

**RECORD OF PROCEEDINGS
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 16, 2022
COMMISSIONERS' CHAMBERS AT PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET, PUEBLO, COLORADO**

ROLL CALL AND DECLARATION OF QUORUM

Commissioners Present: Richard Arko, Tari Colletti, Elizabeth Gladney, Kiera Hatton, Judy Leonard, Michael Schuster, Stephen Varela, and John Wark.

Commissioners Absent: Brad Lisac.

Staff Present: Carmen Howard, Director; Gail L. Wallingford-Ingo, Deputy Director; Rachel Gaffney, Special Projects Planner; Emma Strong, Planner II; Meric Peters, Planner I; Terrence Birch, Assistant Planner; and Monica Grosso, Office Support Services IV.

Others Present: Marci Day, Assistant Pueblo County Attorney; and Dominga Jimenez-Garcia, General Services Engineer, Pueblo County Engineering and Public Works Department.

Chair Leonard called the Pueblo County Planning Commission meeting to order at 5:30 p.m.

The following roll call attendance was taken:

Mr. Arko--present.
Ms. Colletti--present.
Ms. Gladney--present.
Ms. Hatton--present. (Ms. Hatton joined the meeting at 5:32 p.m.)
Mr. Lisac--absent.
Mr. Schuster--present.
Mr. Varela--present.
Mr. Wark--present.
Chair Leonard--present.

APPROVAL OF MARCH 16, 2022 AGENDA

Mr. Wark motioned to approve the agenda of the March 16, 2022 meeting as mailed. Mr. Schuster seconded the motion.

The following roll call vote was taken:

Mr. Arko--aye.
Ms. Colletti--aye.
Ms. Gladney--aye.
Mr. Schuster--aye.
Mr. Varela--aye.
Mr. Wark--aye.
Chair Leonard--aye.

The motion carried unanimously.

APPROVAL OF FEBRUARY 16, 2022 MEETING MINUTES

Ms. Hatton joined the meeting at 5:32 p.m.

Mr. Wark motioned to approve the February 16, 2022 meeting minutes as mailed. Mr. Arko seconded the motion.

The following roll call vote was taken:

Mr. Arko--aye.
Ms. Colletti--aye.
Ms. Gladney--aye.
Ms. Hatton--aye.
Mr. Schuster--aye.
Mr. Varela--aye.
Mr. Wark--aye.
Chair Leonard--aye.

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The motion carried unanimously.

CHAIRPERSON'S REPORT

Chair Leonard had nothing to report.

DIRECTOR'S REPORT

The Director's Report was presented by Ms. Carmen Howard. She requested the staff memorandums be made a part of the record of proceedings.

(a) Acceptance of Map Amendments and Planned Unit Developments:

- [Map Amendment No. 2022-002](#) on behalf of Pueblo West Metropolitan District and Renaldo and Lori Gutierrez requesting a map amendment to rezone a 0.45-acre portion of 11.55-acre parcel of land (Parcel C of Tract 244, Pueblo West) from a S-1 to an A-3 Zone District. The map amendment request has been submitted in conjunction with Lot Line Rearrangement No. 2022-002.

(b) Correspondence--None.

(c) Continuances:

- [Harvest Moon Subdivision, 2nd Filing Preliminary Plan No. 2021-004](#), Joseph P. Costanza and Frank J. Molinaro, Jr. (Owners/Applicants), Mangini & Associates, Inc. (Representative). The owners/applicants request preliminary plan approval to subdivide an 8.84± acre parcel into eight (8) lots, varying between 1.0± acres and 1.21± acres in size, within an A-3, Agricultural (minimum 1 acre) Zone District. The lots are proposed to be accessed via two (2) forty (40) foot private ingress-egress and public utility easements (tentatively named Costanza Court for Lots 1-4 and Molinaro Lane for Lots 5-8). The property is located at the west side of Lane 27 between Iris Road and County Farm Road in the St. Charles Mesa area.

This item was continued from the January 19, 2022 Planning Commission meeting. The applicant has requested a continuance to the April 20, 2022 Planning Commission meeting.

- [CH Subdivision Final Plat No. 2022-001](#), Connie L. Harris (Applicant/Owner), NorthStar Engineering & Surveying, Inc., c/o Jim Pioreschi, Project Manager (Representative). The owner/applicant requests final plat approval to subdivide 79.43± acres into six (6) lots as follows: Lot 1 will contain 24.90± acres, Lots 2-5 are proposed with lot areas of 10.28± acres each, and Lot 6 is proposed to contain 10.72± acres. A thirty (30) foot road right-of-way dedication for both Lane 59 and Elderberry Road (containing 2.39 acres) is also proposed. The property is located at the northwest corner of the intersection of Lane 59 and Elderberry Road in Eastern Pueblo County.

