

**RECORD OF PROCEEDINGS
PUEBLO COUNTY PLANNING COMMISSION
TUESDAY, MAY 28, 2013
COMMISSIONERS' CHAMBERS AT PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET**

ROLL CALL AND DECLARATION OF QUORUM

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

Commissioner Absent: Betty Alt.

Staff Present: Joan Armstrong, Director; Dominga Jimenez-Garcia; Sandra Smith; and Jeffrey Woeber.

Others Present: Gary Raso, Special Assistant County Attorney; Marci Day, Assistant County Attorney; and Pat Coffee and Dave Benbow, County Public Works Department.

Chairman Clark called the Pueblo County Planning Commission meeting to order at 5:00 p.m.

APPROVAL OF APRIL 23, 2013 MINUTES

Mr. VanZandt motioned to approve the minutes of the April 23, 2013 meeting as mailed. Mr. Greenwell seconded the motion. Motion carried unanimously.

CHAIRPERSON'S REPORT

- (a) 2013 Commission Attendance – There has been only one absence to date.
- (b) No correspondence this month.

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--None.
- (b) Correspondence--One piece of correspondence was distributed: Letter from Pueblo West Metropolitan District regarding [Special Use Permit No. 2009-008](#), dated May 23, 2013.
- (c) Continuances--None.
- (d) Withdrawals--[Special Use Permit No. 2013-007](#).
- (e) Board of County Commissioners' Action—Summary of actions taken on May 15, 2013.
- (f) Administrative Reviews:

- [Special Use Permit No. 2009-008](#) allows Retail and Personal Service uses (small neighborhood café, bar, liquor store, food store, and office spaces) in a B-1 Zone District.

The Commission accepted the Administrative Review, thereby approving the continuance of this permitted use with the four existing conditions and Directive to Staff to present a report the following month from when said applications and/or zoning authorizations are submitted.

- [Special Use Permit No. 2012-008](#) allows an Automobile Auction use as well as a Flea Market use in an I-2 Zone District.

The Commission accepted the Administrative Review, thereby approving the continuance of this permitted use with the nine existing conditions and Directive to Staff to present a report at the May, 2014 meeting.

Ms. Armstrong requested the Commission take action to accept the late correspondence, acknowledgement of withdrawal, the Board of County Commissioners' action, and administrative reviews as presented.

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Mr. Greenwell moved to accept the late correspondence, acknowledgement of withdrawal, the 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 are three items on the Consent Agenda and one item on the Regular Agenda for this evening's meeting.

CONSENT ITEMS:

Mr. Griego moved to approve the three Consent Items listed below with conditions. Mr. Greenwell seconded the motion. The motion carried unanimously for [Special Use Permit No. 832 \(Currently referenced as Special Use Permit No. 1994-028\)](#) and [Road/Alley Vacation No. 2013-001](#). The motion carried by a 7-0-1 vote with Mr. Mancha abstaining for [Special Use Permit No. 2013-008](#).

- [Special Use Permit No. 832 \(Currently referenced as Special Use Permit No. 1994-028\)](#) Rescission, for Pueblo West Metropolitan District, c/o Laurie Cozzetto, allowing stockpiling of road base material on a 2.97± acre parcel in an S-1 Zone District.

The Commission approved to rescind [Special Use Permit No. 832 \(Currently referenced as Special Use Permit No. 1994-028\)](#). [PCPC Resolution No. 13-016](#), dated May 28, 2013, was also approved.

- [Special Use Permit No. 2013-008](#), for Pueblo City-County Library District, allowing a new public branch library on a 2.9± acre parcel in an S-1 Zone District within the St. Charles Mesa area.

The Commission approved with three conditions and staff directive as per staff's review dated May 15, 2013. [PCPC Resolution No. 13-017](#), dated May 28, 2013, was also approved.

- [Road/Alley Vacation No. 2013-001](#), for Accruit EAT42, LLC, vacating the alley located adjacent to Lot 32 and Lots 21-24, Colorado City Unit No. 38.

The Commission recommended approval to the Board of County Commissioners with one condition per staff's review dated May 15, 2013.

REGULAR ITEMS:

- [Special Use Permit No. 2013-006](#), for Ken and Cheryl Garcia, requesting a Boat and Recreational Vehicle Storage on two parcels with a total acreage of 8.91± acres in an I-2 Zone District.

Ms. Armstrong reviewed the current zone districts and development of the surrounding parcels. Staff identified the proposed development to be in the Special Development Area per the Future Land Use Map from the 2002 [Pueblo Regional Development Plan](#) (most recently amended September 27, 2011). The applicants noted a water supply was not needed for the storage facility purposes nor where they proposing to locate any structures on the site. The property has an existing access onto northbound I-25 off an existing gravel frontage road. The site has no access onto southbound I-25. Staff provided two conditions and a directive to staff should the Planning Commission approve Special Use Permit No. 2013-016.

