

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**January 18, 2017**  
**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 December 21, 2016 Minutes.
3. Chairperson's Report:
  - (a) Introduction of New Members and/or Reappointed Members
  - (b) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2017
4. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments:
    - [Map Amendment No. 2016-009](#), Greenhorn Valley Senior Living (Owner/Applicant), Wachob and Wachob, Inc. (Representative). Rezoning a 10.6± acre lot from an S-1, Public Use, to a R-5, Multiple Residential and Office Zone District. [Consent Item No. 4]
  - (b) Correspondence.
  - (c) Continuances.
  - (d) Withdrawals.
  - (e) Board of County Commissioners' Action.



(f) Administrative Reviews.

- [Special Use Permit No. 2015-014](#), Bruce and Janice Barbour (Applicants/Owners). This is an administrative review of a special use permit, which allows an aquaponics facility/operation in an A-1, Agricultural Zone District. Aquaponics is a system that combines hydroponics (cultivating plants in water) with aquaculture (the raising of fish and other aquatic animals) in a symbiotic relationship. The property contains 134.5 acres, is located north of Wildflower Road, east of Mesa View Road, and west of the Denver and Rio Grande Railroad, and carries a physical address of 7036 Wildflower Road, Pueblo, Colorado.



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) **DECLARATION OF ABANDONMENT - OF SPECIAL USE PERMIT NO. 54 (AKA SPECIAL USE PERMIT NO. 1967-001 FOR FILING PURPOSES ONLY)**

Frances Chantala (Original Owner)  
Various (Current Owners)  
Excavation and Removal of Rock,  
Sand, and Gravel in an A-1 Zone District



The Department of Planning and Development is requesting the Pueblo County Planning Commission pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.140.070 D. of the **Pueblo County Code** issue a Declaration of Abandonment of Special Use Permit No. 54 (SUP 54) due to the extraction and removal of rock, sand, and gravel on a 1120± acre parcel in the A-1, Agricultural (minimum 40 acres at the time) Zone District being established but thereafter discontinued for a period of five (5) years or more.

- 2) DECLARATION OF ABANDONMENT - OF SPECIAL USE PERMIT NO. 86 (AKA SPECIAL USE PERMIT NO. 1968-003 FOR FILING PURPOSES ONLY) - Rose Lee & Jasper Pisciotta (Original Owners)  
PFJ, LLC (Current Owner)  
Excavation and Processing of Rock, Sand, and Gravel in an A-4 Zone District



The Department of Planning and Development is requesting the Pueblo County Planning Commission pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.140.070 D. of the Pueblo County Code issue a Declaration of Abandonment of Special Use Permit No. 86 (SUP 86) due to the extraction and processing of rock, sand and gravel on a 70± acre parcel in the A-4, Agricultural (minimum ½ acre) Zone District (at the time) being established but thereafter discontinued for a period of five (5) years or more.

- 3) DECLARATION OF ABANDONMENT - OF SPECIAL USE PERMIT NO. 157 (AKA SPECIAL USE PERMIT NO. 1971-008 FOR FILING PURPOSES ONLY) - Richard G. Beeman (Original Owner)  
Various (Current Owners)  
Excavation and Removal of Rock, Sand, and Gravel in an A-1 Zone District



The Department of Planning and Development is requesting the Pueblo County Planning Commission pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.140.070 D. of the Pueblo County Code issue a Declaration of Abandonment of Special Use Permit No. 157 (SUP 157) due to the extraction and processing of rock, sand, and gravel on a 120± acre parcel in the A-1, Agricultural (minimum 40 acres at the time) Zone District being established but thereafter discontinued for a period of five (5) years or more.

- 4) MAP AMENDMENT NO. 2016-009 - Greenhorn Valley Senior Living (Owner/Applicant)  
Wachob and Wachob, Inc. (Representative)



The applicant requests approval of a map amendment to rezone a 10.6± acre lot from an S-1, Public Use, to a R-5, Multiple Residential and Office Zone District. The property is located west of the southwest corner of the intersection of Beckwith Drive and Valverde Circle in Colorado City. If approved, the applicant proposes establishing an Assisted Living Facility on the property.

b) **REGULAR ITEMS:**

- 1) [AUTUMN SUBDIVISION PRELIMINARY PLAN NO. 2016-004](#) - Robert Dennis (Owner/Applicant)  
c/o John Moser (Representative)  
27550 South Road



The owner/applicant is requesting preliminary plan approval to subdivide 9.85± acres into six (6) lots ranging in size between 1.42± acres and 2.0± acres as well as dedicate a twenty (20) foot strip of land along the northerly portion of the property adjoining South Road for road right-of-way purposes. The property is within an A-4, Agricultural (minimum ½ acre) Zone District and is located on the south side of South Road approximately 350 feet west of its intersection with Lane 28 in the St. Charles Mesa area.

- 2) [SPECIAL USE PERMIT NO. 2016-007](#) - Fremont Paving & Redi-Mix, Inc., c/o John P. Ary  
(Operator/Applicant)  
State of Colorado; Pritekel Brothers Farm, LLC; and  
Danny J. and Cindy L. Henrichs  
(Owners within mine area)  
Thomas J. and Nancy L. Bregar; Centa Land Co., LLC;  
BL & KJH, LLC; State of Colorado; and Danny J. and  
Cindy L. Henrichs (Owners within north haul road)  
Martin Valadez; Douglas Thacker; Pikes Peak Homes  
Center, Inc.; and State of Colorado  
(Owners within southwest haul road)  
Environmental Alternatives, Inc., c/o Angela Bellantoni,  
Ph.D. (Representative)



Applicant requests a special use permit for mineral and natural resource extraction, mining operation and processing; and temporary scale house/office within a 1,517± acre permit boundary area in the A-1, Agricultural (minimum 35 acre) Zone District. The application includes a proposed north and southwest haul road by use of private roads (easements) to State Highway 50 and 36<sup>th</sup> Lane, four (4) mining phases with an affected mining area of 307± acres, and a proposal to reclaim the mined area to its post-mining use of rangeland. The proposed permit boundary is composed of the mine area and two (2) private haul roads; the southwest haul road extends from 36<sup>th</sup> Lane to 40<sup>th</sup> Lane and then to the main mine area located south of Olson Road, and then the north haul road extends from the main mine area to Olson Road, McHarg Road, and then to State Highway 50.

7. Unfinished Business.

8. New Business:

- Preservation of Agricultural Land in the Badger Hills of Avondale and Boone.
- Election of Officers.

9. Reports of Committees.

10. Adjournment.

SMS