

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**August 26, 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 the July 22, 2014 Minutes.
3. Chairperson's Report.
4. Director's Report:
  - (a) Acceptance of Map Amendments:
    - [Map Amendment No. 2014-004](#), TR Toppers, Inc. (Applicant/Owner), DK Horn Engineering & Design, Inc. (Representative). Applicant requests approval of a map amendment to rezone a parcel, 5.53± acres in size, from an I-3, Heavy Industrial, to an I-2, Light Industrial Zone District. The property is located at the northeast corner of Fairchild Street and Excellence Avenue in the Pueblo Memorial Airport Industrial Park. The application is related to Road/Alley Vacation No. 2014-002 and Lot Line Vacation No. 2014-010.



- (b) Correspondence.
- (c) Continuances:
  - [Special Use Permit No. 591 \(aka SUP No. 1986-015\) Fourth Amendment](#), Pueblo West Sportman'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 January 28, 2014 and March 25, 2014 Planning Commission hearings. Applicant is requesting continuance to the October 28, 2014 Planning Commission hearing.



- [Road/Alley Vacation No. 2014-002](#), TR Toppers, Inc. (Applicant/Owner), DK Horn Engineering & Design, Inc. (Representative). Applicant proposes vacating a portion of Fairchild Street within the Pueblo Memorial Airport Industrial Park. The portion of Fairchild Street to be vacated is located between Walt Bassett Avenue and Excellence Avenue. The applicant proposes expanding its existing facility to the west, with that proposal also involving a Map Amendment (MA No. 2014-004) to rezone an adjacent parcel, and a Lot Line Vacation (LLV No. 2014-010) to combine two parcels, which currently have this portion of Fairchild Street between them.

The Department of Planning and Development staff requests continuance of the road/alley vacation to the September 23, 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 Nos. 4 and 11, as well as other requirements. 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. 2008-008](#), Dionisio Metal & Iron, Inc., c/o Albert Dionisio (Applicant/Owner), Gagliano Engineering, Inc., c/o Joe Gagliano (Representative), Parcel A of Subdivision Plat Vacation No. 2007-002 and a portion of the NE¼ of the SE¼ of Section 32, Township 20 South, Range 64 West of the Sixth Principal Meridian. This is an administrative review for a special use permit, which established a salvage yard on an 18.5± acre parcel located in the I-3, Heavy Industrial Zone District. The property is located east of Portland Avenue at the northeast corner of the intersection of Portland Avenue and Queens Avenue.



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) [ROAD/ALLEY VACATION NO. 2014-001](#) - Susan M. Frederiksen (Applicant and Owner abutting road/alley vacation)  
c/o Alta Surveys of Colorado, Inc.  
Daniel Boyd (Representative)  
The southerly portion of an alley as platted and adjacent to Lots 21 and 22, Block 14, Maryknoll



The applicant requests a road/alley vacation to vacate the southerly half of the fourteen (14) foot wide platted alley adjacent to Lots 21 and 22, Block 14, Maryknoll Subdivision in order to alleviate structural encroachment of an existing single family residence. The alley is located between North Grand Avenue and Maryknoll Boulevard in the community of Beulah.

- 2) [MAP AMENDMENT NO. 2014-004](#) - TR Toppers, Inc. (Applicant/Owner)  
DK Horn Engineering & Design, Inc. (Representative)



Applicant requests approval of a map amendment to rezone a parcel, 5.53± acres in size, from an I-3, Heavy Industrial, to an I-2, Light Industrial Zone District. The property is located at the northeast corner of Fairchild Street and Excellence Avenue in the Pueblo Memorial Airport Industrial Park. The application is related to Road/Alley Vacation No. 2014-002 and Lot Line Vacation No. 2014-010.

### **REGULAR ITEMS:**

#### **Statement of Conduct and Demeanor**

- a) [TEXT AMENDMENT NO. 2014-004](#) - Pueblo County Department of Planning and Development (Applicant/Representative)



The Pueblo County Department of Planning and Development is proposing a Text Amendment to amend regulations in the **Pueblo County Code**, Title 17 Land Use, Division I. Zoning to add language to limit the number of marijuana plants to 18 on any property in any zone district for a home grow (non-licensed grower).

- b) [COMPREHENSIVE PLAN AMENDMENT NO. 2014-001](#) - Pueblo County Department of Planning and Development (Applicant)



Applicant requests an amendment to the Pueblo Regional Development Plan (adopted July 25, 2002). The amendment (2014 Addendum) would update portions of the “Factual Foundations” and “Regional Development Plan, Future Land Use” sections of the Plan. Updates based on 2010 Census data are proposed to the population and demographic information for Pueblo County, by revising the “Factual Foundations” portion of the Plan. Minor changes are proposed to the “Future Land Use Map,” based on the updated demographic information. The 2014 Addendum would also add text to the definition of the Plan’s Future Land Use category of “Employment Center-Light Industry Mixed Use”.

7. Unfinished Business.
8. New Business:
  - Discussion--Amendment to PCPC Bylaws regarding removal of “Reports of Committees” from Agenda.
9. Reports of Committees.
10. Adjournment.