

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Pueblo County Commissioners' Chambers
Pueblo County Courthouse
215 West 10th Street
January 22, 2013
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 December 18, 2012 Minutes.
3. Chairperson's Report:
 - (a) Introduction of New Member
 - (b) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2013
4. Director's Report:
 - (a) Acceptance of Map Amendments:
 - [Map Amendment No. 2012-006](#), Erin Johnson (formerly Erin J. Homm) (Owner/Applicant), 32989 Daniel Road. Applicant requests a map amendment to rezone 1.46± acres of Parcel B, Subdivision Variance No. 41 that is in the A-2, Agricultural (minimum 5 acre) Zone District to the A-4, Agricultural (minimum ½ acre) Zone District; therefore, all of Parcel B will be in the A-4 Zone District. The property is physically addressed as 32989 Daniel Road and located at the east end of Daniel Road off of Baxter Road in the St. Charles Mesa area.
 - (b) Correspondence.
 - (c) Continuances:
 - [Special Use Permit No. 2012-010](#), Pueblo West Metropolitan District (Applicant/Owner), Rusty Ethredge, Utilities Manager, Pueblo West Metropolitan District (Representative), 153 West Baldwin Drive. Applicant requests a special use permit to allow construction of storage buildings, a contractor's storage yard including outdoor storage of water and wastewater construction materials, and other accessory uses in support of the existing water treatment plant and utility offices in an R-5, Multiple Residential and Office Zone District. A Special Use Permit is required for the proposed use as noted in Section 17.120.130, Public Utilities, specifically Paragraph C of the Pueblo County Code, which states:

Special utility facilities, such as water reservoirs, sewage lagoons, switching yards, pumping stations, and other component equipment installations on land owned or leased and where the equipment is fenced or placed in a building shall not be constructed until the Special Use Permit has been issued by the Planning Commission. The property contains 7.04 acres, and is located north of Baldwin Drive, south of Palmer Lake Drive, east of Angus Avenue, and west of Del Norte Avenue in the Pueblo West area.

The applicant is requesting continuance to the February 26, 2013 Planning Commission meeting. It was continued from the October 23, 2012 Planning Commission meeting.

- [Special Use Permit No. 2012-011](#), Carol Cosby, Director, Pueblo West Metropolitan District, Department of Parks and Recreation (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 February 26, 2013 Planning Commission meeting. It was continued from the December 18, 2012 Planning Commission meeting.

- [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 applicant is requesting continuance to the February 26, 2013 Planning Commission meeting. It was continued from the December 18, 2012 Planning Commission meeting.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 1999-040](#), Kirkland Construction, LLP (Applicant), c/o Baxter W. Kirkland (Representative), John H. Thatcher, Jr. (Owner), north of Pueblo Memorial Airport. This is an administrative review for a special use permit which allowed the extraction and processing of sand, gravel, and borrow; and established a portable crusher and screening plant on a 30± acre leased area in an A-1, Agricultural (minimum 35 acre) Zone District. The leased land is part of a 597.42± acre parcel and is located approximately one mile north of the Pueblo Memorial Airport.

- [Special Use Permit No. 2011-013](#), Edward D. Alcon (Applicant), Equity Trust Company (Custodian), F.B.O. Brian Van Dielen (Owner), 152 West Baldwin Drive. This is an administrative review for a special use permit which allowed the operation of a *Specialized Group Facility* for a maximum of ten (10) “residents” in an R-5, Multiple Residential and Office Zone District. The property carries a physical address of 158 West Baldwin Drive and is located south of West Baldwin Drive, east of South Angus Drive, north of West Cokedale Drive, and west of South Del Norte Avenue in the Pueblo West area. Title 17, LAND USE; Division 1, Zoning, Chapter 17.040.040 of the Pueblo County Code defines *Specialized Group Facilities* as follows:

"Specialized group facilities" means a residential structure, established and supervised by the Pueblo County Department of Social Services or a licensed child placement agency, which provides 24-hour care for five (5) to twelve (12) children from the ages of three (3) years old to eighteen (18) years old and those persons twenty-one (21) years old who are placed by court order prior to their eighteenth birthday whose special needs may be met through the medium of the small group. Children in care are from different family households and are not related to the caregiver. Caregivers are required to be licensed by the State of Colorado and/or the Pueblo County Department of Social Services. The definition of "Specialized Group Facilities" includes a "Specialized Group Home" and a "Specialized Group Center" as defined by the State of Colorado, Department of Human Services, Division of Child Care.

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. 2012-013](#) - Pueblo West Metropolitan District (Applicant/Owner)
Laurie Cozzetto, Community Development Manager
(Representative)

The applicant is requesting a special use permit to allow two (2) gateway signs in an S-1, Public Use Zone District. The proposed gateway signs will depict the Pueblo West logo and the name of the community. The proposed gateway sign referenced as “East Gateway Sign” is located north of Holiday Drive, west of North Vineyard Drive, east of North Superior Drive, south of Industrial Boulevard Drive on a parcel that contains 2.24± acres. The proposed gateway sign referenced as “West Gateway sign” is located north of West Calle Alegre, south of West Calle de Estevan, west of South McCulloch Boulevard on a parcel that contains 1.87± acres.

REGULAR ITEMS:

- a. [MAP AMENDMENT NO. 2012-006](#) - Erin Johnson (formerly Erin J. Homm)
(Owner/Applicant)
32989 Daniel Road

Applicant requests a map amendment to rezone 1.46± acres of Parcel B, Subdivision Variance No. 41 that is in the A-2, Agricultural (minimum 5 acre) Zone District to the A-4, Agricultural (minimum ½ acre) Zone District; therefore, all of Parcel B will be in the A-4 Zone District. The property is physically addressed as 32989 Daniel Road and located at the east end of Daniel Road off of Baxter Road in the St. Charles Mesa area.

7. Unfinished Business:

- A Resolution Denying Special Use Permit No. 2012-012 to Allow 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 to be known as 44th Lane Project located in 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., Pueblo County, Colorado.

8. New Business:

- Election of Officers.

9. Reports of Committees.

10. Adjournment.