

**REVISED AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**Wednesday, June 21, 2017**  
**5:30 P.M.**

***Revision: Special Use Permit No. 2017-005 on the Consent Agenda was moved to the Regular Agenda.***

***(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 May 17, 2017 Minutes.
3. Chairperson's Report.
4. Director's Report:
  - (a) Rules of Procedure for the Pueblo County Planning Commission Handout.
  - (b) Acceptance of Map Amendments and Planned Unit Developments.
  - (c) Correspondence.
  - (d) Continuances:
    - [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 requests continuance to the August 16, 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 requests continuance to the August 16, 2017 Planning Commission meeting.

- [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 requests continuance to the August 16, 2017 Planning Commission meeting.

(e) Withdrawals.

(f) Board of County Commissioners' Action.

(g) Administrative Reviews:

- [Special Use Permit No. 2014-006](#), Bridger Wireless, c/o Julie Nelson/Steven A. Portney, Esq. (Applicant), Centerline Solutions, LLC, c/o Darren Hunter (Representative), Robert M. and Gina M. Johnson (Owners), 61905 Huckleberry Road. This is an administrative review for a special use permit, which allows the establishment of a 195-foot lattice type guyed telecommunication tower and related accessory buildings and support facilities on a 6,400 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 40± acre parcel of land which is located at the northwest corner of the intersection of Lane 62 and Huckleberry Road in Eastern Pueblo County.



- [Special Use Permit No. 2015-002](#), Flat Rock Alliance, LLC, (Owner/Applicant), c/o Robert Craig Hunter, Gagliano Engineering, Inc., c/o Joseph V. Gagliano, P.E. (Representative), 561 East Spaulding Avenue. This is an administrative review for a special use permit, which allows the establishment of a mini-warehouse facility in a B-4, Community Business Zone District. The property is located on the north side of East Spaulding Avenue between South Shooting Star Drive and South Bayfield Avenue (if extended northerly).



- [Special Use Permit No. 2015-004](#), Armor Storage, LLC, c/o Pamela Snow (Owner/Applicant), Darlene Horn (Representative), 517 East Industrial Boulevard, Pueblo West. This is an administrative review for a special use permit, which allows an “*Office, as principal use*” in the I-2, Light Industrial Zone District for Suites A-F in the building proposed at the southwest corner of the property at 517 East Industrial Boulevard. The uses-by-right in the I-2 Zone District would still be allowed. The property is located on the north side of Industrial Boulevard between Magneto Drive and Dynamics Drive in Pueblo West.



- [Special Use Permit No. 2016-005](#), Nancy Manquero Baca (Applicant/Owner), 1702 East Beech Street. This is an administrative review for a special use permit, which allows “*Farming or Ranching*”, more specifically to allow the keeping of horses on property located in an R-2, Single-Family Residential Zone District. The property contains 0.22± acre and is located east of South Portland Avenue, south of East Beech Street, north of the Burlington Northern Santa Fe Railroad, adjacent to the City limit line for the City of Pueblo, and carries a physical address of 1702 East Beech Street.



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. 2017-004](#) - Mountain Park Environmental Center (Applicant)  
City of Pueblo (Owner)  
Jonathan Pilarski (Representative)



Applicant requests a special use permit to allow a child care center and a recreational camp in an S-1, Public Use Zone District. The property contains approximately 600 acres located west of South Pine Drive (State Highway 78), south of Squirrel Creek Road, west of the Town of Beulah and carries a physical address of 9112 Pueblo Mountain Park Road, Beulah, Colorado.

The applicant has also requested approval of a waiver of the application fee. The fee waiver will be considered by the Pueblo Board of County Commissioners separately from the special use permit application.

2. [SPECIAL USE PERMIT NO. 2012-008](#) - Armando, Jose and Miguel Mercado  
**DECLARATION OF ABANDONMENT** (Applicants/Owners)



This permit was approved by the Planning Commission on May 22, 2012 for an “Auction” use, as well as a “Flea Market” use. The Auction, an Automobile Auction facility, has been established for some time. The Flea Market use has not ever been established. The Permit was approved for a property within an I-2, Light Industrial Zone District. The property is 30± acres in size, and is located approximately 0.4 mile north of the intersection of Quartz Road and the Interstate 25 Frontage Road. Staff requests the Planning Commission issue a “Declaration of Abandonment” for the Flea Market use, as it has not been established for a period of five or more years. The established Auction use is unaffected by this.

b) **REGULAR ITEM:**

1. [SPECIAL USE PERMIT NO. 2017-005](#) - Castle Rock Construction Company of Colorado, LLC  
(Applicant)  
The Wild Horse Company (Owner)



Applicant requests approval of a special use permit to allow a temporary concrete batch plant in an A-1, Agricultural Zone District. The concrete batch plant use also involves storage of materials, aggregates, and construction equipment. The 13.2± acre batch plant site is located approximately 750 feet to the northwest of the intersection of Wildhorse Road (Pueblo Boulevard/State Highway 45) and Highway 50. The batch plant is proposed to provide material for the State Highway 45 Rehabilitation Project. The applicant plans to complete the Project by approximately December 31, 2017.

2. [TEXT AMENDMENT NO. 2017-003](#) - Donna Pickman, President, Board of Trustees, Pueblo City-County Library (Applicant)



The applicant requests Pueblo County adopt regulations into the Pueblo County Code, Title 17 Land Use, Division I. Zoning, Chapter 17.120 Supplementary Regulations, Section 17.120.200 Medical Marijuana Center and Retail Marijuana Store, C. Location, Section 17.120.210 Medical Marijuana-Infused Products Manufacturer and Retail Marijuana-Infused Products Manufacturer, C. Location, Section 17.120.220 Medical Marijuana Contiguous Optional Premise Cultivation Operation and Retail Marijuana Contiguous Cultivation Facility, C. Location, and Section 17.120.230 Medical Marijuana Non-Contiguous Optional Premises Cultivation Operation and Retail Marijuana Non-Contiguous Cultivation Facility, C. Location “to create a sensitive-use buffer between future marijuana businesses and public libraries”. Staff proposes the buffer replicate the existing 1,000-foot buffer between the aforementioned marijuana establishments and any existing public or private elementary, middle, junior high, or high school as measured from property line of the school to the wall of the marijuana establishment.

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

SJB