The applicant has requested a continuance to the April 20, 2022 Planning Commission meeting.

(d) Withdrawals--None.

(e) Board of County Commissioners' Action--Summary of actions taken on March 10, 2022 was distributed in the Commissioners' packet for informational purposes only, noting the meeting was cancelled due to inclement weather. No formal action was required.

(f) Administrative Reviews:

- [Special Use Permit No. 2007-006](#), Stonewall Springs Quarry, LLC (Owner/Applicant), 42500 East State Highway 96. This is an administrative review of a special use permit, which allows natural deposits extraction and processing, a hot mix asphalt plant, stockpiling, crusher and screening plant, concrete batch plant, scale houses, and an office on a 1,030± acre parcel. The application includes a proposal to reclaim 783± surface acres to water storage reservoirs. The site is within an A-1, Agricultural (minimum 35 acre) Zone District and is east and west of Nyberg Road, south of Highway 96 East at the intersection of Highway 96 East and Nyberg Road. The gravel pit was named Stonewall Springs Quarry Gravel Pit.

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Staff recommended the Pueblo County Planning Commission accept this Administrative Review, thereby approving the continuance of this permitted use for one (1) year with the same conditions of approval as previously imposed and new Directive to Staff as outlined in Staff's Memorandum dated March 10, 2022.

- [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.

Staff recommended the Pueblo County Planning Commission accept this Administrative Review, thereby approving the continuance of this permitted use for six (6) months with the same conditions as previously imposed, new Directive to Staff, and Notation as outlined in Staff's Memorandum dated March 9, 2022.

Ms. Howard requested the Commission take action to accept the map amendment for processing, requests for continuance; and administrative reviews as presented.

Mr. Schuster moved to accept the map amendment for processing; requests for continuance; and administrative reviews as read into the record and make the Commission's comments a part of the record of the proceedings. Mr. Wark seconded the motion.

The following roll call vote was taken:

Mr. Arko--aye.
Ms. Colletti--aye.
Ms. Gladney--aye.
Ms. Hatton--aye.
Mr. Schuster--aye.
Mr. Varela--aye.
Mr. Wark--aye.
Chair Leonard--aye.

The motion carried unanimously.

STATEMENT OF HEARING PROCEDURES BY CHAIRPERSON

Chair Leonard reported that the applicant and/or representative are called upon to speak, followed by any parties in favor and then those in opposition, with the applicant having the final say.

PUBLIC HEARING

Ms. Howard explained there was one item on the Consent Agenda and one item on the Regular Agenda for this evening's meeting. She requested the staff memorandums presented this evening be made a part of the record of proceedings.

CONSENT ITEMS:

- [MAP AMENDMENT NO. 2022-002](#) on behalf of Pueblo West Metropolitan District and Renaldo and Lori Gutierrez requesting a map amendment to rezone a 0.45-acre portion of 11.55-acre parcel of land (Parcel C of Tract 244, Pueblo West) from a S-1 to an A-3 Zone District. The map amendment request has been submitted in conjunction with Lot Line Rearrangement No. 2022-002.

Staff recommend the Planning Commission forward a recommendation of approval to the Board of County Commissioners for the map amendment with three (3) findings as outlined in Staff's Memorandum dated March 8, 2022.

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Chair Leonard stated she would turn the motion over to Mr. Arko as she would be recusing herself from the case.

Mr. Varela moved to approve the Consent Item with the findings as outlined in the staff memorandum. Mr. Wark seconded the motion.

The following roll call vote was taken:

Ms. Colletti--aye.
Ms. Gladney--aye.
Ms. Hatton--aye.
Ms. Leonard--abstain.
Mr. Schuster--aye.
Mr. Varela--aye.
Mr. Wark--aye.
Acting Chair Arko--aye.

The motion carried by a 7-0-1 vote, with Ms. Leonard abstaining.

REGULAR ITEMS:

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

REPORTS OF COMMITTEES

None.

ADJOURNMENT

There being no further business, Chair Leonard called for a motion to adjourn the March 16, 2022 Planning Commission meeting.

Mr. Wark motioned to adjourn the meeting. Mr. Schuster seconded the motion.

The following roll call vote was taken:

Mr. Arko--aye.
Ms. Colletti--aye.
Ms. Gladney--aye.
Ms. Hatton--aye.
Mr. Schuster--aye.
Mr. Varela--abstain.
Mr. Wark--aye.
Chair Leonard--aye.

The motion carried by a 7-0-1 vote, with Mr. Varela abstaining.

Chair Leonard adjourned the meeting at 5:45 p.m.

Respectfully submitted,



Carmen Howard, Director
Department of Planning and Development

MMG