

AGENDA
PUEBLO COUNTY PLANNING COMMISSION

Pueblo County Conference Room
1001 North Santa Fe Avenue

June 26, 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 May 22, 2012 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments:
 - [Map Amendment No. 2012-002](#), Bobby L. Coble and Randy L. Coble (Owners/Applicants), 1804 South LaCrosse Avenue. Applicants request a map amendment to rezone a 2.2± acre parcel of land from an A-3, Agricultural Zone District to an I-2, Light Industrial Zone District. The property is located approximately 1,100 feet north of the northeast corner of the intersection of LaCrosse Avenue and Santa Fe Avenue.
 - (a) Correspondence.
 - (b) Continuances.
 - [Map Amendment No. 2012-002](#), Bobby L. Coble and Randy L. Coble (Owners/Applicants), 1804 South LaCrosse Avenue. Applicants request a map amendment to rezone a 2.2± acre parcel of land from an A-3, Agricultural Zone District to an I-2, Light Industrial Zone District. The property is located approximately 1,100 feet north of the northeast corner of the intersection of LaCrosse Avenue and Santa Fe Avenue.

The applicants are requesting continuance to the July 24, 2012 Planning Commission meeting.

(c) Withdrawals:

- [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. The applicant is requesting the withdrawal of this 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. The property is in an R-1, Single-Family Residential Zone District, located east of South Alexis Lane, north of West Alexis Drive, and west of Blue Hills Drive in Pueblo West.

This special use permit was continued from the March 27, 2012 meeting.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2009-007](#), Pamela J. Houston (Owner/Applicant), 1446 Martin Lane. This is an administrative review of a special use permit for a dog boarding kennel facility on a 2.0± acre parcel in an A-1, Agricultural (minimum 35 acre) Zone District. The applicant requested the special use permit to allow the boarding of a maximum of 40 dogs. The applicant will own no more than 10 dogs and commercially board no more than 30 dogs. The property is located approximately 850 feet south of East U.S. Highway 50 on the east side of Martin Lane.

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) [SNELL PLANNED UNIT DEVELOPMENT NO. 2012-001](#) - Jack M. and Cathy J. Snell (Applicants/Owners)
Cardinal Points Surveying, Inc., Robin M. Stanton
(Representative)

Applicants/owners request approval of the Snell Planned Unit Development (PUD) No. 2012-001 rezoning the property from an A-1, Agricultural (minimum 35 acre) Zone District to the PUD Zone District. (Snell Subdivision Preliminary Plan No. 2012-001, also scheduled to be heard on the same date, proposes to subdivide the 39 acres into two (2) lots, a Parcel "A", and deeded right-of-way.) Proposed Lots 1 and 2, 1.00 acre each, will each allow a single-family dwelling,

an Individual Sewage Disposal System (ISDS), accessory structures, and agricultural structures. Proposed Parcel "A" contains 35.93 acres and will be farm and ranchland used for planting crops and raising animals. The remaining 2.07 acres is intended for right-of-way dedication. The property is located southwest of the t-intersection of Nicholson Road and 33rd Lane in the Vineland area. The PUD and Preliminary Plan will be heard concurrently by the Pueblo County Planning Commission, and then again concurrently by the Board of County Commissioners.

- 2) [SNELL SUBDIVISION PRELIMINARY PLAN NO. 2012-001](#) - Jack M. and Cathy J. Snell (Applicants/Owners)
Cardinal Points Surveying, Inc., Robin M. Stanton
(Representative)

Applicants/owners request preliminary plan approval to subdivide 39.00 acres into Parcel "A" for farming and ranching containing 35.93 acres, 2 lots each containing 1.00 acre, and proposed dedication of right-of-way for Nicholson Road containing approximately 2.07 acres. The right-of-way is proposed to be dedicated and deeded at the time of final plat. The property is currently in the A-1, Agricultural (minimum 35 acre) Zone District and is proposed to be rezoned to Snell Planned Unit Development (PUD) No. 2012-001. The property is located southwest of the t-intersection of Nicholson Road and 33rd Lane in the Vineland area. The Preliminary Plan and PUD will be heard concurrently by the Pueblo County Planning Commission, and then again concurrently by the Board of County Commissioners.

REGULAR ITEMS:

- a) [AMENDMENT TO SPECIAL DISTRICT SERVICE PLAN NO. 2007-002](#) - Beulah Fire Protection and Ambulance District (Applicant)

Applicant requests review and approval of a proposed Amendment to the Service Plan for the Beulah Ambulance District. The Amendment proposes expanding the services of the District to include fire protection, which would establish the Beulah Fire Protection and Ambulance District. Approval of the Amendment would transfer the assets of the Beulah Valley Volunteer Fire Department to the District. No changes to the current District boundaries are proposed. The current mill levy of 7 mills would increase to 13.5 mills. The Amendment and mill levy increase would be put on the ballot for the November 2012 election.

Per State Statute, this Service Plan Amendment shall be referred to the Planning Commission, which shall consider and make a recommendation on the Service Plan to the Board of County Commissioners.

7. Unfinished Business.

8. New Business:

- Update to Progress on the New Planning Commission Webpage
- Future Planning Commission Meeting Location

9. Reports of Committees.

10. Adjournment.