

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**

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

**February 28, 2012**

**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 January 24, 2012 Minutes.
3. Chairman's Report:
  - (a) Certificate of Appreciation to Betty Alt, as former Planning Commission Chair
4. Director's Report:
  - (a) Acceptance of Map Amendments
  - (b) Correspondence
  - (c) Continuances
  - (d) Withdrawals
    - [Map Amendment No. 2012-001](#), Mini Mart, Inc., dba Loaf 'N Jug, c/o David Parker (Applicant), Pueblo West Metropolitan District (Owner), Clark Engineering, LLC, Laurie Clark, P.E. (Representative). The applicant requested a map amendment to rezone a 0.4 acre parcel of land from an S-1, Public Use Zone District to a B-4, Community Business Zone District. The 0.4 acre parcel of land is part of proposed Parcel B of Subdivision Exemption No. 2012-001. Proposed Parcel B will combine the 0.4 acre parcel and Lot 1, Block 3, Tract 385, Pueblo West, Colorado. Lot 1 is already in the B-4 Zone District and contains a Loaf 'N Jug convenience store and fuel station.  
  
The applicant has requested Map Amendment No. 2012-001 be withdrawn.
- (e) Board of County Commissioners' Action

(f) Administrative Reviews

- [Special Use Permit No. 508](#), Amended (a.k.a. Special Use Permit No. 1984-002), Mike Stetler (Applicant), Lucy Teague (Owner), 1149 25<sup>th</sup> Lane. This is an administrative review for an amended special use permit, which allows a temporary mobile home as a second residence on a 0.94± acre parcel in an A-4, Agricultural (minimum 1/2 acre) Zone District.
- [Special Use Permit No. 2005-020](#), RBK Construction, Inc. (Applicant), John H. Thatcher, Jr. Trust and Beth E. Thatcher Trust (Owners), RBK Construction, Inc., Ronda Neumeister, President (Representative). This is an administrative review of a special use permit, which allows natural resources extraction and processing of sand, gravel, and borrow materials; a portable crusher and screening plant; hot mix (road) asphalt plant; scale house; and concrete batch plant on 30± acres of a leased parcel containing 281± acres within an A-1, Agricultural (minimum 35 acre) Zone District. The requested use was to accommodate a contract for the construction of approximately six (6) miles of roadway from D.O.T. Road to the Pueblo Chemical Depot. The project has been completed; however, reclamation is not complete.
- [Special Use Permit No. 2009-021](#), Rye Fire Protection District (Applicant), Donna R. Hambric (Owner), Wachob and Wachob, Inc. (Representative), Table Mountain Road, Rye. This is an administrative review of a special use permit, which allows the establishment of a lattice-type radio tower with an overall height of 45 feet and related accessory building and support facilities on an 8,130 square foot leased parcel of land. The leased parcel is encompassed within a 39.27± acre parcel which is located on the north side of Table Mountain Road approximately ¾ of a mile northeast of its intersection with Old San Isabel Road just north of the Town of Rye in Southwestern Pueblo County.
- [Special Use Permit No. 2010-017](#), Floyd L. and Joan Ann Ancell (Owners/Applicants), 1480 Fourth Road. This is an administrative review of a special use permit, which allows three (3) wind turbines for residential purposes in an A-3, Agricultural (minimum 1 acre) Zone District. The property is located on the East side of Wildhorse Road between Fourth and Fifth Roads in the Wildhorse area.
- [Special Use Permit No. 2011-002](#), Dr. Dana R. Bennett (Applicant), BLP Investment, Ltd. (Owner), Douglas D. Piersel, Esq., Mullans, Piersel & Reed, P.C. (Representative), 121 South Crescent Drive. This is an administrative review of a special use permit, which allows a health clinic in an R-5, Multiple-Residential and Office Zone District. The property contains 0.63 acre and is located between Crescent Drive and South McCulloch Boulevard, south of East Spaulding Avenue in Pueblo West.
- [Special Use Permit No. 2011-003](#), Rhonda Feasel (Applicant), Richard D. Feasel II (Owner), 555 South Watermelon Drive. This is an administrative review of a special use permit, which allows a “Child Care Home (Large)” in an R-1, Single-Family Residential Zone District. The property is located on the north side of South Watermelon Drive, southwest of its intersection with West Baldwin Drive, west of McCulloch Boulevard in the Pueblo West area.

