

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**May 20, 2015**  
**5:30 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 April 15, 2015 Minutes.
3. Chairperson's Report.
4. Director's Report:

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

- [Map Amendment No. 2015-003](#), Gayle O. Johnson (Owner/Applicant), Amella Surveying, Inc., c/o Gary Amella (Representative), 6281 West State Highway 78. The applicant/owner requests a map amendment to rezone a 5.45<sup>±</sup> acre parcel (Proposed Lot 1 of Subdivision Exemption No. 2015-001) from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District. Subdivision Exemption No. 2015-001 has been submitted in conjunction with Map Amendment No. 2015-003. The intent of Subdivision Exemption No. 2015-001 is to subdivide a 41.06<sup>±</sup> acre parcel in two (2) lots: Proposed Lot 1 will contain 5.45<sup>±</sup> acres and Proposed Lot 2 will contain 35.61<sup>±</sup> acres.



- [Pueblo West Organics, LLC Planned Unit Development No. 2015-002](#), Randy Leonard Russell (Applicant), Randy Russell (Owner), DK Horn Engineering, c/o Darlene Horn (Representative), 64 North Precision Drive. Applicant requests to rezone Lots 7 and 8, Block 2, Tract 243, Pueblo West, Colorado from the I-2, Light Industrial Zone District to the Pueblo West Organics Planned Unit Development to allow development for Medical Marijuana Uses--storage, center, marijuana-infused products manufacturer, indoor and outdoor cultivation, cultivation facility and Retail Marijuana Uses--storage, store, marijuana-infused products manufacturer, indoor and outdoor cultivation, cultivation facility. The property contains a total of 2 acres and is located on the east side of Precision Drive between East Industrial Boulevard and East Enterprise Drive in Pueblo West.



(b) Correspondence.

(c) Continuances.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 591](#) Fourth Amendment (also known as SUP 1986-015 Fourth Amendment for filing purposes only). Pueblo West Sportsman's Association (Applicant/Owner), David Lytle, Esq. (Representative). This is an administrative review for a special use permit, which allows a Sportsman Arena for Gun and Archery Ranges within an A-1, Agricultural (minimum 35 acre) Zone District. The property is located at the northern end of Loma Drive in Pueblo West and contains 160 acres.



- [Special Use Permit No. 2012-008](#), Jose Mercado, Miguel Mercado, and Armando Mercado (Owners/Applicants), 2641 North Interstate 25. This is an administrative review for a special use permit, which allows an Automobile Auction use as well as a Flea Market 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. 2013-008](#), Pueblo City-County Library District (Owner/Applicant). This is an administrative review of a special use permit, which allows a public branch library in an S-1, Public Use Zone District. The property is 2.9± acres in size, and is located approximately 400 feet west of the northwest corner of the intersection of Highway 50 and 25<sup>th</sup> Lane on the St. Charles Mesa.



- [Special Use Permit No. 2014-002](#), Richard Kent and Brenda Lee Boardman (Applicants/Owners), 108 East Assembly Drive, Pueblo West. This is an administrative review of a special use permit, which allows the establishment of “motor vehicle, retail” in an I-2, Light Industrial Zone District. The property is legally described as Lots 1, 2, and 3, Block 1 of Tract 241, Pueblo West located southeast of the intersection of Aspen Ski Way and Assembly Drive in Pueblo West.



- [Special Use Permit No. 2014-003](#), Pamela J. Bomar and Linda C. Betts (Applicants), Pamela J. Bomar (Owner), 8053 East Birch Drive. Applicants request a special use permit to allow the operation of a *Home, Elderly-Foster* (as defined in Title 17, LAND USE, Division I. Zoning, Chapter 17.040.040) for no more than four (4) clients and two (2) live-in staff persons in an A-3, Agricultural (minimum 1 acre) Zone District. There are currently two (2) clients in care with no immediate plans to increase to the allowable four (4) as permitted in the definition. The property contains 1.79± acres, and is located north of Birch Drive, west of Hunter Road, south of Elna Drive, and east of Hayes Lane in the Rye 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.

1. [RESCISSION OF SPECIAL USE PERMIT NO. 123 \(ALSO KNOWN AS SUP 1969-021 FOR FILING PURPOSES ONLY\)](#) - John J. Simony (Original Owner/Applicant)  
Michael R. Boyd (Current Owner/Applicant)  
422 Olive Street



The applicant requests **rescission** of a special use permit that was originally approved on December 23, 1969. The permit allowed the establishment and operation of a Breeding Kennel (Dog) and Canine Grooming Service in an A-4, Agricultural (minimum ½ acre) Zone District. The property is physically addressed as 422 Olive Street and located between Goodnight Avenue and Aqua Drive.

