

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
June 17, 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 May 20, 2015 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuance:
 - [Road/Alley Vacation No. 2014-003](#), Big R Properties, LLC (Owner), Corsentino Construction, Inc. (Applicant). Applicant proposes vacating a portion of Reyes Street, an 80-foot right-of-way, located within the Pueblo Memorial Airport Industrial Park. The portion of Reyes Street to be vacated is located between Walt Bassett Avenue and Excellence Avenue.

This road/alley vacation was continued from the September 23, 2014, October 28, 2014, November 18, 2014, December 16, 2014, February 18, 2015, March 18, 2015, and April 15, 2015 Planning Commission meetings. The applicant is requesting continuance to the July 15, 2015 Planning Commission meeting.



- (d) Withdrawals.
- (e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2012-010 Amended](#), Pueblo West Metropolitan District (Applicant/Owner), JVA, Incorporated, c/o Josh J. McGibbon, P.E., Senior Associate (Representative). This is an administrative review for a special use permit to allow special utility facility to include the construction and use of four (4) 60' x 100' - 4 feet deep concrete drying beds which are used for storage and drying of solid residuals in support of the existing Water Treatment Plant operations in an R-5, Multiple Residential and Office Zone District. Activities associated with the drying beds include storage and drying of residual materials produced by the water treatment process during backwashing of treatment filters. The property contains approximately 3 acres and is located between South Del Norte Avenue and South Angus Avenue, north of West Baldwin Drive in the Pueblo West area.



- [Special Use Permit No. 2014-004](#), High Country Fence, LLC (Applicant), c/o Jarrod Powers, MWP Partners, LLC (Owner), Wachob and Wachob, Inc., c/o Daniel L. Wachob (Representative), 6850 Colorado State Highway No. 165 West. This is an administrative review for a special use permit to allow “bulk storage, selling, and fabricating of fencing materials” in the B-4, Community Business Zone District on a specifically designated 2.0 acre portion of Lot 1, West-Yorek Subdivision. The property is physically addressed as 6850 Colorado State Highway No. 165 West and is located on the south side of State Highway 165, east of Colorado Boulevard in the Colorado City area.



- [Special Use Permit No. 2014-006](#), Bridger Wireless, c/o Julie Nelson (Applicant), Centerline Solutions, LLC, c/o Darren Hunter (Representative), Robert M. and Gina M. Johnson (Owners), 61905 Huckleberry Road. This is an administrative review for a special use permit to allow the establishment of an 195-foot lattice type guyed telecommunications tower and related accessory buildings and support facilities on a 6,400 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 40± acre parcel of land which is located at the northwest corner of the intersection of Lane 62 and Huckleberry Road in Eastern Pueblo County.



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. [SPECIAL USE PERMIT NO. 2015-002](#) - Flat Rock Alliance, LLC (Owner/Applicant)
c/o Robert Craig Hunter
Gagliano Engineering, Inc., c/o Joseph V. Gagliano,
P.E. (Representative)
561 East Spaulding Avenue



Applicant requests a special use permit to allow the establishment of a mini-warehouse facility in a B-4, Community Business Zone District. The property is located on the north side of East Spaulding Avenue between South Shooting Star Drive and South Bayfield Avenue (if extended northerly).

2. [SPECIAL USE PERMIT NO. 2015-003](#) - Denver Dachshunds Rescue & Transport, c/o Jamie Roberson, Executive Director (Applicant)
Jane Haggard (Owner)
52711 East U.S. Highway 50



Applicant requests a special use permit to allow a dog kennel facility on a 5.00 acre parcel in an A-2, Agricultural (minimum 5 acre) Zone District. Title 17, *Land Use*, Section 17.04.040, *Definitions* of the Pueblo County Code defines kennel as “...any lot, parcel, tract, or structure in which five or more dogs, six months old or older, are kept, raised, housed, boarded, or bred.” The property carries a physical address of 52711 East U.S. Highway 50, Boone, Colorado, and is located west of Basgal Road, north of U.S. Highway 50, and east of 52nd Lane.

3. [SPECIAL USE PERMIT NO. 2015-004](#) - Pam and Chuck Snow (Applicants)
Pueblo West Metropolitan District (Owner)
MJC Consulting, LLC, c/o Maurita J. Casper
(Representative)
517 East Industrial Boulevard, Pueblo West



Applicant requests a special use permit to allow an “Office, as principal use” in the I-2, Light Industrial Zone District for Suites A-F in the building proposed at the southwest corner of the property at 517 East Industrial Boulevard. The uses-by-right in the I-2 Zone District would still be allowed. The property is located on the north side of Industrial Boulevard between Magneto Drive and Dynamics Drive in Pueblo West.

4. [TEXT AMENDMENT NO. 2015-004](#) - Pueblo County Department of Planning and Development (Applicant)
1041 Regulations Amendment



An amendment is proposed to Title 17, Land Use, Division II. Areas and Activities of State and Local Interest (1041 Regulations) of the Pueblo County Code. Chapter 17.148, Administrative Regulations, Section 17.148.240, Permits Required After Designation--Receipt of Application Form would be amended by adding one additional submittal requirement to Subsection 17.148.240 B. The submittal requirement involves notification to mineral owners of surface development. Chapter 17.148, Administrative Regulations, would also be amended by the addition of a Section regarding Transfer of Permits, where an approved 1041 Permit may be transferred only with the written consent of the Permit Authority (Pueblo Board of County Commissioners). Finally, various references to the Colorado Land Use Commission would be deleted from the 1041 Regulations, as the Colorado Land Use Commission no longer exists.

5. [EASEMENT VACATION NO. 2015-001](#) - Trent Cunningham, Town & Country Land Company, LLC (Applicant)
Town + Country Land Company, LLC (Owner)
Wachob and Wachob, Inc., c/o Daniel Wachob (Representative)



The applicant requests an easement vacation to vacate all that portion of the existing 10-foot Public Utility Easement lying on the property line common to Lot 14 and Lot 15 in Colorado City, Unit No. 38, Pueblo County, Colorado, being five (5) feet on each side of said common line. The property is located on the north side of Copeland Circle, which is north of West Graneros Road in Colorado City.

REGULAR ITEMS:

None.

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

SJB