5. Statement of Hearing Procedures by Chairperson.

6. Hearing of Cases

## 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. 2011-014](#) - Tanja Brown (Applicant)  
Autism Behavior Associates (Applicant)  
Tanja and David E. Brown (Owners)  
994 South Alexis Lane, Pueblo West

Applicant requests a special use permit to establish a Child Care Center, specifically a learning center for disabled children (children with Autism Spectrum Disorders and other developmental delays) for no more than ten (10) children, Monday through Friday, between the hours of 8:00 a.m. and 4:00 p.m., in an R-1, Single-Family Residential Zone District. The property contains 0.26± acre (11,700± square feet), and is located east of South Alexis Lane, north of West Alexis Drive, and west of Blue Hills Drive in Pueblo West.

- 2) [SPECIAL USE PERMIT NO. 2012-001](#) - Savannah Neugebauer (Applicant)  
Kasey Lee Neugebauer and Gary L. Brown  
(Landowners)  
1280 North Platteville Boulevard

The applicant is requesting a special use permit to allow a "Child Care Home (Large)" in an A-3, Agricultural (minimum 1 acre) Zone District. It is the applicant's intent to change the existing *Day Care Home* license to a *Large Child Care Home* license. The change in licensing, if permitted, will allow the applicant to have a maximum capacity of twelve (12) children at any given time. The property is located on the north/northeast side of said road, southeast of the intersection of North Platteville Boulevard and East Muskrat Lane in the Pueblo West area.

- 3) [SPECIAL USE PERMIT NO. 2012-003](#) - Sunflower Bank, N.A. (Owner/Applicant)  
Scott A. Midgley & Associates, P.C. (Representative)  
2641 North Interstate 25

Applicant requests approval of a special use permit to allow "Motor Vehicle, Retail" use on a property within an I-2, Light Industrial Zone District. The property is 30± acres in size, and is located approximately 0.4 mile north of the intersection of Quartz Road and the Interstate 25 Frontage Road.

- 4) [SPECIAL USE PERMIT NO. 2012-004](#) - Therapeutic Riding & Education Center (Applicant)  
Randi Zavislan (Owner)  
Kathleen Martin (Representative)

Applicant requests a special use permit to allow an equestrian arena, commercial/ club; riding academy, and stables in an A-3, Agricultural (minimum 1 acre) Zone District. The property contains 20 acres, is located north of West Seibert Drive, east of North Merrill Drive, west of East Lyons Drive, and north of North Watusi Drive, and is addressed as 225 North Watusi Drive in the Pueblo West area.

**REGULAR ITEM:**

- a) [SPECIAL USE PERMIT NO. 2012-002](#) - Rocky Mountain Materials & Asphalt, Inc., c/o Tom Smith (Applicant)  
Boone Ranch, LLC, Charlotte S. and Kenneth W. Hutchison, and State of Colorado (Surface Owners)  
C Bar H, Inc. (Grazing Lessee)  
Boone Ranch, LLC, Charlotte S. Hutchison, State of Colorado, and Ralph Moorhead and/or heirs, successors, or assigns (Mineral Owners)  
Rocky Mountain Materials & Asphalt, Inc., c/o Rob Mangone (Representative)  
Sections 16, 21, 22, 23, 26, and 27, Township 21 South, Range 61 West of the 6<sup>th</sup> P.M.

Applicant requests a special use permit for natural deposits extraction and processing; a hot mix asphalt plant; stockpiling, washing operation, crusher and screening plant; concrete batch plant; scale house, temporary storage buildings, and an office on a 1,321.1± acre mining area in the A-1, Agricultural (minimum 35 acre) Zone District. The application includes a proposal to reclaim the mined area to its post mining use of rangeland. The proposed mine is to be named Boone Ranch Gravel Pit. The mine area is located east of Pueblo on the north side of East U.S. Highway 50 between 59<sup>th</sup> Lane and 62<sup>nd</sup> Lane and south of the Arkansas River.

7. Unfinished Business
8. New Business--Proposed Amendments to the Planning Commission Bylaws—Discussion (action on any amendments would occur at the March meeting)
9. Reports of Committees
10. Adjournment