

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
September 21, 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 August 17, 2016 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments and/or Planned Unit Developments:
 - [Smile High Farms Planned Unit Development No. 2016-006](#), GW Land, LLC (Owner/Applicant), Rob Granger (Representative), 1965 Pope Valley Ranch Road. The applicant requests approval for rezoning 35.10 acres from an A-1, Agricultural (minimum 35 acre) Zone District to the Smile High Farms Planned Unit Development to accommodate medical marijuana contiguous and non-contiguous optional premises cultivation operation and retail marijuana contiguous and non-contiguous cultivation facility in a building, greenhouse, or outside cultivation, and medical and retail marijuana-infused products manufacturer. The A-1 Zone District allows the cultivation but not the marijuana-infused product manufacturing; therefore, the request for the rezoning to the Smile High Farms Planned Unit Development. No sales of any product will be conducted from the subject site. The planned unit development also allows for other agricultural and residential related uses. The property is located on the west side of Pope Valley Ranch Road, east of Siloam Road, and approximately 2 miles south of West State Highway 96. [Regular Item No. 1]



- [Greenhouse FX, LLC Planned Unit Development No. 2016-007](#), Greenhouse FX, LLC (Applicant), Vincent L. Linden (Owner/Representative), 1201 Siloam Road. The applicant requests approval for rezoning 39.96 acres from an A-1, Agricultural (minimum 35 acre) Zone District to the Greenhouse FX, LLC Planned Unit Development to accommodate on Parcel A: various agricultural and residential related uses, and hemp establishment; Parcel B: medical marijuana contiguous and non-contiguous optional premises cultivation operation in a building, greenhouse, or outside cultivation, medical marijuana-infused products manufacturer for on-site use only, medical marijuana storage warehouse and/or vaults, medical marijuana testing facility, and accessory structures, and retail marijuana contiguous and non-contiguous cultivation facility in a building, greenhouse, or outside cultivation, retail marijuana-infused products manufacturer for on-site use only, retail marijuana storage warehouse and/or vaults, and retail marijuana testing facility. The A-1 Zone District allows the cultivation but not the marijuana-infused product manufacturing and testing facilities; therefore, the request for the rezoning to the Greenhouse FX, LLC Planned Unit Development. No sales of any product will be conducted from the subject site. The property is located on the west side of Siloam Road approximately 1/2 mile south of West State Highway 96. [Regular Item No. 2]



(b) Correspondence.

(c) Continuances.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Review:

- [Special Use Permit No. 2015-008](#), Kevin M. Parker (Owner/Applicant), All Solar, Inc., c/o Jeremy Rodriguez (Representative), 67240 East State Highway 96. This is an administrative review of a special use permit, which allows 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.



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) [HOUSMAN SUBDIVISION](#) - Bob Housman (Applicant)
[FINAL PLAT NO. 2016-003](#) Bob and Brett Housman (Owners)
Atencio Engineering, Inc. (Representative)



Applicants request final plat 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 lot area) Zone District. The property is located on the north side of Everett Road between 24th and 25th Lanes in the St. Charles Mesa area.

b) **REGULAR ITEMS:**

- 1) [SMILE HIGH FARMS](#) - GW Land, LLC (Owner/Applicant)
[PLANNED UNIT DEVELOPMENT](#) Rob Granger (Representative)
[NO. 2016-006](#) 1965 Pope Valley Ranch Road



Applicant requests approval for rezoning 35.10 acres from an A-1, Agricultural (minimum 35 acre) Zone District to the Smile High Farms Planned Unit Development to accommodate medical marijuana contiguous and non-contiguous optional premises cultivation operation and retail marijuana contiguous and non-contiguous cultivation facility in a building, greenhouse, or outside cultivation, and medical and retail marijuana-infused products manufacturer. The A-1 Zone District allows the cultivation but not the marijuana-infused product manufacturing; therefore, the request for the rezoning to the Smile High Farms Planned Unit Development. No sales of any product will be conducted from the subject site. The planned unit development also allows for other agricultural and residential related uses. The property is located on the west side of Pope Valley Ranch Road, east of Siloam Road, and approximately 2 miles south of West State Highway 96.

2) [GREENHOUSE FX, LLC
PLANNED UNIT DEVELOPMENT
NO. 2016-007](#)

- Greenhouse FX, LLC (Applicant)
Vincent L. Linden (Owner/Representative)
1201 Siloam Road



Applicant requests approval for rezoning 39.96 acres from an A-1, Agricultural (minimum 35 acre) Zone District to the Greenhouse FX, LLC Planned Unit Development to accommodate on Parcel A: various agricultural and residential related uses, and hemp establishment; Parcel B: medical marijuana contiguous and non-contiguous optional premises cultivation operation in a building, greenhouse, or outside cultivation, medical marijuana-infused products manufacturer for on-site use only, medical marijuana storage warehouse and/or vaults, medical marijuana testing facility, and accessory structures, and retail marijuana contiguous and non-contiguous cultivation facility in a building, greenhouse, or outside cultivation, retail marijuana-infused products manufacturer for on-site use only, retail marijuana storage warehouse and/or vaults, and retail marijuana testing facility. The A-1 Zone District allows the cultivation but not the marijuana-infused product manufacturing and testing facilities; therefore, the request for the rezoning to the Greenhouse FX, LLC Planned Unit Development. No sales of any product will be conducted from the subject site. The property is located on the west side of Siloam Road approximately 1/2 mile south of West State Highway 96.

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

SMS