

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
August 17, 2016
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 20, 2016 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments and/or Planned Unit Developments:
 - [Map Amendment No. 2016-007](#), Louis A. Ceresnak (Owner/Applicant), Department of Planning and Development (Representative), 9775 State Highway 165, Rye, Colorado. The owner/applicant requests a map amendment to rezone a 1.43± acre parcel of land from an S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District in order to recognize its private ownership, use, and size. The property is located east of State Highway 165, northwest of Old San Isabel Road, west of Snowslide Trail, approximately 7.5 miles northwest of the Town of Rye and carries a physical address of 9775 State Highway 165. Due to the housekeeping nature of the application, the owner/applicant has authorized the Department of Planning and Development to represent the map amendment request.



- (b) Correspondence.
- (c) Continuances.
- (d) Withdrawals.
- (e) Board of County Commissioners' Action.

(f) Administrative Review:

- [Special Use Permit No. 2015-007](#), Lindsay Giannetto (Applicant/Owner), HGF Architects, Inc., c/o Amy Hurtig-Smith (Representative), 30520 Everett Road. This is an administrative review for a special use permit to allow 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, and is located south of Everett Road, north of Gale Road, and west of Baxter Road in the St. Charles Mesa area.



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) [MAP AMENDMENT NO. 2016-007](#) - Louis A. Ceresnak (Owner/Applicant)
Department of Planning and Development
(Representative)
9775 State Highway 165, Rye, Colorado



The owner/applicant requests a map amendment to rezone a 1.43± acre parcel of land from an S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District in order to recognize its private ownership, use, and size. The property is located east of State Highway 165, northwest of Old San Isabel Road, west of Snowslide Trail, approximately 7.5 miles northwest of the Town of Rye and carries a physical address of 9775 State Highway 165. Due to the housekeeping nature of the application, the owner/applicant has authorized the Department of Planning and Development to represent the map amendment request.

2) [HOUSMAN SUBDIVISION -
PRELIMINARY PLAN NO. 2016-003](#)



Bob Housman (Applicant)
Brett and Bob Housman (Owners)
Atencio Engineering, Inc., c/o Amanda Atencio
(Representative)

The owners/applicant is requesting preliminary plan approval to re-subdivide Lot 1, Bradley Subdivision containing 2.03 acres into two (2) lots: Lot 1 will contain 1.015 acres and Lot 2 will contain 1.015 acres. The properties are in the A-3, Agricultural (minimum 1 acre) Zone District. The property is located on the north side of Everett Road between 24th and 25th Lanes in the St. Charles Mesa area. The owners/applicant is requesting the Geologic Suitability Report for Bradley Subdivision be used for the Geologic Suitability Report for Housman Subdivision, thereby requesting waiver of submitting a new Geologic Suitability Report.

b) **REGULAR ITEMS:**

7. Unfinished Business.
8. New Business.
9. Reports of Committees.
10. Adjournment.

SJB