

AGENDA
PUEBLO COUNTY PLANNING COMMISSION

Pueblo County Conference Room
1001 North Santa Fe Avenue

MAY 22, 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 April 24, 2012 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments.
 - (b) Correspondence.
 - (c) Continuances.
 - (d) Withdrawals.
 - (e) Board of County Commissioners' Action (NONE).
 - (f) Administrative Reviews.
 - [Special Use Permit No. 2008-008](#), Dionisio Metal & Iron, Inc., c/o Albert Dionisio (Applicant/Owner), Gagliano Engineering, Inc., c/o Joe Gagliano (Representative), Parcel A of Subdivision Plat Vacation No. 2007-002 and a portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 64 West of the Sixth Principal Meridian. This is an administrative review for a special use permit, which established a salvage yard on an 18.5± acre parcel located in the I-3, Heavy Industrial Zone District. The salvage yard is an expansion of the existing salvage yard located south of the subject property at 700 South Portland Avenue. The property is located east of Portland Avenue at the northeast corner of the intersection of Portland Avenue and Queens Avenue and located within a portion of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 64 West of the 6th P.M.

- [Special Use Permit No. 2009-008](#), First State Bank of Colorado (Current Owner), Ocean Dreams, LLC (Previous Applicant), Joyce L. Dumeyer (Previous Owner), 735 North Maplawn Drive. This is an administrative review for a special use permit, which allowed retail and personal service uses (small neighborhood café, bar, liquor store, food store, and office spaces) in a B-1, Neighborhood Business Zone District. The property contains 0.66 acre, and is located at the southwesterly corner of Platteville Boulevard and Maplawn Drive in Pueblo West.
- [Special Use Permit No. 2011-005](#), Martin J. J. Trujillo (Applicant/Owner), Mona Vialpando (Representative), 1009 West Valparaiso Drive. This is an administrative review for a special use permit, which allowed a dog kennel facility on a 1.57± acre parcel in an A-3, Agricultural (minimum 1 acre) Zone District. Title 17, Land Use, Section 17.04.040, Definitions of the Pueblo County Code defines kennel as "...any lot, parcel, tract or structure in which five or more dogs, six months old or older, are kept, raised, housed, boarded or bred." The property carries a physical address of 1009 West Valparaiso Drive, Pueblo West, and is located east of South Avenida del Oro, south of West Valparaiso Drive, and north of West Osceola Drive.

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. 2012-008 - Jose Mercado, Miguel Mercado, and Armando Mercado (Owners/Applicants)
John DuVall, Du All Development (Representative)
2641 North Interstate 25

Applicants request approval of a special use permit to allow an Automobile Auction use as well as a Flea Market 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.

2) TEXT AMENDMENT NO. 2012-001 - Pueblo County Department of Planning and Development (Applicant)

The Pueblo County Department of Planning and Development is proposing a Text Amendment to amend regulations in the Pueblo County Code, Title 17, Land Use, Division I, Zoning pertaining to Definitions, Medical Marijuana Center, Medical Marijuana-Infused Products Manufacturer, and Medical Marijuana Optional Premises Cultivation Operation (contiguous and non-contiguous) and the Planned Unit Development District (PUD). Staff is proposing the following amendments to said Title 17 as follows:

1. Amend Chapter 17.04, General Provisions and Definitions, Section 17.04.040 Definitions for “Medical Marijuana Contiguous Optional Premises Cultivation Operation” and “Medical Marijuana Non-Contiguous Optional Premises Cultivation Operation” by adding PUD.
2. Amend Chapter 17.120 Supplementary Regulations: Section 17.120.190 Medical Marijuana Center, Section 17.120.200 Medical Marijuana-Infused Products Manufacturer, Section 17.120.210 Medical Marijuana Contiguous Optional Premises Cultivation Operation, Section 17.120.220 Medical Marijuana Non-Contiguous Optional Premises Cultivation Operation by adding in A. Permitted Zone District the PUD, add in F. Location (a) (1) “and PUD where the principal use is residential” and add in F. Location (a) (8) “in the B-4 Zone District in Pueblo County”.
3. Amend Chapter 17.126, Planned Unit Development District (PUD), Section 17.126.010 Purpose by adding a purpose item that encourages the consolidation of medical marijuana businesses.
4. Amend Chapter 17.126, Planned Unit Development District (PUD), Section 17.126.020 Permitted Uses to add “agricultural uses, and Medical Marijuana Center, Medical Marijuana-Infused Products Manufacturer, Medical Marijuana Contiguous Optional Premises Cultivation Operation, and Medical Marijuana Non-Contiguous Optional Premises Cultivation Operation”.
5. Amend Chapter 17.126, Planned Unit Development District (PUD), Section 17.126.030 Development Requirements by removing E.

REGULAR ITEMS:

There are no items on the Regular Agenda.

7. Unfinished Business.
8. New Business.
9. Reports of Committees.
10. Adjournment.