

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Pueblo County Conference Room
1001 North Santa Fe Avenue
DECEMBER 13, 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 November 15, 2011 Minutes.
3. Director's Report:
 - (a) Certificate of Appreciation to Outgoing Member
 - (b) Acceptance of Map Amendments
 - (c) Correspondence
 - (d) Continuances
 - (e) Withdrawals
 - (f) Board of County Commissioners' Action
 - (g) Administrative Reviews
 - [Special Use Permit No. 2006-020](#), John Sliman, Southwest Farms, Inc. (Owner/Applicant), Joe Gagliano, LJ Development, Inc. (Representative). This is an administrative review for a special use permit allowing gravel pits (extraction and processing of natural deposits), a concrete batch plant, and a hot mix (asphalt) plant on two sites, totaling 323± acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The properties are located south of Highway 96 East, in areas to the east and to the west of 39th Lane, north of the Arkansas River.
 - [Special Use Permit No. 2006-022](#), John G. Kent (Owner/Applicant), c/o Mangini-Reeves, Inc. (Representative), 59413 Highway 96 East. This is an administrative review for a special use permit allowing the use of a 19.72± acre parcel of land for the operation of Retail, Wholesale, Rental and Service of Construction Equipment and Agricultural Implements in an A-1, Agricultural (minimum 35 acre) Zone District. The property is located between Highway 96 East and the Atchison, Topeka, and Santa Fe Railroad tracks, east of Boone Road in Eastern Pueblo County.

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. 1998-028](#) - C & C Disposal (Applicant)
[AMENDED](#) Eden Leasing, Inc. (Owner)
Gagliano Engineering, Inc. (Representative)

The 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.

Special Use Permit No. 1998-028 Amended was continued from the November 15, 2011 Planning Commission meeting.

- 2) [SPECIAL USE PERMIT NO. 2011-012](#) - Paul Karam, MK1 Construction Services (Applicant)
Cynthia Surniak (Owner)
Bruce Spott, Superintendent, Reynolds, Inc.
(Representative)

Applicant requests a special use permit to allow an onsite concrete batch plant for a duration of 66 working days on a portion of Tract No. 2, Midway Ranches Filing No. 1, Amended. Tract No. 2 contains 40 acres, 20 acres of which is for the concrete batch plant. A 150-foot by 150-foot area encompasses the equipment. The concrete batch plant will be used for the Colorado Springs Utilities' Southern Delivery raw water pipeline project Segment 3. The property is in the A-1, Agricultural (minimum 35 acre) Zone District and is located in Midway Ranches in the northern portion of Pueblo County.