Chair Clark asked how the Special Development Area was different from other areas within Pueblo County. Ms. Armstrong replied when the [Comprehensive Plan](#) was revised, it was determined certain areas needed additional studies and a master plan. The reason for the additional study is the location of the proposed use and its only access is northbound. Chair Clark stated he was familiar with the area, noting there was no development around it. He

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asked if there was a strong issue because there was no pending development at this time. Ms. Armstrong replied there have been no master plans for the area. Chair Clark asked if it raised any red flags. Ms. Armstrong replied they would like to see a master plan, but by taking one small section of a larger piece, the special use permit is almost like a master plan.

Ken and Cheryl Garcia, 931 Riverview Place, Pueblo, Colorado, represented the special use permit. Mr. Garcia stated they have owned the property for about ten years. They wanted to do something that was not going to change the structure of the location and be there a long time. They want to take advantage of the future growth of Pueblo moving north, and feel there is a need for boat and RV storage. He stated they were willing to work with the City/County on the development of the area. Chair Clark questioned if they were in agreement with staff's conditions of approval. Mr. Garcia replied yes. He stated they are landscape contractors by trade and want to beautify the area; they do not want to create a junkyard. Chair Clark asked if they could comply with all of the conditions. Mr. Garcia replied yes. Chair Clark asked when they anticipated the actual development of the area. Mr. Garcia replied in the spring of 2014. Mr. Mancha questioned if they were going to have any structures on the property, how the vehicles were brought in, and if they would have any staff on site. Mr. Garcia replied there would be no buildings. Ms. Garcia replied they attended a storage facility conference to learn more about the business of self-storage. She stated with new technology, practices have become more automated. There will be security cameras. An automated system will allow access to the storage site by keypad and key code. There will be no staff onsite. Mr. Leyba questioned if they would be able to make improvements on the frontage road for the safety and welfare of drivers on Interstate 25. Mr. Garcia replied he was not sure what it would entail, but was willing to do what was required at the time needed. Ms. Armstrong stated the frontage road was under the jurisdiction of the Colorado Department of Transportation (CDOT), and their cursory review comments stated, "An access permit will be required for each access opening and one of the requirements would be to close all other access points other than those permitted." Mr. VanZandt questioned how many vehicles would be placed on the property. Mr. Garcia replied it would depend on the size and type of the vehicles but was estimating 80 to 100.

There was no opposition to the [Special Use Permit No. 2013-006](#).

Discussion ensued. Mr. Mancha asked if the Planning Department was recommending denial. Ms. Armstrong replied the Department was taking a neutral position, noting conditions of approval were provided should the Planning Commission decide to approve the special use permit. Mr. Clark stated his assessment of the area and use was "it is way out there" and felt Eagleridge would not be expanding that far out any time soon. He felt the proposed use would be light use with intermittent traffic, noting the applicants have agreed to apply for the necessary permits from CDOT.

Chair Clark closed the hearing and entered staff's comments into the record.

Mr. Greenwell moved to approve [Special Use Permit No. 2013-006](#) with two conditions, staff directive, and other requirements as per staff's review, dated May 13, 2013. Mr. Griego seconded the motion. Motion carried unanimously. [PCPC Resolution No. 13-018](#), dated May 28, 2013, was also approved.

UNFINISHED BUSINESS

- **Comprehensive Plan Update**

Ms. Armstrong stated she has requested an update from the City and asked if there was going to be another City/County joint meeting. She is waiting for a response from the City, and would notify the Planning Commission via e-mail with any news of upcoming meeting dates. She stated she would be e-mailing a request for a Doodle Survey, which gives you dates and times and you enter which days you would be available. This will help coordinate a meeting date that fits most. Chair Clark stated we have an interested and energetic Board and the Commission should take advantage of this meeting. He stated right now the development surge is low making the time optimal. Ms. Armstrong stated the development of Pueblo West is continuing and needs to be addressed. Chair Clark concurred and added the St. Charles Mesa development also needed attention. Mr. Bruestle was concerned if staff sent an e-mail to the Planning Commission members if it would constitute a meeting. Mr. Raso replied that steps should be taken so as not to violate the *Open Meetings Law* because you are corresponding over the Internet. Mr. Bruestle stated that responses should

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be only to the sender and not to "All". Mr. Raso stated that it would be good to respond to the sender and not carry on any discussions or take any action over the Internet.

NEW BUSINESS

None.

REPORTS OF COMMITTEES

None.

ADJOURNMENT

Mr. Greenwell motioned to adjourn the meeting. Mr. Leyba seconded the motion. Motion carried unanimously. The meeting was adjourned at 5:40 p.m.

Respectfully submitted,



Joan Armstrong, Director
Department of Planning and Development

SMS