

AGENDA--AMENDED

PUEBLO COUNTY PLANNING COMMISSION

**Pueblo County Commissioners' Chambers
Pueblo County Courthouse
215 West 10th Street**

July 24, 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 June 26, 2012 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments:
 - [Map Amendment No. 2012-003](#), Peggy J. Caple (Applicant), Peggy Jane Caple, Eva Sue Sheppard, Helen Zoe Geer, Grace Jean Divelbiss, Betty Jo McDaniel, and Norma Carol Laughlin (Owners), Peggy Jane Caple (Representative), 7887 McDaniel Road (also known as 7887 Savage Road). Applicant requests a map amendment to rezone a six (6) acre parcel of land from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District. The property is located at the dead-end of Savage Road in Beulah.
 - (b) Correspondence.
 - (c) 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.

Map Amendment No. 2012-002 was continued from June 26, 2012 Planning Commission meeting. The applicants are requesting a continuance to the August 28, 2012 Planning Commission meeting.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2007-010](#), Grant Koury, Rocky Mountain Travel Center (Owner/Applicant), Aspen Sign Company (Representative). This is an administrative review for a special use permit which allowed the use of "Boat and RV Storage" on a 5.77± acre parcel of land in an I-2, Light Industrial Zone District. The property is located near Rocky Mountain Travel Center on I-25 North.
- [Special Use Permit No. 2009-012](#), Kindra Gatewood, Verizon Wireless (Applicant), Naich A. and Charlene F. Cordo (Owners), 25960 Highway 50 East. This is an administrative review for a special use permit which allowed the establishment of a windmill replica type telecommunications tower with an overall height of 94 feet and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-4, Agricultural (minimum ½ acre) Zone District. The new facility is intended to replace an existing 67'6" tower which was originally approved and established in 2003 through the approval of Special Use Permit No. 2003-033. The leased parcel is encompassed within a 9.89± acre parcel that is located on the south side of Highway 50 East (Santa Fe Drive) between Pleasantview Drive and Lane 26¼ (if extended northerly) in the St. Charles Mesa area.
- [Special Use Permit No. 2010-011](#), Most Reverend Fernando Isern, Bishop of Pueblo, a Corporation Sole (Applicant), Bishop of Pueblo, a Corporation Sole (Owner), 1145 Aspen Road. This is an administrative review for a special use permit which allows a church and religious buildings being the existing St. Joseph's Church, associated buildings, and proposed new remodeling project for the church in an R-2, Single-Family Residential Zone District. The property contains 12.95 acres, and is located on the west side of Aspen Road south of Santa Fe Drive in Blende.
- [Special Use Permit No. 2011-001](#), Joe Welte, Summit Pressed Brick and Tile Company (Applicant), Seifert Enterprises, LLC (Owner), Joe P. Gagliano, LJ Development, Inc. (Representative), portion of the S½ of Section 27 and the N½ of Section 34, Township 24 South, Range 66 West of the 6th P.M. This is an administrative review for a special use permit which allowed natural deposits extraction and processing; blasting; stockpiling, crusher and screening plant; scale house; and an office on a 93.25± acre mining area in the A-1, Agricultural (minimum 35 acre) Zone District. The application included a proposal to reclaim the mined area to its post mining use of rangeland/agricultural. The mining area is within an 116.41± acre leased area located on the south side of Pickney Road (CR 343) approximately 3,200± feet southwest of the intersection of Pickney Road and Pardee Drive. The gravel pit is named Cedarwood Clay Mine.

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. 2011-012](#) - Paul Karam, MK1 Construction Services (Applicant)
RESCISSION Cynthia Surniak (Owner)
Bruce Spott, Superintendent, Reynolds, Inc.
(Representative)

Applicant and owner request rescission of Special Use Permit No. 2011-012 that allows an onsite concrete batch plant for a duration of 66 working days. The batch plant was used for the Colorado Springs Utilities' Southern Delivery raw water pipeline project Segment 3. The batch plant has been removed as this specific project for which the batch plant was needed is completed. 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.

- 2) [SPECIAL USE PERMIT NO. 2012-009](#) - Justin Parker, We Recycle (Applicant)
Bojon Investments, LLC (Owner)
66 North Research Drive, Pueblo West

The applicant is requesting approval of a special use permit to establish a Recycling Collection Center for household recyclables in an I-2, Light Industrial Zone District. The applicant proposes relocation of a similar Recycling Collection Center currently located approximately 500 feet to the south of the proposed new location. The site is located at 66 North Research Drive, approximately 400 feet south of the southeast corner of the intersection of Industrial Boulevard and Research Drive in the Industrial Park area of Pueblo West.

- 3) [MAP AMENDMENT NO. 2012-003](#) - Peggy J. Caple (Applicant)
Peggy Jane Caple, Eva Sue Sheppard, Helen Zoe Geer,
Grace Jean Divelbiss, Betty Jo McDaniel, and Norma
Carol Laughlin (Owners)
Peggy Jane Caple (Representative)
7887 McDaniel Road (also known as 7887 Savage Road)

Applicant requests a map amendment to rezone a six (6) acre parcel of land from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District. The property is located at the dead-end of Savage Road in Beulah.

REGULAR ITEMS:

There are no items on this evening's regular agenda.

7. Unfinished Business.

8. New Business.

Staff would like to brief the Planning Commission on the update to the Pueblo Regional Development Plan.

9. Reports of Committees.

10. Adjournment.