

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
August 16, 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 July 19, 2017 Minutes.
3. Approve Agenda of August 16, 2017.
4. Chairperson's Report:
 - A. Welcome New Planning Commission Members
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2017-007](#), Janet K. Marlow Walkup and Clayton A. McClendon (Owners/Applicants), Lots 158 and 192, Unit 10, Colorado City. Applicants request approval of a map amendment to rezone two lots in Colorado City from a B-4, Community Business, to an R-5, Multiple-Residential and Office Zone District. The lots are .32 acre (Lot 158), and .29 acre in size (Lot 192). They are located approximately 200 feet west of the intersection of Mercantile Street and Valverde Drive in Colorado City.



- [Map Amendment No. 2017-008](#), W. David and Lois A. Pritchard (Applicants/Owners), Pueblo County Department of Planning and Development (Representative), 8338 Zorn Road, Rye, Colorado. Applicants request a map amendment to rezone Lots 85, 86, and 87, Forest Hills Subdivision from an S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District in order to recognize its private ownership, use, and size. The property is located south of Zorn Road, east of Forest Hill Road, and west of Blue Bell Drive and carries a physical address of 8338 Zorn Road in the Rye area. Due to the housekeeping nature of the application, the owners/applicants have authorized the Department of Planning and Development to represent the map amendment request.



- [Map Amendment No. 2017-009](#), Pueblo West Metropolitan District (Owner/Applicant), c/o Cardinal Points Surveying, Inc. (Representative), Lots 3, 4, and 5, Block 2, Tract 367, Pueblo West, Parcel B, Amended Lot Line Rearrangement No. 27 and Parcel A of Proposed Plat Vacation 2017-001 (kna all of Rangeview Subdivision, First Filing). The owner/applicant is proposing to rezone five (5) parcels of land from an R-5, Multiple-Residential and Office Zone District to a B-4, Community Business Zone District in order to market the properties for future commercial development. The application will be heard in conjunction with Plat Vacation No. 2017-001 and Easement Vacation No. 2017-001. The properties are currently vacant and are located at the northwest corner of the intersection of West Calle De Camelia and West Spaulding Avenue in the Pueblo West area.



(b) Correspondence.

(c) Continuance:

- [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 September 20, 2017 Planning Commission meeting due to the submission of an amended application which proposes to reduce the overall height of the proposed tower to 199 feet.

(d) Withdrawals--None.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2007-012](#), Tony J. Beltramo and Sons (Applicant), Indian Hills, LLC (Owner), 3130 Nepesta Road. This is an administrative review of a special use permit, which allows natural deposits extraction and processing, a hot mix asphalt plant, stockpiling, crusher and screening plant, concrete batch plant, scale house, and office on a 92.7± acre parcel. The application includes a proposal to reclaim the mined area to its post mining use of rangeland. The site is within an A-1, Agricultural (minimum 35 acre) Zone District and is located west of Nepesta Road, northeast of the intersection of East U.S. Highway 50 and 64th Lane. The proposed gravel pit is named Pheasant Run Gravel Pit.



- [Special Use Permit No. 2009-013](#), Doreen S. Rovegno (Owner), 216 East U.S. Highway 50. This is an administrative review of a special use permit, which allows “*Farming or ranching*”, more specifically to allow a maximum of two (2) horses on the property, in an R-2, Single-Family Residential Zone District. The property contains 3.25± acres and located east of the intersection of East U.S. Highway 50 and North Avondale Boulevard on the south side of East U.S. Highway 50 in the Avondale area.



- [Special Use Permit No. 2015-007](#), Lindsay Giannetto (Applicant/Owner), HGF Architects, Inc., c/o Amy Hurtig-Smith (Representative), 30520 Everett Road. This is an administrative review of a special use permit to allow a dog boarding kennel with a maximum occupancy of thirty (30), a cat boarding kennel with a maximum occupancy of eight (8), and a grooming facility on a 5.24 acre parcel in an A-3, Agricultural (minimum 1 acre) Zone District. Title 17, Land Use, Section 17.04.040, Definitions of the Pueblo County Code defines kennel as “...*any lot, parcel, tract, or structure in which five or more dogs, six months old or older, are kept, raised, housed, boarded, or bred.*” The property carries a physical address of 30520 Everett Road, and is located south of Everett Road, north of Gale Road, and west of Baxter Road in the St. Charles Mesa area.



6. Statement of Hearing Procedures by Chairperson.

7. 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. [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.

*This was continued from the June 21, 2017 Planning Commission meeting.

2. [SPECIAL LARGE AREA PLAN NO. 1-83 - RESCISSION](#) (aka SLAP 1983-001 for filing purposes only)
Pueblo West Metropolitan District (Current Owner/Applicant)
c/o Cardinal Points Surveying, Inc. (Representative)
MCO Properties (Original Owner)
Lots 1 through 5, Block 2, Tract 367, Pueblo West (Original Affected Properties)
Parcel B, Amended Lot Line Rearrangement No. 27
Lots 1-16, Rangeview Subdivision and
Lots 3-5, Block 2, Tract 367, Pueblo West (Current Properties)



The current owner requests **RESCISSION** of a special large area plan which was originally approved on March 27, 1984. The special large area plan proposed the development of 127 single-family attached and detached units on five (5) lots in an R-5, Multiple Residential and Office Zone District. It is the current owner's intention to market the affected properties as independent lots of commercial development; therefore, it is their desire to eliminate any perceived development standards which were imposed with the 1984 approval. All of the properties are currently vacant and are located at the northwest corner of the intersection of West Calle De Camelia and West Spaulding Avenue in the Pueblo West area.

