

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
November 14, 2018
5:30 P.M.

(The Record: The Planning Department staff report and the application submitted by the applicant for each agenda item and any supplemental information distributed by staff at the meeting are automatically incorporated as part of the Record unless specific objections are raised and sustained at the public hearing. Any additional materials used by the applicant or others in support of or in opposition to a particular agenda item may, at the discretion of the person or entity using the materials, be submitted for inclusion in the Record. Such materials for which a request for inclusion in the Record is made shall, at the discretion of the administrative body, be made a part of the Record. Note: Any materials including documents and/or instruments submitted for inclusion in the Record and admitted by the administrative body must be left with the Clerk.)

1. Roll Call and Declaration of Quorum.
2. Approval of the October 17, 2018 Meeting Minutes.
3. Approve Agenda of November 14, 2018.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2018-007](#), Melissa Joy Schott (Owner/Applicant), Sean Murphy (Representative). The owner/applicant is requesting a map amendment to rezone a 0.62± acre parcel of land from a S-1, Public Use Zone District to an A-4, Agricultural (minimum ½ acre) Zone District designation in order to recognize its private ownership, use, and size. The parcel is located on the south side of Cuerna Verde Road, approximately 660 feet west of its intersection with Park Road in the Rye area and carries a physical address of 8230 Cuerna Verde Road.



- (b) Correspondence.

(c) Continuances.

(d) Withdrawals.

(e) Board of County Commissioners' Actions.

(f) Administrative Reviews.

- [Special Use Permit No. 2013-006](#), Ken and Cheryl Garcia (Applicants/Owners). This is an administrative review for a special use permit allowing Boat and Recreational Vehicle Storage on two parcels with a total acreage of 8.91 acres in an I-2, Light Industrial Zone District. The parcels are located between northbound Interstate Highway 25 and the Santa Fe Railroad tracks and between Interstate Highway 25 Mile Markers 106 and 107.



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) [SPECIAL USE PERMIT NO. 2018-012](#) - St. Charles Mesa Water District (Owner/Applicant)
c/o David K. Simpson
Gagliano Engineering, Inc. (Representative)
c/o Joseph V. Gagliano, P.E.
29850 South Road



The applicant is requesting a special use permit to allow a "Water Filling Station" for use by commercial, residential, and government users in a S-1, Public Use Zone District. The proposal includes the installation of a new 24-foot asphalt/gravel/road based circular drive and a 10' x 10' structure on the northerly portion of the applicant's 315-acre parcel, east of the existing water storage reservoir and its related accessory buildings and support facilities. The property is located on the south side of South Road at its intersection with Lane 30 in the St. Charles Mesa area.

- 2) [MAP AMENDMENT NO. 2018-007](#) - Melissa Joy Schott (Owner/Applicant)
Sean Murphy (Representative)
8230 Cuerna Verde Road



The owner/applicant is requesting a map amendment to rezone a 0.62± acre parcel of land from a S-1, Public Use Zone District to an A-4, Agricultural (minimum ½ acre) Zone District designation in order to recognize its private ownership, use, and size. The parcel is located on the south side of Cuerna Verde Road, approximately 660 feet west of its intersection with Park Road in the Rye area.

b) **REGULAR ITEMS:**

- 1) [MAP AMENDMENT NO. 2018-003](#) - Pueblo County Department of Planning and
Development/PuebloPlex (Applicants)
Matrix Design Group, Inc., c/o Celeste Werner, AICP
(Representative)



Applicants request a map amendment to rezone PuebloPlex property consisting of 15,847 acres from the S-1, Public Use Zone District to the P-1, PuebloPlex Zone District to accommodate the PuebloPlex Redevelopment Plan. PuebloPlex is in negotiations with the Pueblo Chemical Depot to begin the transfer of the 15,847 acres to PuebloPlex.

This case has been continued from the September 13, 2018 and October 17, 2018 meetings.

- 2) [TEXT AMENDMENT NO. 2018-007](#) - Pueblo County Department of Planning and
Development/PuebloPlex (Applicants)
Matrix Design Group, Inc., c/o Celeste Werner, AICP
(Representative)



Applicants propose a Text Amendment to adopt regulations in the Pueblo County Code, Title 17 Land Use, Division I. Zoning, Chapter 17.04 General Provisions and Definitions, Section 17.04.040 Definitions to add the definition of “Nuclear Power Plant” and to add a new Chapter 17.90 PUEBLOPLEX DISTRICT (P-1), Section 17.90.020 Uses by Right, Section 17.90.030 Uses by Review, and Section 17.90.031 Appeals. The P-1 Zone District will accommodate the PuebloPlex Redevelopment Plan for the 15,847 acres of PuebloPlex property.

This case has been continued from the September 13, 2018 and October 17, 2018 meetings.

3) [SPECIAL USE PERMIT NO. 2018-013](#) -



Beulah Fire Protection & Ambulance,
c/o Bryan Ware, Fire Chief (Applicant)
Pueblo County Sheriff's Office,
Department of Emergency Management,
c/o Mark Mears, Bureau Chief (Applicant)
Pueblo County Sheriff's Office,
c/o Dylan Jacketta, Master Deputy (Applicant)

Ralph M. Bonham, 3900 Northcreek Road (Owner)
Linda K. Caple, No Physical Address (Owner)
Ralston Hills Baptist Church,
4632 Northcreek Road (Owner)
Scanlan Family Trust of April 11, 2013,
4300 Northcreek Road (Owner)
Helen Louise Hedlund and Donna Patricia Abel,
No Physical Address (Owners)

The applicants are requesting a special use permit to allow 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 an Outdoor Warning System, specifically emergency evacuation sirens, on five (5) leased parcels of land along Northcreek Road.

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

SMS