

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
August 21, 2019
5:30 P.M.

(The Record: The Planning Department staff memorandum 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. Approve Agenda of August 21, 2019 Meeting.
3. Approval of July 17, 2019 Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuances:
 - [JS Hunter Subdivision Preliminary Plan No. 2018-003](#), Justin and Sarah Hunter (Owners/Applicants), Altman, Keilbach, Lytle, Parlapiano, & Ware, P.C., c/o David Lytle, Attorney-at-Law (Representative), 7094 State Highway 165. The intent of the subdivision is to subdivide a 25.51± acre parcel into two (2) lots as follows: Lot 1 will contain 1.325± acres and Lot 2 is proposed at 24.138± acres in size. The property is currently within an A-3, Agricultural (minimum 1 acre) Zone District and is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Cibola Drive in the Colorado City area.

This item was continued from the February 20, 2019, April 17, 2019, and June 19, 2019 PCPC meetings.

The applicant is requesting a continuance to the October 16, 2019 PCPC meeting.



- [Map Amendment No. 2018-009](#), Justin and Sarah Hunter (Owners/Applicants), Altman, Keilbach, Lytle, Paralapiano, & Ware, P.C., c/o David Lytle, Attorney-at-Law (Representative), 7094 State Highway 165. The intent of the map amendment is to rezone a 1.325± acre parcel of land (proposed Lot 1, JS Hunter Subdivision) from an A-3, Agricultural (minimum 1 acre) Zone District to a B-4, Community Business Zone District. The property is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Cibola Drive in the Colorado City area.

This item was continued from the February 20, 2019, April 17, 2019, and June 19, 2019 PCPC meetings.

The applicant is requesting a continuance to the October 16, 2019 PCPC meeting.



- [Sun Haven at Pueblo West Preliminary Plan No. 2019-001](#), Jacques Machol, Sun Haven Construction, LLC (ORIGINAL Applicant), Sun Haven Construction, LLC (ORIGINAL Owner), Best Apartments, LLC, c/o Osuan Cortex Andres and Todd Messenger, Esq. (NEW Applicant/Owner), Henry Design Group, c/o Karen Henry (Representative), 201 South McCulloch Boulevard, Pueblo West. The applicant requests approval of Sun Haven at Pueblo West Preliminary Plan No. 2019-001 to subdivide Parcel A of Subdivision Exemption No. 86-3 containing 15.61± acres into five (5) Blocks and one (1) Tract as follows: Block 1 - 5.05± acres, Block 2 - 3.48± acres, Block 3 - 0.96± acre, Block 4 - 2.67± acres, Block 5 - 2.86± acres, and Tract A Existing Access – 0.59 acre. The applicant intends to develop the blocks in two (2) phases: Phase 1 - Blocks 1 and 2; Phase 2 - Blocks 3, 4, and 5. The property is developed with a restaurant on Block 1, and a hotel that has been renovated into apartment homes on Block 2. Blocks 3, 4, and 5 are vacant and are proposed to be sold or self-developed. The property is within the B-4, Community Business Zone District, is physically addressed as 201 South McCulloch Boulevard, and is located west of the intersection of McCulloch Boulevard and Abarr Drive in the Pueblo West Metropolitan District.

This case was continued from the February 20, 2019, April 17, 2019, and June 19, 2019 PCPC meetings.

The applicant is requesting continuance to the October 16, 2019 PCPC meeting.



- [Shree Hari Preliminary Plan No. 2019-005](#), Shree Hari, LLC (Owner), Bhaveshkumaf M. Patel (Applicant), Wachob and Wachob, Inc., c/o Daniel Wachob (Representative), 6670 State Highway 165. The applicant requests preliminary plan approval to subdivide 6.26± acres into two (2) lots consisting of 3.06± acres (Lot 1) and 3.20± acres (Lot 2). The property is within an R-6, Multiple-Residential and Commercial District and carries a physical address of 6670 State Highway 165. The property is located southeast of State Highway 165 and west of Interstate 25 in Colorado City. The applicant's letter of request and preliminary plan indicates proposed Lot 1 is currently improved with a motel, restaurant, and swimming pool while proposed Lot 2 is currently vacant and there are currently no plans to develop proposed Lot 2.

