

REVISED AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
April 19, 2017
5:30 P.M.

****Revision: Continued SUP 2017-003 and SUP 2017-002 from Regular Items to the June 21, 2017 Planning Commission meeting.***

(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 March 15, 2017 Minutes and Continue Approval of April 5, 2017 Minutes.
3. Chairperson's Report:
 - Comprehensive Plan Presentation by Chris Markuson, Director, Pueblo County Department of Economic Development and Geographic Information Systems
4. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuances:
 - [Autumn Subdivision Final Plat No. 2017-001](#), Robert Dennis (Owner/Applicant), John Moser (Subdivider), c/o Boundaries Unlimited (Representative), 27550 South Road. The owner/applicant is requesting final plat 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.

*The applicant requested continuance to the June 21, 2017 Planning Commission meeting.

- [Special Use Permit No. 2017-003](#), Powder River Development Services, LLC on behalf of Eco-Site, Inc. (Applicant/Tower Owner), c/o Brandon St. Michel (Representative), Thad S. and Denise Vider (Land Owners), 790 Lane 28. The applicant is requesting a special use permit to allow the establishment of a windmill stealth type lattice telecommunications tower (with an overall height of 100 feet) and related accessory buildings and support facilities on a 3,500 square foot leased parcel of land in an A-2, Agricultural (minimum 5 acre) Zone District. The leased parcel is encompassed within an 8.0± acre parcel of land, which is located on the east side of Lane 28, approximately 1,600 feet north of its intersection with Everett Road in the St. Charles Mesa area.

*The applicant requested continuance to the June 21, 2017 Planning Commission meeting.

- [Special Use Permit No. 2017-002](#), Advantage Engineers, LLC on behalf of Eco-Site, Inc. (Applicant/Tower Owner), c/o Eugene Carroll (Representative), Gary R. and Georgia A. Walker (Owners). The applicant is requesting a special use permit to allow the establishment of a lattice type telecommunications tower with an overall height of 260 feet and related accessory buildings and support facilities on a 5,625 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 17,400± acre parcel of land (more commonly known as Walker Ranch), more specifically the easterly portion of said property which abuts Pueblo West Tract 251. The leased parcel is located approximately 600 feet west of the intersection of North Ladonia Drive and East Guffey Drive in the Pueblo West area.

*The applicant requested continuance to the June 21, 2017 Planning Commission meeting.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

1. [Special Use Permit No. 2012-006](#), Atlas Tower Holdings, LLC (Applicant), c/o Mike Powers (Representative), SSE Enterprises, LLC (Owner), 1051 Aspen Street. This is an administrative review of a special use permit, which allows the establishment of a monopole-type telecommunications tower (with an overall height of 95 feet) and related accessory buildings and support facilities on a 3,600-square foot leased parcel of land in an I-3, Heavy Industrial Zone District. The leased parcel is encompassed within an 11.98± acre parcel of land, which is located on the west side of Aspen Place (Street) approximately 700 feet north of its intersection with Santa Fe Drive (Highway 50 East) in the Blende area.



2. [Special Use Permit No. 2016-004](#), Colorado Propane Marketing, c/o Steve Merveldt (Applicant), Pueblo West Metropolitan District (Owner), Clark Engineering, LLC, c/o Laurie E. Clark, P.E. (Representative), 672 North States Avenue. This is an administrative review of a special use permit, which allows the establishment of a “Gas, medical and industrial, wholesale” facility specifically a Propane Storage and Distribution Depot to be located on a 9.55 acre parcel located in an I-2, Light Industrial Zone District. The property carries a physical address of 672 North States Avenue, Pueblo West, Colorado, and is located on the east side of North States Avenue, north of North Platteville Boulevard, and west of the Burlington Northern Santa Fe Railroad right-of-way in the Pueblo West area. The applicant is proposing to develop the facility in five (5) phases with the completed facility to include

two (2) rail spurs for delivery of propane by rail to the storage facility, a maximum of 360,000 total gallons of storage, and a shop and yard for refurbishment of propane tankers.



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. 2010-005](#) - Alta Fuels, LLC (Applicant/Owner)
[3rd AMENDMENT](#) 1739 East Platteville Boulevard



Applicant requests a 3rd Amendment to Special Use Permit No. 2010-005 that allows "bulk storage of gasoline and diesel" in an I-2, Light Industrial Zone District. The 3rd Amendment request is to add two (2) new 30,000-gallon blend tanks and two (2) future 30,000-gallon blend tanks for a total of 120,000 gallons within the proposed additional containment area. They are also proposing to add a 30,000-gallon tank in the existing containment area as well as install a new testing laboratory in an existing building. The proposal will also include a piping and valve containment basin. The new containment area will be 36' x 46' (interior dimensions) with a 36' x 6' adjacent piping and valve containment basin. The property contains 30.27 acres, and is located at the northeast corner of the intersection of Platteville Boulevard and States Avenue in the north part of Pueblo West.

b) **REGULAR ITEMS:**

7. Unfinished Business.
8. New Business:
 - Pueblo County Planning Commission Rules of Procedure (Bylaws) - Excused Absences.
9. Reports of Committees.
10. Adjournment.

SJB