

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
July 22, 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 June 24, 2014 Minutes.
3. Chairperson's Report.
4. Director's Report:

(a) Acceptance of Map Amendments and/or Planned Unit Developments:

- [Map Amendment No. 2014-003](#), Red Mountain Youth Camp (Applicant), Red Butte Camp, Inc. (Owner), Brant Dunn and Pueblo County Department of Planning and Development (Representatives), 4632 North Creek Road. Applicant requests a map amendment to rezone a 43.95± acre parcel from an S-1, Public Use Zone District to an A-1, Agricultural (minimum 35 acre) Zone District in order to recognize the private ownership, use, and size of the parcel. The property is located north of North Creek Road approximately three (3) miles northwest of the incorporated Town of Beulah. Due to the housekeeping nature of the application, the owner and applicant have authorized the Department of Planning and Development to represent the map amendment request.



(b) Correspondence.

(c) Continuance:

- [Special Use Permit No. 508 Amended](#) (Also known as SUP 1984-002) Rescission, Lucy M. Teague, Trust (Owner), Mike Stetler (Applicant), 1149 25th Lane. The Department of Planning and Zoning is requesting **RESCISSION** of a special use permit that allows a temporary mobile home as a second residence in an A-4, Agricultural (minimum 1/2 acre) Zone District that was originally approved February 28, 1984 and amended on February 28, 1995. The special use permit is currently in violation of the Conditions of Approval set forth by the Pueblo County Planning Commission. The property contains 0.94± acre, and is located 210 feet west of 25th Lane between U.S. Highway 50 and Hillside Road in the St. Charles Mesa area.

This special use permit was continued from the April 22, 2014 Planning Commission meeting. The applicant is requesting continuance to the September 23, 2014 Planning Commission meeting.



(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews.

5. Statement of Hearing Procedures by Chairperson.

6. Hearing of Cases.

CONSENT ITEM:

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. [MAP AMENDMENT NO. 2014-003](#) - Red Mountain Youth Camp (Applicant)
Red Butte Camp, Inc. (Owner)
Brant Dunn and Pueblo County Department of
Planning and Development (Representatives)
4632 North Creek Road



Applicant requests a map amendment to rezone a 43.95± acre parcel from an S-1, Public Use Zone District to an A-1, Agricultural (minimum 35 acre) Zone District in order to recognize the private ownership, use, and size of the parcel. The property is located north of North Creek Road approximately three (3) miles northwest of the incorporated Town of Beulah. Due to the housekeeping nature of the application, the owner and applicant have authorized the Department of Planning and Development to represent the map amendment request.

REGULAR ITEMS:

Statement of Conduct and Demeanor

- a) [DECLARATION OF ABANDONMENT - SPECIAL USE PERMIT NO. 2007-010](#) - Grant Koury (Owner/Applicant)



Pursuant to the [Pueblo County Code](#), Title 17, Land Use, Division I. Zoning, Chapter 17.140, Appeals, Article 1., Pueblo County Planning Commission, Section 17.140.070, Establishment of Special Uses: Administrative Reviews, D., the Department of Planning and Development is requesting the Pueblo County Planning Commission issue a Declaration of Abandonment of Special Use Permit No. 2007-010. The Permit was approved on July 24, 2007 for the Boat and RV Storage in an I-2, Light Industrial Zone District. The Boat and RV Storage use has not been established in the seven years since the initial Planning Commission approval. The 5.77 acre property is located north of and adjacent to the Rocky Mountain Travel Center on I-25 North, addressed as 4827 I-25 North.

- b) [SCHOOL SITE PLAN REVIEW NO. 2014-001](#) - Swallow Charter Academy
(Applicant/Owner)
Laurie Clark, P.E., Clark Engineering, LLC
(Representative)
278 South McCulloch Boulevard



Applicant requests a school site plan review pursuant to the provisions of C.R.S. 22-32-124, et seq. The purpose of this review is to address the conformance of the proposed site for development of a new building for a gymnasium, kitchen, cafeteria, and locker room for Swallows Charter Academy. The property is located in a B-4, Community Business Zone District. The property contains 5.0 acres and is located at the northeast corner of South McCulloch Boulevard and Civic Center Drive in Pueblo West.

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