

**RECORD OF PROCEEDINGS
PUEBLO COUNTY PLANNING COMMISSION
TUESDAY, JANUARY 22, 2013
COMMISSIONERS' CHAMBERS AT PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET**

ROLL CALL AND DECLARATION OF QUORUM

Commissioners Present: Betty Alt, Donald Bruestle, Richard Clark, Ron Greenwell, Epimenio Griego, Ronald Leyba, Philip Mancha, and Arnold VanZandt.

Commissioners Absent: None.

Staff Present: Joan Armstrong, Director; Kathy Burnsed; Jeffrey Woeber; and Sandra Smith.

Others Present: Gary Raso, Assistant County Attorney; and Pat Coffee, County Public Works Department.

Chairman Clark called the Pueblo County Planning Commission meeting to order at 5:03 p.m.

APPROVAL OF DECEMBER 18, 2012 MINUTES

Ms. Alt motioned to approve the minutes of the December 18, 2012 meeting as mailed. Mr. Griego seconded the motion. Motion carried unanimously.

CHAIRPERSON'S REPORT

- (a) Introduction of new member, Philip Mancha.
- (b) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2013. PCPC Resolution No. 13-001, dated January 22, 2013, was approved.
- (c) Planning Commission member attendance is at 90%.
- (d) Thelma Archuletta has submitted her resignation as a member of the Planning Commission. Advertising for the position vacancy deadline is January 30, 2013. A new member should be appointed by the February, 2013 meeting.

DIRECTOR'S REPORT

The Director's Report was presented by Joan Armstrong. She requested the staff reports be made a part of the record of the proceedings.

- (a) Acceptance of Map Amendments:
 - [Map Amendment No. 2012-006](#) rezoning a 1.46± parcel of land from an A-2 to an 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--Three pieces of correspondence were distributed: A memorandum, dated January 22, 2013, to the Commission regarding Map Amendment No. 2012-006, expressing concerns from an adjacent property owner; a letter, dated January 22, 2013, from the applicant of Map Amendment No. 2012-006 requesting a continuance to the March 26, 2013 Planning Commission meeting; and an e-mail, dated January 22, 2013, from the applicant of Map Amendment No. 2012-006, correcting the continuance request to the February 26, 2013 Planning Commission meeting.
- (c) Continuances—[Special Use Permit No. 2012-010](#), [Special Use Permit No. 2012-011](#), [Map Amendment No. 2012-002](#), and [Map Amendment No. 2012-006](#).
- (d) Withdrawals—None.
- (e) Board of County Commissioners' Action--Summary of actions taken on January 15, 2013.

**RECORD OF PROCEEDINGS
PUEBLO COUNTY PLANNING COMMISSION
JANUARY 22, 2013**

(f) Administrative Reviews:

- [Special Use Permit No. 1999-040](#) allowing the extraction and processing of sand, gravel, and borrow; and allowing the establishment a portable crusher and screening plant in an A-1 Zone District.

The Commission accepted the Administrative Review, thereby approving the continuance of this permitted use with the five existing conditions of approval, noting Condition No. 5 requires the permit be reviewed on an annual basis.

- [Special Use Permit No. 2011-013](#) allowing the operation of a *Specialized Group Facility* for a maximum of ten (10) “residents” in an R-5 Zone District.

The Commission accepted the Administrative Review, thereby approving the continuance of the permitted use with two existing conditions of approval, noting Condition No. 1 was no longer relevant. The permit is now on a complaint basis only. A review will be scheduled if a complaint is received and verified, and/or if it is specifically requested by the Planning Commission.

Ms. Armstrong requested the Commission take action to accept the map amendment for processing, late correspondence, requests for continuance, Board of County Commissioners’ action, and administrative reviews as presented.

Mr. Leyba moved to accept the map amendment for processing, late correspondence, requests for continuance, Board of County Commissioners’ action, and administrative reviews as read into the record and make the Commission’s comments a part of the record of the proceedings. Mr. Griego seconded the motion. The motion carried unanimously.

STATEMENT OF HEARING PROCEDURES BY CHAIRPERSON

Chair Clark reported that the applicant and/or representative are called upon to speak, followed by any opposition, with the applicant having the final say.

PUBLIC HEARING

Ms. Armstrong explained there was one item on the Consent Agenda and no items on the Regular Agenda for this evening’s meeting.

CONSENT ITEMS:

Ms. Alt moved to approve the Consent Item listed below with conditions. Mr. VanZandt seconded the motion. The motion carried unanimously.

- [Special Use Permit No. 2012-013](#), Pueblo West Metropolitan District is requesting a special use permit to allow two (2) gateway signs in an S-1 Zone District. The proposed gateway signs will depict the Pueblo West logo and the name of the community.

The Commission approved with two conditions and staff directive as per staff’s review dated January 8, 2013. PCPC Resolution No. 13-002, dated January 22, 2013, was also approved.

REGULAR ITEMS:

There were no items on this evening’s regular agenda.

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.

PCPC Resolution No. 13-003, dated January 22, 2013, was approved.

**RECORD OF PROCEEDINGS
PUEBLO COUNTY PLANNING COMMISSION
JANUARY 22, 2013**

NEW BUSINESS

a) Election of Officers:

Mr. Clark expressed his interest in retaining his status as Planning Commission Chair.

Mr. VanZandt nominated Mr. Clark as Chair. Ms. Alt seconded the motion. The motion carried unanimously.

Ms. Alt nominated Mr. Bruestle as Vice-Chair. Mr. Greenwell seconded the motion. The motion carried unanimously.

REPORTS OF COMMITTEES

None.

OTHER

Ms. Alt stated that twice in her total of 16 years serving as a Planning Commission member, she has been chastised by another Planning Commission member on how she voted—once in the 1990s and then again at the last meeting. Chair Clark acknowledged her concerns and asked that she talk with him as soon as possible if she should feel like this again in the future.

ADJOURNMENT

Mr. Greenwell motioned to adjourn the meeting. Mr. VanZandt seconded the motion. Motion carried unanimously. The meeting was adjourned at 5:34 p.m.

Respectfully submitted,



Joan Armstrong, Director
Department of Planning and Development

SMS