RECORD OF PROCEEDINGS
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 18, 2015
COMMISSIONERS' CHAMBERS AT PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET

ROLL CALL AND DECLARATION OF QUORUM

Commissioners Present: Betty Alt, Donald Bruestle, Ron Greenwell, Epimenio Griego, Kiera Hatton, Judy Leonard, Ronald Leyba, Roger Lowe, and Philip Mancha.

Commissioners Absent: None.

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

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

Chair Bruestle called the Pueblo County Planning Commission meeting to order at 5:30 p.m.

APPROVAL OF FEBRUARY 18, 2015 MINUTES

Mr. Griego motioned to approve the minutes of the February 18, 2015 meeting as mailed. Ms. Alt seconded the motion. Motion carried unanimously.

CHAIRPERSON'S REPORT

(a) Welcomed New PCPC member, Judy Leonard.

(b) Acknowledged reappointed PCPC members, Ron Greenwell and himself.

(c) Certificate of Appreciation to Arnold VanZandt, former PCPC member. Mr. VanZandt was not present and his certificate will be forwarded to him by staff.

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 and Planned Unit Developments--None.

(b) Correspondence--Six pieces of correspondence were distributed all pertaining to Special Use Permit No. 2015-001 expressing comments and opposition to the special use permit: Letter from William E. Alt, dated March 3, 2015; Letter from Josephine Gibbs, received March 9, 2015; Letter from Connie Todd, dated March 5, 2015; Letter from Michael and Yolanda Padilla, dated March 8, 2015; Letter from Melissa Mathies, dated March 9, 2015; and a Letter from Cathy Todd, dated March 9, 2015.

(c) Continuances--Road/Alley Vacation No. 2014-003--the applicant is requesting continuance to the April 15, 2015 Planning Commission meeting.

(d) Withdrawal--Special Use Permit No. 2015-001.

(e) Board of County Commissioners' Action--Summary of actions taken on March 18, 2015.

(f) Administrative Reviews:

- Special Use Permit No. 2013-004, Pueblo City-County Library District, allowing a public library in an S-1 Zone District.

The Commission accepted the Administrative Review, thereby approving the continuance of this permitted use with modified conditions of approval and notation to schedule future reviews on a complaint basis only. (Note: See actual vote below.)

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

Mr. Griego moved to accept the late correspondence, request for continuance, acknowledgement of withdrawal, the Board of County Commissioners' action, and administrative review as read into the record and make the Commission's comments a part of the record of the proceedings. Ms. Hatton seconded the motion. The motion carried by 8-0-1 with Mr. Mancha abstaining his vote on the approval of the Administrative Review of Special Use Permit No. 2013-004 due to a conflict of interest.

Mr. Lowe questioned how many times a land use case should be continued before the applicant is required to reapply. Chair Bruestle replied the issue has been raised in the past. He stated a discussion item would be placed on the April 15, 2015 meeting agenda.

STATEMENT OF HEARING PROCEDURES BY CHAIRPERSON

Chair Bruestle 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 was one item on the Consent Agenda and no items on the Regular Agenda for this evening's meeting.

CONSENT ITEMS:

Mr. Greenwell moved to approve the Consent Item listed below with conditions. Mr. Mancha seconded the motion. The motion carried unanimously.

- Road/Alley Vacation No. 2015-001 for William H. and Anne Moulton and Gayle and Linda Marlowe vacating the southerly portion of an alley as platted and adjacent to Lots 25 through 35, Block C, Sellers Addition to Beulah Springs.

The Commission recommended approval to the Board of County Commissioners with two conditions per staff's review dated March 4, 2015.

REGULAR ITEMS:

Statement of Conduct and Demeanor

Chair Bruestle stated in order for the business of the Commission to be conducted in the most effective and expeditious manner, it is necessary that all persons maintain a demeanor of civility toward each other. Uncivil conduct will not be tolerated. Such behavior shall constitute the forfeiture of a person's right to remain in attendance and may result in them being asked to leave the meeting by the chairperson or, upon their refusal, being escorted out of the meeting by the proper authority.

UNFINISHED BUSINESS

None.

NEW BUSINESS

a) Election of Officers

Nominations for Chair were Chair Bruestle and Ms. Hatton. Chair Bruestle was elected to retain his position as Chair by a 5-4 vote.

Nominations for Vice Chair were Mr. Griego and Ms. Hatton. Mr. Griego was elected to retain his position as Vice Chair by a 5-4 vote.

b) Other

Mr. Lowe reminded the Chair that he would like to have a discussion on the topic of the number of allowable continuances for a land use case. Mr. Mancha stated he would like a

recommendation from Planning staff for a point of discussion. Ms. Armstrong replied that staff would provide a recommendation by the April 15, 2015 meeting.

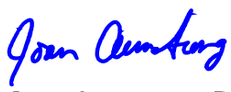
REPORTS OF COMMITTEES

None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:57 p.m.

Respectfully submitted,



Joan Armstrong, Director
Department of Planning and Development

SMS