

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
JANUARY 16, 2019
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 December 19, 2018 Minutes.
3. Approve Agenda of January 16, 2019.
4. Chairperson's Report:
 - (a) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2019.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2018-008](#), on behalf of John P. and Tagna J. Waldschmidt who are requesting a map amendment to rezone a 0.17± acre portion of Tracts 9 and 10, St. Charles Creek Estates (being proposed Parcel A, Lot Line Rearrangement No. 2018-004) from an A-3, Agricultural (minimum 1 acre) Zone District to an A-4, Agricultural (minimum ½ acre) Zone District designation in order to bring the new parcel proposed through the rearrangement process into one (1) uniform zone district. The property is located north of Colorado State Highway No. 165 on the east side of vacated Zoeller Road in the Rye/San Isabel area of Western Pueblo County.
 - (b) Correspondence.
 - (c) Continuances.



(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2017-010](#), Secure Stor, LLC, c/o David L. Gaskill (Owner/Applicant), Corsentino Construction, Inc., c/o Joe Corsentino (Representative). This is an administrative review of a special use permit, which allows the establishment of a mini-warehouse facility in a B-4, Community Business Zone District. The property is physically addressed as 495 East Spaulding Avenue and is located west of Shooting Star Drive, between U.S. Highway 50 and Spaulding Avenue.



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. 1996-023](#) - Pueblo West Metropolitan District (Original Owner)
RESCISSION William J. and Janice G. Davis (Original Applicants)
36 N. Dynamics Dr., LLC (Owner)
Kent Boardman (Applicant)
36 North Dynamics Drive



The applicant is requesting **rescission** of a special use permit that was originally approved on July 23, 1996. The special use permit allowed the establishment of Marine Sales and Services in an I-2, Industrial Zone District. The applicant is requesting the **rescission** of this special use as they are currently in the process of requesting approval for another Special Use Permit (SUP 2018-015) and no longer wish to maintain this special use. The 3.0± 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.

- 2.) [SPECIAL USE PERMIT NO. 2018-015](#) - 36 N. Dynamics Dr., LLC (Owner)
CORRECTED NOTICE Kent Boardman (Applicant)
36 North Dynamics Drive



The applicant is requesting approval of a special use permit to allow Motor Vehicle Retail in an I-2, Light Industrial Zone District. The 3.0± 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.

- 3.) [MAP AMENDMENT NO. 2018-008](#) - John P. and Tagna J. Waldschmidt
(Owners/Applicants)
c/o BH2 Land Surveying LLC (Representative)
Tracts 9 and 10, St. Charles Creek Estates, Rye



The owners are requesting a map amendment to rezone a 0.17± acre portion of Tracts 9 and 10, St. Charles Creek Estates (being proposed Parcel A, Lot Line Rearrangement No. 2018-004) from an A-3, Agricultural (minimum 1 acre) Zone District to an A-4, Agricultural (minimum ½ acre) Zone District designation in order to bring the new parcel proposed through the rearrangement process into one (1) uniform zone district. The property is located north of Colorado State Highway No. 165 on the east side of vacated Zoeller Road in the Rye/San Isabel area of Western Pueblo County.

b) **REGULAR ITEMS:**

None.

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

SMS