

**RECORD OF PROCEEDINGS
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 15, 2017
COMMISSIONERS' CHAMBERS AT PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET**

ROLL CALL AND DECLARATION OF QUORUM

Commissioners Present: Donald Bruestle; Kiera Hatton; Judy Leonard; Roger Lowe; Philip Mancha; and Donald Thorne.

Commissioners Absent: Betty Alt; Epimenio M. Griego; and Ronald Leyba.

Staff Present: Joan Armstrong, Director; Sandy Blanco; Gail Wallingford-Ingo; and Jeffrey Woeber.

Others Present: Marci Day, Assistant County Attorney; and Pat Coffee, General Services Engineer, Pueblo County Department of Engineering and Public Works.

Chair Bruestle called the Pueblo County Planning Commission meeting to order at 5:33 p.m.

He asked for a moment of silence, noting Bill Alt, Ms. Alt's husband, passed away on Tuesday.

APPROVAL OF JANUARY 18, 2017 MINUTES AND CONTINUE APPROVAL OF JANUARY 25, 2017 AND FEBRUARY 1, 2017 MINUTES

Mr. Lowe moved to approve the minutes of the January 18, 2017 meeting as mailed and continue approval of the January 25, 2017 and February 1, 2017 minutes. Ms. Leonard seconded the motion. The motion carried unanimously.

CHAIRPERSON'S REPORT

Chair Bruestle had nothing to report.

DIRECTOR'S REPORT

The Director's Report was presented by Joan Armstrong. She requested the staff reports be made a part of the record of proceedings.

- (a) Acceptance of Map Amendments and Planned Unit Developments--None.
- (b) Correspondence--None.
- (c) Continuances--None.
- (d) Withdrawals--None.
- (e) Board of County Commissioners' Action--Summary of actions taken on February 8, 2017.
- (f) Administrative Review:
 - [Special Use Permit No. 2012-003](#) allows "Motor Vehicle, Retail" use on a property within an I-2 Zone District.

The Commission accepted the Administrative Review, thereby approving the continuance of this permitted use with the existing conditions of approval and to process a "Declaration of Abandonment," per Section 17.140.070, D. of the Pueblo County Code, and present a request to the Pueblo County Planning Commission to deem the use abandoned at its May 17, 2017 meeting.

Mr. Mancha stated 60 days doesn't seem like enough time to do everything they're requesting. Ms. Armstrong stated the special use permit was approved in 2012 and they've known for five years what conditions need to be met. Ms. Leonard stated they were supposed to sign the fire protection agreement, but they didn't have the documentation. Ms. Armstrong asked Ms. Leonard when that occurred, and Ms. Leonard replied last night. Mr. Woeber stated the auction is up and running and they need to have fire protection. The special use permit for the auction is coming back

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before the Planning Commission in May, noting he would make sure the fire protection is in place prior to the meeting.

Ms. Armstrong requested the Commission take action to accept the Board of County Commissioners' action and administrative review as presented.

Mr. Lowe moved to accept the Board of County Commissioners' action and administrative review as read into the record and make the Commission's comments a part of the record of the proceedings. Mr. Mancha seconded the motion. The motion carried unanimously.

STATEMENT OF HEARING PROCEDURES BY CHAIRPERSON

Chair Bruestle reported that the applicant and/or representative are called upon to speak, followed by any opposition, with the applicant having the final say.

PUBLIC HEARING

Ms. Armstrong explained there were two items on the Consent Agenda and no items on the Regular Agenda for this evening's meeting.

CONSENT ITEMS:

Mr. Lowe moved to approve the two Consent Items listed below with conditions and/or comments. Ms. Leonard seconded the motion. The motion carried unanimously.

- [Easement Vacation No. 2016-002](#), Duane E. and Laura F. Sperry request to vacate the platted public utility easement located along the property lines common to Lots 22, 23, and 24, Unit 16, Colorado City in order to facilitate the residential development of the site. The easement is platted as five (5) feet on either side of the common property line for a total of ten (10) feet being vacated.

The Commission voted to recommend approval of Easement Vacation No. 2016-002 to the Board of County Commissioners with three comments and two conditions of approval.

- [Road/Alley Vacation No. 2017-001](#), Phil S. Prutch and Carol Ann Pullara request to vacate a portion of the forty (40) foot wide roadway, lying between Lots 3 and 14, as platted in Vineland Gardens Subdivision. This vacation, if approved, will allow the adjacent land owners to incorporate the area of the platted roadway into their properties and then reconfigure the lots into two (2) new parcels.

The Commission voted to recommend approval of Road/Alley Vacation No. 2017-001 to the Board of County Commissioners with five comments and two conditions of approval.

REGULAR ITEMS:

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

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

Ms. Armstrong stated this item was kept on the agenda in case Mr. Hobbs showed up. After reading the letter and understanding what he wants to talk about, the presentation will not take place. The property is within the area of a special use permit that is still active with the Planning Commission and scheduled on April 5, 2017. Chair Bruestle asked Ms. Armstrong if the presentation should be continued until after April 5, 2017, and Ms. Armstrong replied yes.

Mr. Thorne questioned if anybody contacted Mr. Hobbs indicating they received his letter. Ms. Day replied any discussion relating to the hearing on the special use permit must take place within the hearing, noting Mr. Thorne can't receive any replies from the Planning

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Commission members, but staff can respond and acknowledge that it was received. Mr. Mancha questioned if that would be a new policy, noting if they acknowledge the letter, the same rules should apply to everybody. Ms. Day replied staff doesn't respond in the affirmative to additional correspondence. Mr. Mancha stated it's being treated as an exception. Mr. Thorne stated they spent hours hearing the testimony. Ms. Day stated any relevant discussion must occur inside of the hearing. Chair Bruestle asked Ms. Armstrong if Mr. Hobbs received a copy of the agenda, and Ms. Armstrong replied probably not. Ms. Day stated it's a separate issue.

Ms. Hatton stated she would like to revisit the Comprehensive Development Plan. They talk about it every year, noting she would like an update on where they stand at the next meeting. Ms. Armstrong replied Chris Markuson with the GIS Department pursued funding and there was discussion between the Departments and the Commissioners on who should have it in their budget. She would call Mr. Markuson for an update, noting it's over five or six years with a significant cost. Ms. Hatton stated that would be great and thanked her.

REPORTS OF COMMITTEES

None.

ADJOURNMENT

There being no further business the meeting was adjourned at 5:57 p.m.

Respectfully submitted,



Joan Armstrong, Director
Department of Planning and Development

SJB