

**REVISED AGENDA
PUEBLO COUNTY PLANNING COMMISSION**

**Pueblo County Conference Room
1001 North Santa Fe Avenue**

SEPTEMBER 27, 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 August 23, 2011 Minutes.
3. Director's Report:
 - (a) Acceptance of Map Amendments
 - (b) Correspondence
 - (c) Continuances
 - [Special Use Permit No. 1998-028 Amended](#), C&C Disposal (Applicant), Eden Leasing, Inc. (Owner), Gagliano Engineering, Inc. (Representative). Applicant requests an amendment to Special Use Permit No. 1998-028 to allow the approved Solid Waste Transfer station to be open to the general public. With approval of the Amendment, the public would be allowed to use the facility for solid waste disposal and as a drop-off location for "single stream" recyclable materials. The property is within an I-2, Light Industrial Zone District, addressed as 1401 Quartz Road, located west of the intersection of Quartz Road and the Interstate 25 Frontage Road, north of the City of Pueblo.

The applicant has requested a continuance to the November 15, 2011 Planning Commission meeting.
- (d) Withdrawals
- (e) Board of County Commissioners' Action

(f) Administrative Reviews

- [Special Use Permit No. 1999-002](#), GCC Rio Grande, Inc. (Applicant), State Board of Land Commissioners (Owner). This is an administrative review of a special use permit, which allowed Mineral Extraction Processing and Cement Manufacturing in an A-1, Agricultural (minimum 35 acre) Zone District. The property contains 6,000± acres, and is located approximately 8.7± miles south of Pueblo, east of Interstate 25. The mining and processing activity initially takes place easterly of the BNSF Railroad right-of-way with vehicular access from Lime Road.

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. 2010-005](#) - Aaron S. Hackerott, Alta Fuels, LLC (Applicant)
AMENDED Blue Ribbon Storage, Inc. (Owner)
1739 East Platteville Boulevard

Applicant requests an amendment to Special Use Permit No. 2010-005 that allows "bulk storage of gasoline and diesel" in an I-2, Light Industrial Zone District. The Amendment request is for an additional 55-foot by 36-foot bulk tank containment area on the north side of the existing exterior tank containment area. The expanded area will accommodate equipment and up to six tanks to store bulk gasoline and diesel. The property contains 30.27 acres, and is located at the northeast corner of the intersection of Platteville Boulevard and States Avenue in the north part of Pueblo West.

- 2) [SPECIAL USE PERMIT NO. 2011-008](#) - Canyon Maple Solar, LLC (Applicant)
State of Colorado (Owner)

Applicant requests approval of a Special Use Permit to allow a scientific installation (a meteorological station to measure solar energy) in an A-1, Agricultural Zone District. The radiometer is proposed to be located on a 10-foot x 10-foot footprint, and would be approximately 10 feet in height. The site is located approximately 2½ miles northwest of the Town of Boone, east of the Pueblo Chemical Depot.

3) [COMPREHENSIVE PLAN AMENDMENT - NO. 2011-003](#)

Puebloans For Smart Energy (PFSE)
(Applicant)

Applicant requests an amendment to the *Pueblo Regional Comprehensive Development Plan* to add "Sustainability Principles" to the Plan's Regional Plan Guiding Principles Section. The Guiding Principles shape the physical layout of the Plan and the implementation strategies for future growth and development, as well as preservation and rehabilitation of existing urban and rural areas within the Region.