2. [RESCISSION OF SPECIAL USE PERMIT NO. 481 \(ALSO KNOWN AS SUP 1982-024 FOR FILING PURPOSES ONLY\)](#) - Robert Singleton (Original Owner/Applicant)  
Gayle O. Johnson (Current Owner/Applicant)  
Amella Surveying, Inc., c/o Gary Amella  
(Representative)  
6281 West State Highway 78



The current owner/applicant requests **rescission** of a special use permit that was originally approved January 18, 1983. The special use permit allowed a dog boarding kennel in an A-1, Agricultural (minimum 35 acre) Zone District. Subdivision Exemption No. 2015-001 and Map Amendment No. 2015-003 have been submitted in conjunction with Special Use Permit No. 481 **Rescission**. The intent of Subdivision Exemption No. 2015-001 is to subdivide a 41.06± acre parcel in two (2) lots: Proposed Lot 1 will contain 5.45± acres and Proposed Lot 2 will contain 35.61± acres. Special Use Permit No. 481 **Rescission** refers to Proposed Lot 2 of Subdivision Exemption No. 2015-001. The property is located east of the Minnequa Canal, west of Boggs Flats Road, and north of State Highway 78 and carries a physical address of 6281 West State Highway 78.

3. [MAP AMENDMENT NO. 2015-003](#) - Gayle O. Johnson (Owner/Applicant)  
Amella Surveying, Inc., c/o Gary Amella  
(Representative)  
6281 West State Highway 78



The applicant/owner requests a map amendment to rezone a 5.45± acre parcel (Proposed Lot 1 of Subdivision Exemption No. 2015-001) from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District. Subdivision Exemption No. 2015-001 has been submitted in conjunction with Map Amendment No. 2015-003. The intent of Subdivision Exemption No. 2015-001 is to subdivide a 41.06± acre parcel in two (2) lots: Proposed Lot 1 will contain 5.45± acres and Proposed Lot 2 will contain 35.61± acres.

**REGULAR ITEMS:**

- a) [MIDWEST RANCH  
PLANNED UNIT DEVELOPMENT  
NO. 2015-001](#) - Jeff Ayotte, Midwest Wholesale Colorado, LLC (Applicant)  
Midwest Wholesale Colorado (Owner)  
Mangini & Associates, Inc., c/o Rocky Mangini  
(Representative)  
50100 East State Highway 96



Applicant requests to rezone 5 acres of property out of a 443.94 acre parcel of land from an A-1, Agricultural Zone District to the Midwest Ranch Planned Unit Development to accommodate a Retail (recreation) Marijuana-Infused Product Manufacturer/Marijuana Oil Extraction Facility for the cultivation operation on 6 acres of the remaining property. The A-1 Zone District allows the cultivation but not the marijuana-infused product manufacturing. No sales of any product will be made from the PUD site. The property is located on the south side of State Highway No. 96 around Martin Lane and north of the Arkansas River in the eastern portion of Pueblo County.

*This planned unit development was continued from the April 15, 2015 Planning Commission meeting.*

- b) [PUEBLO WEST ORGANICS, LLC  
PLANNED UNIT DEVELOPMENT  
NO. 2015-002](#) - Randy Leonard Russell (Applicant)  
Randy Russell (Owner)  
DK Horn Engineering, c/o Darlene Horn (Representative)  
64 North Precision Drive



Applicant requests to rezone Lots 7 and 8, Block 2, Tract 243, Pueblo West, Colorado from the I-2, Light Industrial Zone District to the Pueblo West Organics Planned Unit Development to allow development for Medical Marijuana Uses--storage, center, marijuana-infused products manufacturer, indoor and outdoor cultivation, cultivation facility and Retail Marijuana Uses--storage, store, marijuana-infused products manufacturer, indoor and outdoor cultivation, cultivation facility. The property contains a total of 2 acres and is located on the east side of Precision Drive between East Industrial Boulevard and East Enterprise Drive in Pueblo West.

7. Unfinished Business.
8. New Business:
  - a) PCPC Bylaws' Revisions
9. Reports of Committees.
10. Adjournment.

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