

REVISED AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Pueblo County Commissioners' Chambers
Pueblo County Courthouse
215 West 10th Street
February 26, 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 January 22, 2013 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) New Member Status.
 - (b) Acceptance of Map Amendments.
 - (c) Correspondence.
 - (d) Continuances:
 - [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 of the special use permit to the March 26, 2013 Planning Commission meeting. It was originally scheduled for the October 23, 2012 Planning Commission meeting, but has been continued, at the applicant's request, every month thereafter.

- [Map Amendment No. 2012-006](#), Erin Johnson (formerly Erin J. Homm), (Owner/Applicant), 32989 Daniel Road. The 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.

The applicant is requesting continuance of the map amendment to the March 26, 2013 Planning Commission meeting. It was continued from the January 22, 2013 Planning Commission meeting.

(e) Withdrawal:

- [Special Use Permit No. 2013-001](#), James and Susan Young (Applicants), Johnny K. and Amy L. Dasher (Owners), 344 West Linden Avenue. The applicants request a special use permit to allow the operation of a *Specialized Group Facility* for a maximum of ten (10) clients in an A-3, Agricultural (minimum 1 acre) Zone District. The property carries a physical address of 344 West Linden Avenue and is located south of West Linden Avenue, east of South Papago Drive, west of South Scarsboro Drive, and north of South Scarsboro Court in the Pueblo West area. It contains 1.08 acre. 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.

(f) Board of County Commissioners' Action.

(g) Administrative Reviews:

- [Special Use Permit No. 2004-004, Amended](#), Pete Lien & Sons, Inc. (Owner/Applicant), Paul Banks and Associates, LLC (Representative). This is an administrative review of a special use permit, which allowed the extraction and processing of sand and gravel on 364± acres of a parcel containing 467 acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The Amendment, approved in 2011, allows the post-mining use to include developed water storage. The site is located south of Highway 96 East/Highway 50 East, east and adjacent to Nyberg Road, and north of the Arkansas River.
- [Special Use Permit No. 2005-020](#), RBK Construction, Inc. (Applicant), John H. Thatcher, Jr. Trust and Beth E. Thatcher Trust (Owners), RBK Construction, Inc., Ronda Neumeister, President (Representative). This is an administrative review of a special use permit, which allowed natural resources extraction and processing of sand, gravel, and borrow materials; a portable crusher and screening plant; hot mix (road) asphalt plant; scale house; and concrete batch

plant on 30± acres of a leased parcel containing 281± acres within an A-1, Agricultural (minimum 35 acre) Zone District. The requested use was to accommodate a contract for the construction of approximately six (6) miles of roadway from D.O.T. Road to the Pueblo Chemical Depot. The project has been completed; however, reclamation is not complete.

- [Special Use Permit No. 2009-021](#), Rye Fire Protection District (Applicant), Donna R. Hambric (Owner), Wachob and Wachob, Inc. (Representative), Table Mountain Road, Rye. This is an administrative review of a special use permit, which allows the establishment of a lattice-type radio tower with an overall height of 45 feet and related accessory building and support facilities on an 8,130 square foot leased parcel of land. The leased parcel is encompassed within a 39.27± acre parcel which is located on the north side of Table Mountain Road approximately ¾ of a mile northeast of its intersection with Old San Isabel Road just north of the Town of Rye in Southwestern Pueblo County.
- [Special Use Permit No. 2012-001](#), Savannah Neugebauer (Applicant), Kasey Lee Neugebauer and Gary L. Brown (Landowners), 1280 North Platteville Boulevard. This is an administrative review of a special use permit, which allows the establishment of a Child Care Home (Large)" in an A-3, Agricultural (minimum 1 acre) Zone District. The property is located on the north/northeast side of said road, southeast of the intersection of North Platteville Boulevard and East Muskrat Lane in the Pueblo West area.
- [Special Use Permit No. 2012-003](#), Armando Mercado, Jose Mercado, and Miguel Mercado (Owners/Applicants), Scott A. Midgley & Associates, P.C., (Representative), 2641 North Interstate 25. This is an administrative review of a special use permit, which allowed "Motor Vehicle, Retail" use on a property within an I-2, Light Industrial Zone District. The property is 30± acres in size, and is located approximately 0.4 mile north of the intersection of Quartz Road and the Interstate 25 Frontage Road.
- [Special Use Permit No. 2012-004](#), Therapeutic Riding & Education Center (Applicant), Randi Zavislan (Owner), Mary D. Mitten (Representative). This is an administrative review of a special use permit, which allowed an equestrian arena, commercial/ club; riding academy, and stables in an A-3, Agricultural (minimum 1 acre) Zone District. The property contains 20 acres, is located north of West Seibert Drive, east of North Merrill Drive, west of East Lyons Drive, and north of North Watusi Drive, and is addressed as 225 North Watusi Drive in the Pueblo West area.

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. 2012-010](#) - 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 3.00 acres, and is located north of West Baldwin Drive, between South Del Norte Avenue and South Angus Avenue in the Pueblo West area.

This special use permit was continued from the October 23, 2012 and January 22, 2013 Planning Commission meetings.

REGULAR ITEM:

- a) [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.

This map amendment was originally scheduled for the June 26, 2012 Planning Commission meeting, but was continued, at the applicants' request, every month thereafter.

7. Unfinished Business.
8. New Business.
9. Reports of Committees.
10. Adjournment.