

REVISED AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Pueblo County Commissioners' Chambers
Pueblo County Courthouse
215 West 10th Street
January 28, 2014
5:00 P.M.

**Moved Special Use Permit No. 2013-018, River of Life Assembly of God, from the Consent Agenda to Item (a) of the Regular Agenda.*

(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 17, 2013 Minutes.
3. Chairperson's Report:
 - (a) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2014.
4. Director's Report:
 - (a) Acceptance of Map Amendments/Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuances.
 - [Special Use Permit No. 591](#), (aka SUP No. 1986-015) Fourth Amendment, Pueblo West Sportsman's Association (Applicant/Owner), James T. Cook, Esq. (Representative). The applicant/owner is requesting a Fourth Amendment to Special Use Permit No. 591 (aka SUP No. 1986-015) originally approved by the Pueblo County Planning Commission in 1986 with three amendments approved in 1990, 1993, and 2011. The amendments are to address zoning violations and others are to address planned uses for the site. Also, the Fourth Amendment proposes to revise the language for Condition 2. The property is located at the northern end of Loma Drive in Pueblo West, is in the A-1, Agricultural (minimum 35 acre) Zone District, and contains 160 acres.

This special use permit was continued at the December 17, 2013 Planning Commission meeting. The applicant is requesting continuance to the March 25, 2014 Planning Commission meeting.



(d) Withdrawals:

- [Special Use Permit No. 1999-007](#) Amendment, Stonewall Springs Quarry, LLC (Owner), Fremont Paving & Redi-Mix, Inc. (Applicant/Operator), Environmental Alternatives, Inc., c/o Angela Bellantoni (Representative), located west of Nyberg Road, between East State Highway 96 and East U.S. Highway 50. This is an amendment of Special Use Permit No. 1999-007, which was originally approved by the Pueblo County Planning Commission on May 25, 1999. The special use permit allowed sand and gravel extraction, crushing, screening, washing, and stockpiling within 448± acres in an A-1, Agricultural Zone District with a proposal to reclaim 300 surface acres to a permanent (unlined) lake for recreation. The applicant requests an amendment to change the reclamation plan to construct lined water storage reservoirs with an approximate capacity range of 3,210-8,140 acre feet, open space, and/or wetlands as final reclamation. The property is located north of the Arkansas River and west of Nyberg Road, between East State Highway 96 and East U.S. Highway 50.

This special use permit was continued at the October 22, 2013 and December 17, 2013 Planning Commission meetings. The applicant's representative is requesting withdrawal of Special Use Permit No. 1999-007.



(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2012-013](#), Pueblo West Metropolitan District (Applicant/Owner), Laurie Cozzetto, Community Development Manager (Representative). This is an administrative review for a special use permit, which allows two (2) gateway signs in an S-1, Public Use Zone District. The gateway signs depict the Pueblo West logo and the name of the community. The 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 gateway sign referenced as "West Gateway sign" is located north of West Calle Allegre, south of West Calle de Estevan, west of South McCulloch Boulevard on a parcel that contains 1.87± acres.



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. 204](#) - Meadowbrook Mobile Home Community
(aka SUP No. 1972-021)
RESCISSION



(Original Applicant)
Saddleback Valley Communities, LLC
(Current Owner/Applicant)
c/o Ben Braband (Representative)
33550 Highway 96 East

The owner/applicant requests **rescission** of a special use permit that was originally approved on September 26, 1972. The special use permit allowed the re-structuring of an existing mobile home park in an R-6, Multiple-Residential and Commercial Zone District. The request is being submitted in order to comply with Condition No. 4 as imposed upon the approval of Zoning Variance No. 2013-004, which was approved by the Pueblo County Zoning Board of Appeals on November 20, 2013.

- 2) [SPECIAL USE PERMIT NO. 371](#) - Meadowbrook Mobile Home Community
(aka SUP No. 1979-015)
RESCISSION



(Original Applicant)
Saddleback Valley Communities, LLC
(Current Owner/Applicant)
c/o Ben Braband (Representative)
33550 Highway 96 East

The owner/applicant requests **rescission** of a special use permit that was originally approved on June 26, 1979. The special use permit allowed the establishment of a park manager's permanent residence in that area originally designated for resident recreation in an R-6, Multiple-Residential and Commercial Zone District. The request is being submitted in order to comply with Condition No. 4 as imposed upon the approval of Zoning Variance No. 2013-004, which was approved by the Pueblo County Zoning Board of Appeals on November 20, 2013.

REGULAR ITEMS:

- a) [SPECIAL USE PERMIT NO. 2013-018](#) - Pastor James W. Naron, River of Life Assembly of God
(Applicant/Representative)
Rocky Mountain District Council of the Assemblies of God, A Colorado Non-Profit Corporation (Owner)
8186 Highway 165, Rye



Applicant requests a special use permit to allow two (2) modular buildings for use as educational facilities for the church in the A-3, Agricultural (minimum 1 acre) Zone District. "Church and religious buildings" is a Use-by-Review in the A-3 Zone District and per the letter of request from Pastor Naron, "... *this endeavor is to provide a place for Sunday school and Children's Church.*" The property contains 3.17± acres and is developed with an existing church and paved parking.

The 28' x 60' modular buildings to be used as education facilities for the congregation are proposed to be located on Parcel A of Lot Line Rearrangement No. 2005-007 located west of Old San Isabel Road and 3,500± feet northwest of the Town of Rye.

- b) [SPECIAL USE PERMIT NO. 1999-040](#) - John H. Thatcher, Jr., (Owner)
Declaration of Abandonment Kirkland Construction, LLP (Current Operator)
c/o Baxter W. Kirkland (Representative)
Pueblo County Department of Planning and
Development (Applicant)
A Portion of the NE¼ of Section 18, Township 20
South, Range 63 West of the 6th P.M.,
Pueblo County, Colorado

Pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.140.070 D. of the Pueblo County Code, the Department of Planning and Development is requesting the Pueblo County Planning Commission issue a Declaration of Abandonment of Special Use Permit No. 1999-040 do the approved use of natural deposits extraction and processing of sand, gravel, and borrow; and establishment of a portable crusher and screening plant on a 30± acre leased area in an A-1, Agricultural (minimum 35 acre) Zone District not being established after a period of five (5) years or more. The leased land is part of a 597.42± acre parcel and is located approximately one mile north of the Pueblo Memorial Airport.



- c) [TEXT AMENDMENT NO. 2013-007](#) - Pueblo County Department of Planning and
Development (Applicant)



The Pueblo County Department of Planning and Development is proposing a Text Amendment to the Pueblo County Code to add a Section containing regulations for Special Event Permits. The Text Amendment would add Section 17.120.270, Special Event Permit to the Pueblo County Code, Title 17, LAND USE, Chapter 17.120, Supplementary Regulations, and would include a Special Event definition and applicability standards, application requirements, an application review process, review criteria, permit approval terms, Special Event sign standards, and provisions for enforcement and appeals. The Text Amendment would also involve adding a definition of “Special Event” to the Pueblo County Code, Title 17, LAND USE, Chapter 17.04, General Provisions and Definitions.

7. Unfinished Business:
8. New Business:
 - Election of Officers.
9. Reports of Committees.
10. Adjournment.