

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**August 19, 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 July 15, 2015 Minutes.
3. Chairperson's Report.
4. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
  - (b) Correspondence.
  - (c) Continuances.
  - (d) Withdrawals.
  - (e) Board of County Commissioners' Action.
  - (f) Administrative Review:
    - [Special Use Permit No. 596 \(also known as SUP 1986-020](#) for filing purposes only), Valco, Inc. (Owner), Continental Materials Corporation (Applicant/Representative). This is an administrative review for a special use permit to allow sand and gravel extraction with associated processing operations, portable batch plant specifically utilized for overflow business and emergency situations as needed, concrete batch plant, office facility, tool and supply area, steel fabrication area, outside yard storage, drivers' room, laboratory testing facility and aggregate sales operation in the A-2, Agricultural (minimum 5 acre) Zone District. The special use permit area contains 1,314.99± acres and encompasses Valco's property commencing from Townsend Drive and extending to 36<sup>th</sup> Lane.



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) [ROAD/ALLEY VACATION NO. 2015-002](#) - First Solar Development, LLC (Applicant)  
Pikes Peak Home Center, Lawrence Schreder,  
D.M. Margarita Gutierrez, and S. Hanssard (Owners)  
Vacation of Fields Road, between Doyle Road and  
36<sup>th</sup> Lane



The applicant requests approval of a road vacation, to vacate a portion of Fields Road, from a point starting at Doyle Road located approximately 0.6 mile south of Cortner Road and extending approximately four miles to the southeast, to a point at the intersection of Fields Road and 36<sup>th</sup> Lane. This section of Fields Road is a 60-foot, historic County right-of-way dating from the 1890s. This portion of Fields Road was never constructed. Note: This application was previously advertised as a 25-foot right-of-way/corridor, which is incorrect. The correct width is 60 feet.

This road/alley vacation was continued from the July 15, 2015 Planning Commission meeting.

- 2) [SPECIAL USE PERMIT NO. 2015-006](#) - James L. Young, Jr. and Susan R. Young  
(Applicants/Owners)  
344 West Linden Avenue



The applicants request a special use permit to allow the operation of a *Specialized Group Facility* for a maximum of eight (8) clients in an A-3, Agricultural (minimum 1 acre) Zone District. The property carries a physical address of 344 West Linden Avenue in Pueblo West. It contains 1.08 acre. Title 17, LAND USE Division I. Zoning, Chapter 17.040.040 of the Pueblo County Code defines *Specialized Group Facilities* as follows:

***"Specialized group facilities"*** means a residential structure, established and supervised by the Pueblo County Department of Social Services or a licensed child placement agency, which provides 24-hour care for five (5) to twelve (12) children from the ages of three (3) years old to eighteen (18) years old and those persons twenty-one (21) years old who are placed by court order prior to their eighteenth birthday whose special needs may be met through the medium of the small group. Children in care are from different family

households and are not related to the caregiver. Caregivers are required to be licensed by the State of Colorado and/or the Pueblo County Department of Social Services. The definition of "Specialized Group Facilities" includes a "Specialized Group Home" and a "Specialized Group Center" as defined by the State of Colorado, Department of Human Services, Division of Child Care."

3) [SPECIAL USE PERMIT NO. 2015-007](#) -



Lindsay Giannetto (Applicant)  
James J. and Barbara J. Duff (Owners)  
HGF Architects, Inc., c/o Amy Hurtig-Smith  
(Representative)  
30520 Everett Road

Applicant requests a dog boarding kennel with a maximum occupancy of thirty (30), a cat boarding kennel with a maximum occupancy of eight (8), and a grooming facility on a 5.24 acre parcel in an A-3, Agricultural (minimum 1 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 30520 Everett Road, Pueblo, Colorado, and is located south of Everett Road, north of Gale Road, and west of Baxter Road in the St. Charles Mesa area.

4) [EASEMENT VACATION NO. 2015-002](#) - Troy D. and Mary Davenport (Owners/Applicants)



c/o Wachob & Wachob, Inc. (Representative)  
Hollydot Park Re-Subdivision

The applicants are requesting to vacate the platted public utility and drainage easement located within Lot 15, Block 4, Hollydot Park Re-Subdivision and to **dedicate** a new 20-foot public utility and drainage easement along the rear (south) property line. The 1.35± acre property is currently vacant and is located at the southwest corner of the intersection of Oaklawn and Gulfstream in the Colorado City/Hollydot Park area.

**b) REGULAR ITEMS:**

a) [TEXT AMENDMENT NO. 2015-001](#) - Pueblo County Department of Planning and Development (Applicant/Representative)



Oil and Gas Regulations

The Pueblo County Department of Planning and Development is proposing a Text Amendment to the Pueblo County Code, Title 17 Land Use, Division I. Zoning to add a chapter containing regulations for Extraction of Mineral and Natural Resources. The Text Amendment would add Chapter 17.106 OIL AND GAS REGULATIONS to the Pueblo County Code, Title 17, LAND USE. This would also include additions to the Pueblo County Code, Title 17, LAND USE, Chapter 17.04 GENERAL PROVISIONS AND DEFINITIONS, Section 17.04.040 Definitions and uses as listed under Uses-by-right and/or Uses-by-review in Chapters 17.12, 17.16, 17.20, 17.24, 17.28, 17.32, 17.36, 17.40, 17.44, 17.68, 17.72, 17.76, and 17.92.

7. Unfinished Business:

a) PCPC Bylaws' Adoption

8. New Business.

9. Reports of Committees.

10. Adjournment.

SJB