

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
NOVEMBER 16, 2022
5:30 P.M.

NOTICE: The hearing will be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>, however, public comments will not be accepted from the Facebook page.

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of November 16, 2022 Meeting.
3. Approval of September 21, 2022 Regular and Work Session Minutes and October 19, 2022 Minutes.
4. Chairperson's Report.
5. Director's Report:

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

[Map Amendment No. 2022-010](#), Summer Wind Farms, LLC (Owner), c/o Rocky A. and Jamie L. DeVency (Applicants), Mangini & Associates, Inc., c/o Rocky Mangini (Representative), requesting a map amendment to rezone two (2) parcels of land from the Summer Wind Farms Planned Unit Development to an A-3, Agricultural (minimum 1 acre) Zone District for a 1.04± acre parcel of land and to an A-2, Agricultural (minimum 5 acre) Zone District for a 32.28± acre parcel of land.



[Map Amendment No. 2022-011](#), Michael D. Stephenson and Pama S. Fritz (Owners/Applicants), Pueblo County Department of Planning and Development (Representative), requesting a map amendment to rezone two (2) lots, containing 1.06± acres total, from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation.



- (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. 1998-041 Amended](#) on behalf of Tony J. Beltramo & Sons, Inc. This is an administrative review of a special use permit which allows mineral resource extraction, mining operation, and processing within a 180± acre special use permit boundary in the A-1 Zone District. This gravel pit is known as Cesar Pit M-1998-101. The special use permit boundary is located between St. Charles Road and Doyle Road in the area of 23000 St. Charles Road.



- [Special Use Permit No. 2016-007](#) Amended on behalf of Fremont Paving & Redi-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 within the special use permit boundary) within a 1,508± 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. 2021-011](#) on behalf of Street Media Group, LLC, c/o Troy Hammond. This is an administrative review of a special use permit which allows an Off-premise advertising device within a 2,443 square foot sign easement on a 32.46-acre parcel of land in a S-1, Public Use Zone District. The sign provides 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.



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. 2022-010](#) - Summer Wind Farms, LLC (Owner)
c/o Rocky A. and Jamie L. DeVencenty (Applicants)
Mangini & Associates, Inc.
c/o Rocky Mangini (Representative)
1339 and 1375 Lane 40



The owner/applicants are requesting a map amendment to rezone two (2) parcels of land from the Summer Wind Farms Planned Unit Development to an A-3, Agricultural (minimum 1 acre) Zone District for a 1.04± acre parcel of land and to an A-2, Agricultural (minimum 5 acre) Zone District for a 32.28± acre parcel of land. The intent of the map amendment request is to apply a conforming zone district designation to two (2) new parcels, which are proposed to be created through Lot Line Rearrangement No. 2022-005. The property is located at the northwest corner of the intersection of Lane 40 and Jersey Road in the Vineland area.

- 2) [MAP AMENDMENT NO. 2022-011](#) - Michael D. Stephenson and Pama S. Fritz
(Owners/Applicants)
Pueblo County Department of Planning and
Development (Representative)
8302 Mariposa Avenue



The owners/applicants are requesting a map amendment to rezone two (2) lots, containing 1.06± acres total, from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation. The intent of this request is to recognize its private ownership, existing/intended residential use, and size. The property is located on the southwest corner of Mariposa Avenue and Bluebell Drive in the Rye area. Due to the housekeeping nature of the application, the owners/applicants have authorized the Department of Planning and Development to represent the map amendment request.

- 3) [SPECIAL USE PERMIT NO. 2022-005](#) - Industrial Tower West, LLC & Viaero Wireless (Applicants)
c/o Kyle DeNardo, Site Acquisition Specialist
(Representative)
Daniel J. Gaudreault Living Trust and the Barbara J.
Gaudreault Living Trust (Owners)
Huckleberry Road and U.S. Highway 50 East



The Applicants, with the owner's consent, request a special use permit to allow the establishment of a Telecommunications Tower, specifically a 195-foot self-supporting lattice tower and related accessory structures and support facilities on a 3.0± acre site, acquired as a permanent easement, within a 73.32± acre parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The 3.0± acre site is located approximately 500 feet north of the intersection of Huckleberry Road and East U.S. Highway 50 in the eastern region of Pueblo County.

b) **REGULAR ITEMS:**

1) **[SPECIAL USE PERMIT NO. 2004-004 - SECOND AMENDMENT](#)**



Pete Lien & Sons, Inc. (Owner/Applicant)
c/o Dakota Deboer, Executive Director
Rich Marsh, Executive Technical Director - Engineering,
Pete Lien & Sons (Representative)
736 Nyberg Road

Owner/Applicant requests an amendment to Special Use Permit No. 2004-004, originally approved for "natural resources extraction and processing" of sand and gravel on 364± acres of a parcel containing 467 acres within an A-1, Agricultural (minimum 35 acre) Zone District, then amended in 2011 to change the post-mining use from unlined ponds and wildlife habitat to "developed water storage". The current amendment proposes to add a "concrete batch plant", including associated materials storage/uses (administrative office, maintenance/storage building, etc.) AND wording modification to existing Condition No. 6. The site is located south of Highway 96 East/Highway 50 East, east of and adjacent to Nyberg Road, and north of the Arkansas River.

2) **[ROAD/ALLEY VACATION NO. 2022-004](#)**



TC Colorado Solar, LLC (Applicant)
Logan Simpson Design, c/o Erin Bibeau (Representative)
Walker Sun Ventures, LLC; Gary R. & Georgia A. Walker;
Thomas Van Wands, and Janet Lee Simmons
(Adjacent Owners)
County Road 3111 lying west of Stone City Road

Applicant requests a road/alley vacation to vacate County Road 3111 west of Stone City Road as it extends west and then north and northeast toward Fort Carson. The purpose of vacating this road is to aid in the construction of a utility-scale solar project, Turkey Creek Solar project.

3) **[TEXT AMENDMENT NO. 2022-002](#)**



- Pueblo County Planning and Development (Applicant)

The applicant proposes 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 amendment is to allow for flexibility and variety in land development. The applicable Chapters and/or Sections are as follows:

Chapter 17.136.010, Application.

4) [TEXT AMENDMENT NO. 2022-003](#) - Pueblo County Planning and Development (Applicant)



The applicant proposes a Text Amendment to amend specific Chapters and/or Sections in Title 16, Subdivision of the Pueblo County Code. The purpose of this amendment is to provide the Pueblo County Board of County Commissioners with the ability to assign a designee to waive certain provisions of Title 16, Subdivision, while ensuring that the health, safety, and welfare of the public remains the main focus of this amendment. The applicable Chapters and/or Sections are as follows:

Chapter 16.04 Introductory Provisions and Definitions, Section 16.58.020, Waiver or modification requests.

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

TAA

(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 Brandon Mathews at 583-6548 or TDD at 583-6550.)