

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Pueblo County Commissioners' Chambers
Pueblo County Courthouse
215 West 10th Street
December 18, 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 November 13, 2012 Minutes.
3. Chairperson's Report.
 - (a) Certificate of Appreciation to Rob Leverington
 - (b) Report on Reappointed and New Pueblo County Planning Commission Members
4. Director's Report:
 - (a) Acceptance of Map Amendments:
 - [Map Amendment No. 2012-005](#), Pueblo City-County Library District (Applicant), Joann Cummings, Jean Erickson, and Janet Pullin (Owners), James S. Oliver, Esq. (Representative), Proposed Lot 1, St. Charles Mesa Library Subdivision. Applicant requests approval of a map amendment to rezone proposed Lot 1 of the St. Charles Mesa Library Subdivision from an A-4, Agricultural to an S-1, Public Use Zone District. The property is 2.9± acres in size, and is located approximately 400 feet west of the northwest corner of the intersection of Highway 50 and 25th Lane. This rezoning will be heard in conjunction with Preliminary Plan No. 2012-002 for the St. Charles Mesa Library Subdivision.
 - (b) Correspondence.
 - (c) Continuances:
 - [Special Use Permit No. 2012-011](#), Pueblo West Metropolitan District, Department of Parks and Recreation, c/o Carol Cosby, Director (Applicant), Pueblo West Metropolitan District (Owner), NE corner of McCulloch Boulevard and Assembly Drive. Applicant requests a special use permit to establish the initial development of a proposed public park and outdoor sports/recreation facility (Soaring Eagle Park) including all structures and facilities necessary and appurtenant to their operation and associated uses directly related to site facilities and activities in an

S-1, Public Use Zone District. Phase I will consist of two or three ball fields on a 32.99± acre portion of the overall 67.71± acre parcel of land intended for the development. The entire property is located at the northeast corner of McCulloch Boulevard and Assembly Drive with the proposed Phase I being located immediately north of the intersection of Research Drive and Assembly Drive in the Pueblo West area.

The applicant is requesting continuance to the January 22, 2013 Planning Commission meeting. It was continued from the October 23, 2012 and November 13, 2012 Planning Commission meetings.

- [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 January 22, 2013 Planning Commission meeting. It was continued from the June 26, 2012, July 24, 2012, August 28, 2012, September 25, 2012, October 23, 2012, and November 13, 2012 Planning Commission meetings.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 1998-028](#), Amended, C&C Disposal (Applicant), Eden Leasing, Inc., (Owner) Gagliano Engineering, Inc. (Representative). This is an administrative review for an Amendment to Special Use Permit No. 1998-028 allowing the approved Solid Waste Transfer station to be open to the general public. The Amendment allows the public to use the facility for solid waste disposal and as a drop off location for "single stream" recyclable materials. The property is within an I-2, Light Industrial Zone District, addressed as 1401 Quartz Road, located west of the intersection of Quartz Road and the Interstate 25 Frontage Road, north of the City of Pueblo.
- [Special Use Permit No. 2006-020](#), John Sliman, Southwest Farms, Inc. (Owner/Applicant), Joe Gagliano, LJ Development, Inc. (Representative). This is an administrative review for a special use permit allowing gravel pits (extraction and processing of natural deposits), a concrete batch plant, and a hot mix (asphalt) plant on two sites, totaling 323± acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The properties are located south of Highway 96 East, in areas to the east and to the west of 39th Lane, north of the Arkansas River.

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) **MAP AMENDMENT NO. 2012-005** - Pueblo City-County Library District (Applicant)
Joann Cummings, Jean Erickson, and Janet Pullin (Owners)
James S. Oliver, Esq. (Representative)
Proposed Lot 1, St. Charles Mesa Library Subdivision

Applicant requests approval of a map amendment to rezone proposed Lot 1 of the St. Charles Mesa Library Subdivision from an A-4, Agricultural to an S-1, Public Use Zone District. The property is 2.9± acres in size, and is located approximately 400 feet west of the northwest corner of the intersection of Highway 50 and 25th Lane. This rezoning will be heard in conjunction with Preliminary Plan No. 2012-002 for the St. Charles Mesa Library Subdivision.

- 2) **ST. CHARLES MESA LIBRARY – SUBDIVISION PRELIMINARY PLAN NO. 2012-002** – Pueblo City-County Library District (Applicant)
Joann Cummings, Jean Erickson, and Janet Pullin (Owners)
Edward-James Surveying, Inc. (Representative)

Applicant requests approval of a preliminary plan for the St. Charles Mesa Library Subdivision to subdivide an 11.5± acre parcel into two lots, 2.9± and 8.4± acres in size. The property is currently within an A-4, Agricultural Zone District, with proposed Lot 1 (2.9± acres) to be rezoned to an S-1, Public Use Zone District through Map Amendment No. 2012-005. The property is located approximately 400 feet west of the northwest corner of the intersection of Highway 50 and 25th Lane. This preliminary plan will be heard in conjunction with Map Amendment No. 2012-005.

REGULAR ITEMS:

- a) **SPECIAL USE PERMIT NO. 2012-012** - State of Colorado, c/o Pete Milonas; Danny J. and Cindy L. Henrichs; and Pritekel Brothers Farm, LLC, c/o Bob Pritekel (Surface and Mineral Rights Owners)
Danny J. and Cindy L. Henrichs (Grazing Lessee)
Fremont Paving & Redi-Mix, Inc., c/o John Paul Ary (Applicant and Mineral Lessee)
Environmental Alternatives, Inc., c/o Angela Bellantoni (Representative)
Portions of Sections 24 and 25, Township 21 South, Range 63 West and Sections 19 and 30, Township 21 South, Range 62 West of the 6th P.M.

Applicant requests a special use permit for natural deposits extraction and processing; stockpiling, crusher and screening plant; temporary scales and scale house/site office within

a 1,952± acre permit boundary area in the A-1, Agricultural (minimum 35 acre) Zone District. The application includes a proposed haul route by means of a private road to U.S. Highway 50, two mining phases with affected areas less than 500 acres total, and proposal to reclaim the mined area to its post mining use of rangeland. The proposed permit area is located 1,300± feet south of Olson Road, between 41½ Lane and Avondale Boulevard in the Avondale area.

7. Unfinished Business.

8. New Business:

9. Reports of Committees.

10. Adjournment.