 1999-002 which permits natural deposits, extraction, and processing (mineral extraction and cement manufacturing) in an A-1, Agricultural (minimum 35 acre) Zone District. The special use permit encompasses approximately 6,000± acres, is located approximately 3 miles south/southeast of Lime Road, east of Interstate 25, and carries a physical address of 3372 Lime Road.



- [Special Use Permit No. 2016-011](#), Scott and Kim Warner (Owners/Applicants), Scott Warner (Representative). This is an administrative review of Special Use Permit No. 2016-011, which permits an equestrian arena, commercial/club; riding academy and stables, specifically for an equine assisted learning/equine assisted psychotherapy use in an A-3, Agricultural (minimum 1 acre) Zone District. The property contains 2.5 acres, is located north of Hillside Road, east of 25th Lane, west of 27th Lane, and north of Iris Road, and carries a physical address of 25550 Hillside Road in the St. Charles Mesa area.



- [Special Use Permit No. 2017-008](#), Verizon Wireless (Applicant), c/o Maureen Shannon Lopez, Engineer III REG/RE Specialist, Real Estate, Verizon Wireless (Representative), Pueblo West Metropolitan District (Owner). This is an administrative review of Special Use Permit No. 2017-008, which permits the establishment of a 58-foot stealth type telecommunications tower and related accessory buildings and support facilities on a 195-square foot leased parcel of land in a S-1, Public Use Zone District. The leased parcel is encompassed within the 2.2-acre parcel of land more commonly known as Pueblo West Fire Department, Station 3, addressed as 729 East Gold Drive. The property is located at the northeast corner of the intersection of North McCulloch Boulevard and East Gold Drive in the northerly portion of the Pueblo West community.



- [Special Use Permit No. 2018-014](#), Sprint Spectrum, L.P. (Applicant), Pueblo West Metropolitan District (Owner), c/o Dean Siskowski, T-Mobile (Representative). This is an administrative review for a special use permit allowing the establishment of an 80-foot monopole type telecommunications tower and related accessory buildings and support facilities on a 288-square foot leased parcel of land in a S-1, Public Use Zone District. The leased parcel is encompassed within the 1.69± acre parcel of land platted on the recorded plat of Pueblo West, Tract 148 as an UNSUBDIVIDED BUFFER STRIP north of Block 9, Tract 148. The property is located between Basalt Drive and Bowen Drive just south of the existing water treatment facility.



- [Special Use Permit No. 2020-007](#), Verizon Wireless, LLC (Applicant), Pueblo West Metropolitan District (Owner), Selective Site Consultants, Inc., c/o Charmaine Dregalla (Representative). This is an administrative review of a special use permit which allows a stealth type (monopine) telecommunications tower (with an overall height of 70 feet) and related accessory buildings and support facilities on a 1,330-square foot (35' x 38') fenced leased area with corresponding utility (10 foot) and access (20 foot) easements in a S-1, Public Use Zone District. The project is located on the southeastern side of a 6.756-acre parcel of land, being Parcel "A" of Tract 337. The property is physically addressed as 801 South Cellini Circle and is located northeast of Byrd Drive and north of South Cellini Circle, approximately 420 feet north of its intersection with East Cellini Drive in the southeastern 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.

- [RESCISSION OF SPECIAL USE - PERMIT NO. 2007-022](#) - Solar Roast Coffee, LLC (Original Applicant)
c/o David and Michael Hartkop (Original Representatives)
Michael D. Bradley (Original Owner)
Adam A. and Leslie D. Carroll (Current Owners)
24441 Everett Road



The current owners request the **RESCISSION** of a special use permit that was originally approved on January 22, 2008. The special use permit allowed the use of a 2.03± acre parcel of land for the activity of roasting green coffee beans and offering (on a limited basis) guided informational/educational tours of the facility in an A-3, Agricultural (minimum 1 acre) Zone District. The property is located on the north side of Everett Road between Lane 24 and Lane 25 in the St. Charles Mesa area.

- [RESCISSION OF SPECIAL USE - PERMIT NO. 2009-011](#) - Justin Parker, We Recycle (Original Applicant)
Robert Nicholson (Original Owner)
Rocky Mountain Real Estate Ventures, LLC (Current Owner/Applicant)
Hassan and Cables Law Firm,
c/o David Wunderlich, Esquire (Current Representative)
24, 24A, and 36 North Research Drive, Pueblo West



The current owner is requesting **RESCISSION** of a special use permit that was originally approved on June 23, 2009. The special use permit allowed a recycling center in an I-2, Light Industrial Zone District. The property is located on the east side of North Research Drive, approximately 350 feet northeast of its intersection with East Enterprise Drive in the community of Pueblo West.

- [RESCISSION OF SPECIAL USE - PERMIT NO. 2010-012](#) - Justin Parker, We Recycle (Original Applicant)
Robert Nicholson (Original Owner)
Rocky Mountain Real Estate Ventures, LLC (Current Owner)
Hassan and Cables Law Firm,
c/o David Wunderlich, Esquire (Current Representative)
24 and 36 North Research Drive, Pueblo West



The current owner is requesting **RESCISSION** of a special use permit that was originally approved on August 24, 2010. The special use permit allowed a Recycling Collection Center for household recyclables, as well as allowing the operator to provide recycling collection services, in an I-2, Light Industrial Zone District. The property is located on the east side of North Research Drive, approximately 350 feet northeast of its intersection with East Enterprise Drive in the community of Pueblo West.

- [SPECIAL USE PERMIT NO. 2016-009](#) - Brandon Stuart Trust (Original Owner)
DECLARATION OF ABANDONMENT Marc S. Lusardi (Original Applicant)
Nicholas and Josie Bernice Rudd
(Current Owners)
750 East Rugby Drive



The Department of Planning and Development is requesting the Pueblo County Planning Commission issue a Declaration of Abandonment for the use approved under Special Use Permit No. 2016-009, since the approved use has not been established for a period of five (5) years.

The special use permit, originally approved by the Pueblo County Planning Commission on October 19, 2016, allowed the establishment and operation of a “Home, Elderly,” with up to 25 residents, in an A-3, Agricultural (minimum 1 acre) Zone District.

- [ROAD/ALLEY VACATION NO. 2021-003](#) - Sun Mountain Solar 1, LLC,
c/o Heather Haneline (Applicant)
Robert C. Barr (Owner) and Robert C. Barr
and Barbara S. Barr (Additional Owners);
Lamp Rynearson, c/o Laine Landau
(Representative)
A portion of Sheep Springs County Road
and “Old” Craig Road



The Applicant, with the landowners’ concurrence, is requesting a road/alley vacation to vacate a portion of Sheep Springs County Road and “Old” Craig Road located south of Doyle Road. Sheep Springs County Road was platted as a 60-foot public right-of-way in County Road Book 3, recorded in 1891. The roadway was developed but it is not currently maintained by Pueblo County. It is fenced off at the limits of the Barr properties and does not have established access to Doyle Road. “Old” Craig Road is not developed or maintained. It was also platted in County Road Book 3, recorded in 1891, but the width of the roadway was not indicated. Both rights-of-way are located south of Doyle Road, approximately 5.5 miles northwest of its intersection with 36th Lane.

b) **REGULAR ITEMS:**

None.

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