

**RECORD OF PROCEEDINGS
PUEBLO COUNTY PLANNING COMMISSION
TUESDAY, MARCH 27, 2012
PUEBLO COUNTY CONFERENCE ROOM
1001 NORTH SANTA FE AVENUE**

ROLL CALL AND DECLARATION OF QUORUM

Commissioners Present: Thelma Archuletta, Donald Bruestle, Richard Clark, Ron Greenwell, Epimenio Griego, Rob Leverington, Ronald Leyba, and Arnold VanZandt

Commissioner Absent: Betty Alt.

Staff Present: Joan Armstrong, Senior Planner; Kathy Burnsed, Planner I; Louella Salazar, Recording Secretary; Gail Wallingford-Ingo, Planner II; and Julie Ann Woods, Director

Others Present: Gary Raso, Assistant County Attorney

Chairman Clark called the Pueblo County Planning Commission meeting to order at 5:00 p.m.

APPROVAL OF FEBRUARY 28, 2012 MINUTES

Mr. Griego motioned to approve the minutes of the February 28, 2012 meeting as mailed. Mr. Greenwell seconded the motion. Motion carried unanimously.

CHAIRPERSON'S REPORT

- (a) The 2012 Commission attendance is at 89%.
- (b) Letter of attendance record of Ms. Archuletta sent to Board of County Commissioners. Ms. Archuletta requested continuance of Commission membership to the Board. The Board decided no action would be taken at this time and the issue was resolved.
- (c) Transportation Technology Center taking action of an Environmental Review Process regarding land use activity. Staff looked into it and does not require any action at this time.

DIRECTOR'S REPORT

The Director's Report was presented by Joan Armstrong. She requested the staff reports be made a part of the record of the proceedings.

- (a) Acceptance of Map Amendments--None.
- (b) Correspondence--None.
- (c) Continuances--One continuance this month for Special Use Permit No. 2011-014. The applicant has requested continuance to the June 26, 2012 hearing.

Mr. Greenwell motioned to continue Special Use Permit No. 2011-014 to the Commission's June 26, 2012 meeting. Mr. Bruestle seconded the motion. Motion carried unanimously.

- (d) Withdrawals--None.
- (e) Board of County Commissioners' Action—Summary of actions taken on March 13, 2012.
- (f) Administrative Reviews:
 - Special Use Permit No. 2004-008 which allows manufactured home sales in an I-2 Zone District. The manufactured home sales area is located on 3± acres within a 30± acre tract. Sunflower Bank, N.A. is the new owner. The owner's representative requested continuance because they recently acquired the site. They would like to continue the special use permit in order to allow them to sell the site to a future buyer as a modular home sales site.

The use has been discontinued for seven consecutive years and dialogue occurred on Declaration of Abandonment based upon Title 17 of the Pueblo County Code. The Commission accepted the Administrative Review, thereby approving the continuance of this permitted use with the four existing conditions of approval as outlined in staff's report, and a new Directive to Staff to present a report to the Commission at its March, 2013 meeting.

- Special Use Permit No. 2008-003 which allows natural deposits, extraction, and processing of construction material (gravel) on 33.3 acres of a 62.85-acre parcel described as Parcel D of Subdivision Variance No. 320. The property is in the A-1 Zone

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District. Cañon National Bank as the new owner requests continuance in anticipation of the sale of the mine within six months to one year.

Condition No. 2 was removed, being the vacation of Koury Lane, because it is in compliance by the approval and recordation of Road/Alley Vacation No. 2008-001. The Commission accepted the Administrative Review, thereby approving the continuance of this permitted use with the modified conditions of approval, now eleven conditions as outlined in staff's report, and a new Directive to Staff to present a report to the Commission at its March 2013 meeting.

- Special Use Permit No. 2007-015 which allows the establishment of six 198-foot lattice type guyed towers and related accessory buildings and operation equipment on a 54.41-acre leased tower site is in an A-1 Zone District. The applicant advised that both stations are operable and will be operational for scheduled daily broadcasting as soon as the remaining permits are signed off. All six tower bases have 6-foot chain-link fencing installed.

The Commission accepted the Administrative Review, thereby approving the continuance of this permitted use with the existing seven conditions of approval as outlined in staff's report, and a new Directive to Staff to present a report to the Commission at its March 2013 meeting.

- Special Use Permit No. 2011-002 which allows a health clinic in an R-5 Zone District. The property contains 0.63 acre. Parkview Medical Center, Inc. purchased the property in April, 2011. Staff was unaware of the purchase when writing the February, 2012 Administrative Review. The Commission approved the Special Use Permit on February 22, 2011 with the condition that the parking plan utilized by the Health Center that was not approved per Parking Plan No. 1995-012 was to have been paved **OR** the graveled area being utilized for parking be blocked off to prevent vehicular access from South Crescent Drive and from the property to the south owned by the Pueblo West Metropolitan District and the placement of "No Parking" signs. On-site inspections of the property in March, 2012 showed the property, as well as the Metropolitan District's property, has been blocked by t-posts with rope and cable. No vehicular access can be obtained through Crescent Drive due to the existing landscaped areas, rock boulders and the t-post barricade. A "No Parking" sign has been installed on the cable.

The Commission accepted the Administrative Review, thereby approving the continuance of this permitted use with a Notation that the Department of Planning and Development acknowledges that during the preparation of this Administrative Review the original condition of approval was considered to be in compliance and, therefore, is no longer relevant. It is further acknowledged that it is unnecessary to schedule this special use permit for further review unless the use and/or property do not maintain compliance with the Pueblo County Code and/or a complaint is received and verified and/or if a review is specifically requested by the Commission.

Ms. Archuletta motioned to accept the administrative reviews as read into the record and make the Commission's comments a part of the record of the proceedings. Mr. Griego seconded the motion. Motion carried unanimously.

STATEMENT OF HEARING PROCEDURES BY CHAIRPERSON

No items under the Consent or Regular agenda.

PUBLIC HEARING

No items on Consent Agenda.

CONSENT ITEMS:

None.

REGULAR ITEMS:

None.

UNFINISHED BUSINESS

None.

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NEW BUSINESS

- a) Proposed Amendments to the Planning Commission Bylaws

Proposed amendments to the bylaws were discussed and concurrence was made by the Commission. The final version of the bylaws will be presented at the April meeting for action.

- b) Pueblo County Planning Commission Minutes Format

Discussion occurred on streamlining the Commission minutes. It was agreed that it is unnecessary to go into detail on the minutes because there is a recording of the meeting which could be used for further reference.

REPORTS OF COMMITTEES

None.

ADJOURNMENT

The meeting was adjourned at 6:45 p.m.

Respectfully submitted,



Joan Armstrong, Senior Planner
Department of Planning and Development

LRS