

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Pueblo County Commissioners' Chambers
Pueblo County Courthouse
215 West 10th Street
February 25, 2014
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 28, 2014 Minutes.
3. Chairperson's Report:
 - (a) Certificate of Appreciation to Rick Clark, Outgoing PCPC Member and Chairperson.
 - (b) Introduction of New Member.
4. Director's Report:
 - (a) Acceptance of Map Amendments/Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuances:
 - [Special Use Permit No. 2013-017](#), AT&T Mobility (Applicant), c/o Vertical Real Estate Consulting, Inc., Tim Carr (Representative), R. Lewis Fillmore (Owner), Boone Road. The applicant is requesting a special use permit to allow the establishment of an 195-foot lattice type telecommunications tower and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within the easterly half of a 234± acre parcel of land which is located on the east side of Boone Road northeast of its intersection with Garcia Road in the Boone area.

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



(d) Withdrawals:

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 1998-028](#), Amended, C&C Disposal (Applicant), Eden Leasing, Inc. (Owner), Gagliano Engineering, Inc. (Representative). This is an administrative review of Special Use Permit No. 1998-028 Amended allowing the approved Solid Waste Transfer station to be open to the general public and as a drop-off location for "single stream" recyclable materials. The purpose of this administrative review is to determine the applicant's compliance with Condition No. 4. The property is within an I-2, Light Industrial Zone District, addressed as 1401 Quartz Road, and located west of the intersection of Quartz Road and the Interstate 25 Frontage Road, north of the City of Pueblo.



- [Special Use Permit No. 2004-004, Amended](#), Pete Lien & Sons, Inc. (Owner/Applicant). 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. The gravel pit is known as the St. Barbara Sand and Gravel Mine.



- [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. The gravel pit is known as Thatcher Pit – D.O.T. Road.



- [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), Kathleen Martin, Past President, Therapeutic Riding and Education Center (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.

There are no consent items on this evening’s agenda.

REGULAR ITEMS:

- a) [SPECIAL USE PERMIT NO. 1999-040](#) - DECLARATION OF ABANDONMENT - John H. Thatcher, Jr., (Owner)
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 for 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.



- b) [SPECIAL USE PERMIT NO. 2013-015](#) - AT&T Mobility (Applicant), c/o Vertical Real Estate Consulting, Inc., Tim Carr (Representative)
Gregory J. and Laurie E. Clark (Owners)
Rock Creek Road and State Highway 78 West

The applicant is requesting a special use permit to allow the establishment of an 149-foot monopole type telecommunications tower and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within the southwest corner of a 155.62± acre parcel of land which is located on the north side of Colorado State Highway 78 West northwest of its intersection with Rock Creek Road.

This special use permit was continued from the December 17, 2013 Planning Commission meeting.



7. Unfinished Business:
8. New Business:
 - Election of Officers.
 - Discussion: Comprehensive Plan, Previous Efforts in Updating it.
9. Reports of Committees.
10. Adjournment.