The applicant is requesting a continuance to the October 16, 2019 PCPC meeting.



- [Text Amendment No. 2019-002](#), Cannomics, LLC (Applicant), c/o Matt Wheatley, PhD and Kathy Jenson Pfeiff, MS. RDN (Representatives). The applicant requests a text amendment to Title 17, LAND USE, Division I. ZONING, Chapter 17.16, *Agricultural Three (A-3) and Four (A-4) Districts*, specifically Section 020 (*Uses by right*) and to Chapter 17.120, *Supplementary Regulations*, specifically Section 280 (*Hemp Establishments*), Paragraphs G. and J. all as cited within the Pueblo County Code.

The applicant has requested a continuance to the October 16, 2019 PCPC meeting.



- (d) Withdrawals.
 - (e) Board of County Commissioners' Action. (Information only. No formal action required.)
 - (f) Administrative Reviews.
6. Statement of Hearing Procedures by Chairperson.
7. Hearing of Cases.
- a) **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) [MIMI'S SUBDIVISION](#) - Mimi Morgan (Owner/Applicant)
[FINAL PLAT NO. 2019-003](#) c/o NorthStar Engineering & Surveying, Inc.
James B. Pioreschi, Project Manager (Representative)
30368 Everett Road



The owner/applicant requests final plat approval to subdivide 3.0± acres into two (2) lots consisting of 1.0± acre (Lot 1) and 1.96± acres (Lot 2) in an A-3, Agricultural (minimum 1 acre) Zone District. A ten (10) foot road right-of-way dedication (consisting of 0.04± acre) and a ten (10) foot roadway easement are also proposed along the north property line for and adjacent to Everett Road. The property is located on the south side of Everett Road between Lane 30 and Lane 30½ in the St. Charles Mesa.

- 2) [ZUPAN FARM SUBDIVISION - FINAL PLAT NO. 2019-004](#) - David and Elizabeth Zupan (Owners/Applicants)
c/o Mangini & Associates, Inc. (Representative)
33177 Jersey Road



The owners/applicants request final plat approval to subdivide 19.92± acres into three (3) lots consisting of 5.10± acres (Lots 1 and 3) and 8.38± acres (Lot 2) in an A-2, Agricultural (minimum 5 acre) Zone District. A thirty (30) foot road right-of-way dedication is also proposed along the west and south property lines for Lane 33 and Jersey Road. The property is located at the NE corner of the intersection of Lane 33 and Jersey Road in the Vineland area.

b) **REGULAR ITEMS:**

- 1) [TEXT AMENDMENT NO. 2019-001](#) - Brad Lisac (Applicant)



Text Amendment revisions to the Pueblo County Code Title 17 Land Use, Division I. Zoning. Applicant Brad Lisac requests a text amendment to the Pueblo County Code Section 17.120.190 Marijuana Establishments D. Distance measurement, Sections 17.120.220 and 17.120.230, D. Location.

This case was continued from the June 19, 2019 PCPC meeting.

Please Note: Applicant Pueblo County Department of Planning and Development, requesting a text amendment to the Pueblo County Code Section 17.120.190 Marijuana Establishments F. Performance Standards 4. Fencing, was WITHDRAWN at the June 19, 2019 PCPC Meeting.

- 2) [SPECIAL USE PERMIT NO. 2019-002](#) - Vertical Bridge Development, LLC and T-Mobile West, LLC (c/o Matthew Grugan) (Applicant)
Powder River Development Services, LLC
(c/o Brandon Peterson) (Applicant's Representative)
James L. and Barbara A. Ottino (Owners)
Vince L. Linden III, Attorney-at-Law, Linden Law Group
(Owners' Representative)
330 South Sobrante Drive



The applicant is requesting a special use permit to allow the establishment of a 60-foot stealth (agricultural silo) type telecommunications tower and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 10± acre parcel of land located south of El Sobrante Drive between West Aledo Drive and West Saguache Drive as platted within Pueblo West Tracts 307 and 320.

8. Unfinished Business.
9. New Business.

10. Reports of Committees.

11. Adjournment.

SMS