

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
December 19, 2018
5:30 P.M.

(The Record: The Planning Department staff memorandum 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 November 14, 2018 Minutes.
3. Approve Agenda of December 19, 2018.
4. Chairperson's Report.
5. Director's Report:

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

- [Cannasource Planned Unit Development No. 2018-005](#) on behalf of John LeFevre and Ryan Shaw requesting approval to rezone Lot 11, Colorado City Unit No. 17 containing 11.30 acres from an I-2 Zone District to Cannasource Planned Unit Development (PUD). [Regular Item No. 4].



- [Organic Solutions Amended Planned Unit Development No. 2018-006](#) on behalf of RDR Realty requesting approval to amend Organic Solutions Planned Unit Development to add the additional uses of Medical Marijuana Center and Retail Marijuana Store to the existing marijuana uses allowed by Organic Solutions Planned Unit Development. The property contains 2.791 acres and is located on the south side of Industrial Boulevard in the Pueblo West Metropolitan District. [Consent Item No. 3]



(b) Correspondence.

(c) Continuances:

- [Special Use Permit No. 2018-015](#), 36 N. Dynamics Dr., LLC (Owner), Kent Boardman (Applicant), 36 North Dynamics Drive. The applicant is requesting approval of a special use permit to allow Recreational Vehicle Retail in an I-2, Light Industrial Zone District. The 2.93± acre property carries a physical address of 36 North Dynamics Drive and is located approximately 478 feet northeast of its intersection with East Enterprise Drive on the east side of North Dynamics Drive in Pueblo West.

Staff is requesting continuance to the Planning Commission's January 16, 2019 hearing to accommodate the advertising of a CORRECTED NOTICE.



(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews.

- [Special Use Permit No. 2016-011](#), Scott and Kim Warner (Owners/Applicants), Scott Warner (Representative), 25550 Hillside Road. 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 Shawn Turk, Black & Veatch Corporation (Representative), Pueblo West Metropolitan District (Owner), North McCulloch Boulevard and East Gold Drive. 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 an 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.



(g) Microsoft Office 365 SharePoint.

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. 1999-002 - 2ND AMENDMENT](#) - State Land Board and GCC Rio Grande, Inc. (Owners)
GCC Rio Grande, Inc. (Operator/Applicant)
Edwin Olivares, GCC Rio Grande, Inc. (Representative)
3372 Lime Road



Applicant requests a 2ND AMENDMENT to Special Use Permit No. 1999-002 that allows for "natural deposits, extraction, and processing" (mineral extraction and cement manufacturing) in an A-1, Agricultural (minimum 35 acre) Zone District. The 2ND AMENDMENT is for Condition 15 to allow for the use of multiple alternative fuels as secondary fuel sources in accordance with Air Quality Construction Permit No. 98PB0893 and to revise the language of Condition 15. Alternative Fuel Types are in three (3) categories: Category 1: Traditional Fuels, Category 2: Categorical Exemptions, and Category 3: Non-Hazardous Secondary Material Alternative Fuels. The list of the Category Alternative Fuel Types is on Page 12 of 35 of the Applicant's Exhibit A in the application submittal documents.

The property contains 6,000± acres and is located approximately 8.7± miles south of Pueblo, east of Interstate 25.

- 2) [ORGANIC SOLUTIONS AMENDED PLANNED UNIT DEVELOPMENT NO. 2018-006](#) - RDR Realty (Applicant)
Ralph Robinson (Owner)
James Dula (Representative)
152 East Industrial Boulevard



Applicant requests approval to amend Organic Solutions Planned Unit Development to add the additional uses of Medical Marijuana Center and Retail Marijuana Store to the existing marijuana uses allowed by Organic Solutions Planned Unit Development. The property contains 2.791 acres and is located on the south side of Industrial Boulevard in the Pueblo West Metropolitan District.

b) **REGULAR ITEMS:**

1) [SPECIAL USE PERMIT NO. 2018-014](#) -



Sprint Spectrum, L.P. (Applicant)
c/o Charmaine Dregalla, J5 Infrastructure
(Representative)
Pueblo West Metropolitan District (Owner)
1.69± acre parcel located between Basalt Drive and
Bowen Drive

The applicant is requesting a special use permit to allow 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 an 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 a 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.

2) [MAP AMENDMENT NO. 2018-004](#) -



Josh Peterson, LAVERNCLAUS, LLC (Applicant)
LAVERNCLAUS, LLC (Owner)
DK Horn Engineering & Design, Inc., c/o Darlene Horn
(Representative)
1215 Santa Fe Drive

Applicant requests a map amendment to rezone Parcel B of Lot Line Rearrangement No. 98-03 containing 3.49 acres from an A-3, Agricultural (minimum 1 acre) Zone District to an I-2, Light Industrial Zone District to accommodate marijuana operations allowed as uses by right in the I-2 Zone District. The property is located on the east side of Colorado State Highway 227, north of Santa Fe Drive/Highway U.S. 50.

Map Amendment No. 2018-004 was continued from the October 17, 2018 Commission meeting.

3) [MAP AMENDMENT NO. 2018-005](#) -



Josh Peterson, LAVERNCLAUS, LLC (Applicant)
LAVERNCLAUS, LLC (Owner)
DK Horn Engineering & Design, Inc., c/o Darlene Horn
(Representative)

Applicant requests a map amendment to rezone Parcel A of Lot Line Rearrangement No. 98-03 containing 23.19 acres from an I-2, Light Industrial Zone District to an A-2, Agricultural (minimum 5 acres) Zone District to accommodate a marijuana cultivation operation allowed as a use by right in the A-2 Zone District. The property is located on the east side of Colorado State Highway 227, north of Santa Fe Drive/Highway U.S. 50.

Map Amendment No. 2018-005 was continued from the October 17, 2018 Commission meeting.

- 4) [CANNASOURCE PLANNED UNIT DEVELOPMENT NO. 2018-005](#) - John LeFevre and Ryan Shaw (Applicants)
CS Investments, LLC (Owner)
Ryan Shaw (Representative)
3415 Riddell Place



Applicants request approval to rezone Lot 11, Colorado City Unit No. 17 containing 11.30 acres from an I-2, Light Industrial Zone District to Cannasource Planned Unit Development (PUD). The PUD lists some uses-by-right including Medical and Retail Marijuana Establishments in the I-2 Zone District with the only additional use to allow Contiguous and Non-Contiguous Medical and Retail Marijuana Outdoor Cultivation. The property is located on the west side of Riddell Place in the Colorado City Metropolitan District.

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

SMS