

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
September 16, 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 August 19, 2015 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Midwest Ranch Planned Unit Development Amended No. 2015-005](#), 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 an Amendment to Midwest Ranch Planned Unit Development, a 5 acre parcel in a 441.46 acre parcel of land, to add Medical Marijuana Infused Product (MIP) Manufacturer/Marijuana Oil Extraction Facility and Testing Laboratory for Medical MIP and Medical Marijuana Oil Extraction Facility both onsite and offsite. Midwest Ranch Planned Unit Development, on the same 5 acre property, was approved by the Board of County Commissioners on June 10, 2015 to accommodate Retail (recreation) Marijuana-Infused Product Manufacturer/Marijuana Oil Extraction Facility for onsite Cultivation. The original zoning of A-1 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.



- [Colorado Natural Health Centers Planned Unit Development No. 2015-006](#), Don Kern, Colorado Natural Health Centers (Applicant), Colorado Natural Health (Owner), DK Horn Engineering & Design, Inc., c/o Darlene Horn (Representative), 7791 State Highway 78. Applicant requests a planned unit development to rezone a 27.05 acre parcel of land from the A-2, Agricultural (minimum 5 acre) Zone District to the Colorado Natural Health Centers Planned Unit Development to allow Medical Marijuana uses for indoor and outdoor Cultivation, Marijuana-Infused Product Manufacturer, Storage; Retail Marijuana uses for indoor and outdoor Cultivation, Marijuana-Infused Product Manufacturer, Storage, Testing Facility; Hemp uses including indoor and outdoor Cultivation, Storage; and specific uses-by-right allowed in the A-2 Zone District.



(b) Correspondence.

(c) Continuances.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Review:

- [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.



5. Statement of Hearing Procedures by Chairperson.

6. Hearing of Cases.

a) **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. 2015-008](#) - Kevin M. Parker (Owner/Applicant)
All Solar, Inc., c/o Jeremy Rodriguez (Representative)
67240 East State Highway 96



The applicant is requesting approval of a special use permit to allow the establishment of two (2) wind turbines (each with an overall height of 105 feet) for residential purposes in an A-1, Agricultural (minimum 35 acre) Zone District. The 200± acre property is located approximately 2 miles west of the Pueblo County/Otero County line on the south side of Colorado State Highway No. 96 East.

b) REGULAR ITEMS:

- a) [MIDWEST RANCH PLANNED UNIT DEVELOPMENT AMENDED NO. 2015-005](#) - 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 an Amendment to Midwest Ranch Planned Unit Development, a 5 acre parcel in a 441.46 acre parcel of land, to add Medical Marijuana Infused Product (MIP) Manufacturer/Marijuana Oil Extraction Facility and Testing Laboratory for Medical MIP and Medical Marijuana Oil Extraction Facility both onsite and offsite. Midwest Ranch Planned Unit Development, on the same 5 acre property, was approved by the Board of County Commissioners on June 10, 2015 to accommodate Retail (recreation) Marijuana-Infused Product Manufacturer/Marijuana Oil Extraction Facility for onsite Cultivation. The original zoning of A-1 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.

- b) [COLORADO NATURAL HEALTH - CENTERS PLANNED UNIT DEVELOPMENT NO. 2015-006](#) - Don Kern, Colorado Natural Health Centers (Applicant)
Colorado Natural Health (Owner)
DK Horn Engineering & Design, Inc.,
c/o Darlene Horn (Representative)
7791 State Highway 78



Applicant requests a planned unit development to rezone a 27.05 acre parcel of land from the A-2, Agricultural (minimum 5 acre) Zone District to the Colorado Natural Health Centers Planned Unit Development to allow Medical Marijuana uses for indoor and outdoor Cultivation, Marijuana-Infused Product Manufacturer, Storage; Retail Marijuana uses for indoor and outdoor Cultivation, Marijuana-Infused Product Manufacturer, Storage, Testing Facility; Hemp uses including indoor and outdoor Cultivation, Storage; and specific uses-by-right allowed in the A-2 Zone District.

7. Unfinished Business:

- a) PCPC Bylaws' Adoption (Continued from August 19, 2015)

8. New Business:

- a) PCPC Procedures
- b) Voting on regular items: give findings for yes or no
- c) Chair votes
- d) Reason for recusal

9. Reports of Committees.

10. Adjournment.

SJB