

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**December 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 November 16, 2016 Minutes.
3. Chairperson's Report.
4. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
  - (b) Correspondence.
  - (c) Continuances.
  - (d) Withdrawal:
    - [Here We Go Planned Unit Development No. 2016-008](#), Tracy Hokett (Applicant), 4 Thumbs Up, LLC (Owner). Applicant requests approval for rezoning a 45.8-acre parcel from an A-1, Agricultural Zone District to the Here We Go PUD to accommodate medical and retail marijuana contiguous and non-contiguous cultivation in a building, greenhouse, or outside cultivation; medical and retail marijuana-infused products manufacturer. The A-1 Zone District allows the cultivation but not the marijuana-infused products manufacturing; therefore, the request for the rezoning to the PUD. No sales of any product will be conducted from the site. The PUD also allows for other agricultural and residential related uses as identified on the PUD Plan. The property is located on the north side of Newton Road south of Highway 96 West and is addressed as 1035 Newton Road.

*This item was continued from the November 16, 2016 Planning Commission meeting.*



- (e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2006-020](#), EWSDI, LLC, c/o Tony Adza (Owner/Applicant). This is an administrative review for a special use permit allowing gravel pits (extraction and processing of natural deposits), a concrete batch plant, and a hot mix (asphalt) plant on two sites, totaling 323± acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The properties are located south of Highway 96 East, in areas to the east and to the west of 39<sup>th</sup> Lane, north of the Arkansas River.



- [Special Use Permit No. 2014-008](#), James A. Moreland (Applicant/Owner), 31890 East State Highway 96. This is an administrative review for a special use permit allowing Boat and Recreational Vehicle Storage and Marine and Recreational Vehicle Service in an I-2, Light Industrial Zone District. The property contains 4.8 acres and is located south of State Highway No. 96, west of 32<sup>nd</sup> Lane, and east of Baxter Road in the Baxter area.



- [Special Use Permit No. 2015-013](#), PDub Brewing Company, c/o Brad Schoolland (Applicant), El Zarco, LLC (Owner), 187 South Purcell Boulevard. This is an administrative review for a special use permit allowing a Brewery in a B-4, Community Business Zone District. The Brewery, with some on-premises beverage and food service, is located in an existing business complex located at the northwest corner of the intersection of Purcell Boulevard and Spaulding Avenue in Pueblo West.



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. 2016-011](#) - Scott and Kim Warner (Owners/Applicants)  
Scott Warner (Representative)  
25550 Hillside Road



The applicants request a special use permit to allow an equestrian arena, commercial/club; riding academy and stables, specifically for an equine assisted learning/equine assisted psychotherapy use in an A-3, Agricultural (minimum 1 acre) Zone District. The property contains 2.5 acres, is located north of Hillside Road, east of 25<sup>th</sup> Lane, west of 27<sup>th</sup> Lane, and north of Iris Road, and carries a physical address of 25550 Hillside Road in the St. Charles Mesa area.

- 2) [EASEMENT VACATION NO. 2016-001](#) - Nicholas and Jamie Donlon (Owners/Applicants)  
BH2 Land Surveying, LLC (Representative)



The applicants are requesting to vacate a platted, variable width public utility and drainage easement, and to then dedicate a 10-foot public utility and drainage easement, generally located along the southern side of the same lot. This is to configure the easement to better facilitate residential development of the lot. The lot is within an A-4, Agricultural Zone District, and is located at the southeast corner of the intersection of Oaklawn and Gulfstream Drives in the Colorado City area.

b) **REGULAR ITEMS:**

- 1) [DECLARATION OF ABANDONMENT OF SPECIAL USE PERMIT NO. 646 \(AKA SPECIAL USE PERMIT NO. 1987-033 FOR FILING PURPOSES ONLY\)](#) - Various Owners  
c/o Pueblo County Department of Planning and Development  
2909 Lime Road



The Department of Planning and Development is requesting the Pueblo County Planning Commission Pursuant to Title 17, LAND USE, Division 1, ZONING, Chapter 17.140.070 D. of the Pueblo County Code issue a Declaration of Abandonment of Special Use Permit No. 646 (aka Special Use Permit No. 1987-033 for filing purposes only) due to the extraction and processing of sand and gravel on an 80± acre parcel in the A-2 Agricultural (minimum 5 acre) Zone District being established but thereafter discontinued for a period of five (5) years or more.

- 2) [TEXT AMENDMENT NO. 2016-003](#) - Pueblo County Department of Planning and Development (Applicant)



Amend the Pueblo County Code in Title 17 Land Use, Division I. Zoning, Chapter 17.12 Agricultural One (A-1) and Two (A-2) Section 17.120.210 Medical Marijuana-Infused Products Manufacturer and Retail Marijuana-Infused Products Manufacturer

The Department of Planning and Development is proposing to amend the Pueblo County Code in Title 17 Land Use, Division I. Zoning as follows:

Chapter 17.12 Agricultural One (A-1) and Two (A-2), Section 17.12.020 Uses by Right - add *Medical Marijuana-Infused Products (MIP) Manufacturer and Retail Marijuana-Infused Products Manufacturer as a use-by-right within the premise of an existing Medical Marijuana Optional Premise Cultivation Operation or Retail Marijuana Cultivation Facility with the MIP Manufacturer to be for the onsite Cultivation only; no Butane Extraction method allowed.*;

Section 17.120.210 Medical Marijuana-Infused Products Manufacturer and Retail Marijuana-Infused Products Manufacturer A. Permitted Zone District - add *in the A-1/A-2, Agricultural Zone Districts within the premise of an existing Medical Marijuana Optional Premise Cultivation Operation or Retail Marijuana Cultivation Facility as a use-by-right with the MIP Manufacturer to be for the onsite Cultivation only; no Butane Extraction method allowed.*

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

SJB