

AGENDA
PUEBLO COUNTY PLANNING COMMISSION

Pueblo County Conference Room
1001 North Santa Fe Avenue

AUGUST 23, 2011

5:00 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 July 26, 2011 Minutes.
3. Director's Report:
 - (a) Acceptance of Map Amendments
 - (b) Correspondence
 - (c) Continuances
 - (d) Withdrawals
 - (e) Board of County Commissioners' Action
 - (f) Administrative Reviews
 - [Special Use Permit No. 1982-022, 3rd Amended](#) (also known as Special Use Permit No. 479), Valco, Inc. (Applicant/Owner), Transit Mix Concrete, c/o Mark Klune (Representative). This is an administrative review of a special use permit, which allows the extraction and processing of natural deposits in the A-1, Agricultural (minimum 35 acre) and A-2, Agricultural (minimum 5 acre) Zone Districts. The property contains 262[±] acres and is located north and south of the Arkansas River, north of State Highway 96, and west of the Nature Center.
 - [Special Use Permit No. 2007-012](#), Centennial State Paving, Inc. (Applicant), Charles H. Bedard (Owner), L.J. Development, Inc., c/o Joe Gagliano (Representative), 3130 Nepesta Road. 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 house, and office on a 92.7± acre parcel. The application includes a proposal to reclaim the mined area to its post mining use of rangeland. The site is within an A-1, Agricultural (minimum 35 acre) Zone District and is located west of Nepesta Road, northeast of the intersection of East U.S. Highway 50 and 64th Lane. The proposed gravel pit is to be named Pheasant Run Pit.

- [Special Use Permit No. 2009-013](#), Doreen S. Rovegno (Owner), 216 East U.S. Highway 50. This is an administrative review of a special use permit, which allows “*Farming or ranching*”, more specifically to allow a maximum of two (2) horses on the property, in an R-2, Single-Family Residential Zone District. The property contains 3.25± acres and located east of the intersection of East U.S. Highway 50 and North Avondale Boulevard on the south side of East U.S. Highway 50 in the Avondale area.
- [Special Use Permit No. 2010-006](#), Pat Steele (Applicant), Mark Ohlsen (Representative). This is an administrative review for a special use permit, which allows storage and land application of domestic septage. “Septage” refers to human and household waste flushed into a septic tank, latrine, or portable toilet. The property is within an A-1, Agricultural Zone District (minimum 35 acre lot area). It is approximately 15 acres in size, and is located northeast of the intersection of Woodyard Road and Wolfenberger Road.
- [Special Use Permit No. 2010-012](#), We Recycle, Justin Parker (Applicant), Robert E. Nicholson (Owner), 24 North research Drive, Pueblo West. This is an administrative review for a special use permit, for a Recycling Collection Center, which allows for household recyclables and provides for recycling collection service in an I-2, Light Industrial Zone District. The site is located north of the northeast corner of the intersection of Enterprise Drive and Research Drive in Pueblo West.
- [Special Use Permit No. 2010-013](#), Teresa A. Maki and Stephen A. Smith (Applicants), Stephen A. Smith (Owner), Clark Engineering, LLC, c/o Laurie Clark, P.E. (Representative), 52 West Hahns Peak Avenue. This is an administrative review for a special use permit, which allows a winery in a B-4, Community Business Zone District. The property contains 0.78 acre and is located on the south side of Hahns Peak approximately 50 feet east of Angus Avenue in Pueblo West.

4. Statement of Hearing Procedures by Chairperson.

5. Public Hearing.

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. 591 - Pueblo West Sportsman's Association
(aka SUP NO. 1986-015) (Applicant/Owner)
THIRD AMENDMENT Gagliano Engineering, Inc. (Representative)

The applicant/owner is requesting a third amendment to Special Use Permit No. 591 (aka SUP No. 1986-015) originally approved by the Pueblo County Planning Commission in 1986 and two amendments approved in 1990 and 1993. Currently requested amendments are: (1) Condition No. 2 language "The boundary of the property shall be posted and maintained with "No Hunting" signs at 100' intervals" be deleted; (2) Condition No. 10 language "Firing position numbers and target location numbers must correspond. There shall be no cross firing within or between ranges." be deleted; and (3) An amendment to the Master Plan to reflect positions of current facilities and to request the installation of an additional range at the west portion of the complex. The property is located at the northern end of Loma Drive in Pueblo West, is in the A-1, Agricultural (minimum 35 acre) Zone District, and contains 160 acres.

- 2) SPECIAL USE PERMIT NO. 2004-004 - Pete Lien & Sons, Inc. (Owner/Applicant)
AMENDED Paul Banks and Associates, LLC (Representative)

The applicant requests an amendment to a special use permit, 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. The amendment proposes changing the post-mining use from unlined ponds and wildlife habitat to "developed water storage." The site is located south of Highway 96 East/Highway 50 East, east and adjacent to Nyberg Road, and north of the Arkansas River.

REGULAR ITEMS:

- a) SPECIAL USE PERMIT NO. 2011-007 - NE Colorado Cellular, Inc., dba Viaero Wireless (Applicant)
c/o Richard Bailey (Representative)
Gilbert Chavez, Jr. (Owner)
East 16th Street and Colorado State Highway No. 47

Applicant is requesting a special use permit to allow the establishment of a lattice type telecommunications tower at a height of 180 feet (excluding any attached lightning rod and lighting fixtures) and related accessory buildings and support facilities on a 0.29± acre leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is located north of unimproved East 16th Street between Fearnow Avenue and Colorado State Highway No. 47.