3. [EASEMENT VACATION NO. 2017-001](#) - Pueblo West Metropolitan District (Owner/Applicant)
c/o Cardinal Points Surveying, Inc. (Representative)
Parcel B, Amended Lot Line Rearrangement No. 27
and Lots 10-15, Rangeview Subdivision, First Filing



The owners/applicants are requesting to vacate the 20-foot platted public utility and drainage easement located within Parcel B, Amended Lot Line Rearrangement No. 27 and Lots 10-15, Rangeview Subdivision, First Filing. The easement was originally depicted along the property lines common to Lots 1 and 2, Block 2, Pueblo West Tract No. 367, as platted in 1973. When the common lot line was removed pursuant to the recordation of Rearrangement of Lot Lines on May 31, 1984, the designated easement was not depicted upon the plat map as required. It is the land owner's intention to market the affected properties for commercial development; therefore, it is their desire to properly remove the original easement so that it does not cause an

unnecessary burden. The application will be heard in conjunction with Plat Vacation No. 2017-001 and Map Amendment No. 2017-009. The affected properties are currently vacant and are located at the northwest corner of the intersection of West Calle De Camelia and West Spaulding Avenue in the Pueblo West area.

4. [MAP AMENDMENT NO. 2017-007](#) - Janet K. Marlow Walkup and Clayton A. McClendon (Owners/Applicants)
Lots 158 and 192, Unit 10, Colorado City



Applicants request approval of a map amendment to rezone two lots in Colorado City from a B-4, Community Business, to an R-5, Multiple-Residential and Office Zone District. The lots are .32 acre (Lot 158), and .29 acre in size (Lot 192). They are located approximately 200 feet west of the intersection of Mercantile Street and Valverde Drive in Colorado City.

5. [MAP AMENDMENT NO. 2017-008](#) - W. David and Lois A. Pritchard (Applicants/Owners)
Pueblo County Department of Planning and Development (Representative)
8338 Zorn Road, Rye, Colorado



Applicants request a map amendment to rezone Lots 85, 86, and 87, Forest Hills Subdivision from an S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District in order to recognize its private ownership, use, and size. The property is located south of Zorn Road, east of Forest Hill Road, and west of Blue Bell Drive and carries a physical address of 8338 Zorn Road in the Rye area. Due to the housekeeping nature of the application, the owners/applicants have authorized the Department of Planning and Development to represent the map amendment request.

6. [MAP AMENDMENT NO. 2017-009](#) - Pueblo West Metropolitan District (Owner/Applicant)
c/o Cardinal Points Surveying, Inc. (Representative)
Lots 3, 4, and 5, Block 2, Tract 367, Pueblo West Parcel B, Amended Lot Line Rearrangement No. 27 and Parcel A of Proposed Plat Vacation 2017-001 (kna all of Rangeview Subdivision, First Filing)



The owner/applicant is proposing to rezone five (5) parcels of land from an R-5, Multiple-Residential and Office Zone District to a B-4, Community Business Zone District in order to market the properties for future commercial development. The application will be heard in conjunction with Plat Vacation No. 2017-001 and Easement Vacation No. 2017-001. The properties are currently vacant and are located at the northwest corner of the intersection of West Calle De Camelia and West Spaulding Avenue in the Pueblo West area.

7. [PLAT VACATION NO. 2017-001](#) - Pueblo West Metropolitan District (Owner/Applicant)
c/o Cardinal Points Surveying, Inc. (Representative)
Rangeview Subdivision, First Filing



The owner/applicant is requesting to vacate Rangeview Subdivision, First Filing as platted on May 31, 1984, in its entirety. It is the land owner's intention to market the property for commercial development as a single 2.6± acre parcel of land. The application will be heard in conjunction with Easement Vacation No. 2017-001 and Map Amendment No. 2017-009. The

property is currently vacant and located at the northwest corner of the intersection of West Calle De Camelia and West Spaulding Avenue in the Pueblo West area.

b) **REGULAR ITEMS:**

1. [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.

*This was continued from the June 21, 2017 Planning Commission meeting.

2. [SPECIAL USE PERMIT NO. 709 - \(aka SPECIAL USE PERMIT NO. 1990-016 FOR FILING PURPOSES ONLY\) AMENDED](#) Fremont Paving and Redi-Mix, Inc., c/o Jodi Schreiber (Applicant) State of Colorado (Owner) Portions of Sections 21, 22, and 28, Township 21 South, Range 63 West of the 6th P.M.



Applicant requests an amendment to a special use permit, originally approved on September 25, 1990, for the extraction and processing of sand and gravel in an A-1, Agricultural (minimum 35 acre) Zone District and in a S-1, Public Use Zone District on 1,046± acres. The applicant proposes to amend Condition Nos. 6 and 9 as listed in that administrative review approval letter of September 28, 1994. Condition No. 6 proposes to include the following wording at the end: *“Pueblo County Engineering and Public Works will accept other methods of documentation for this purpose.”* Condition No. 9 proposes to be modified as follows: *“During the hours of 3:00 pm and 4:00 pm, loaded trucks leaving the site will leave in 10-minute intervals on days that school is in session. Should the applicant provide evidence from local schools that these hours need to be changed due to changes in school hours, these hours can be amended through the regular special use permit application procedure.”* The special use permit area is located on the east side of 36th Lane between Nicholson and Fields Road. This is also known as State Pit, Permit M-1990-112 through the Division of Reclamation, Mining and Safety.

8. Unfinished Business.

9. New Business:

- A. Amendment to “Rules of Procedure for the Pueblo County Planning Commission”, Article V. Order of Business, Section 1, (c) Approve Agenda of (PCPC Meeting Date) - Handout

10. Reports of Committees.

11. Adjournment.

SJB