

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
November 15, 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 October 18, 2017 Minutes.
3. Approve Agenda of November 15, 2017.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2017-012](#), on behalf of Michael Stowe, KOA Kampground. The applicant requests a map amendment to rezone a parcel containing 20± acres from an I-2, Light Industrial Zone District to an R-6, Multiple-Residential Zone District in order to expand the existing KOA campground by 41 additional spaces. The property is located west of the existing KOA campground, west of I-25, and carries a physical address of 4131 North Interstate I-25. [Item 1 under the Consent Agenda.]
- (b) Correspondence.
- (c) Continuances:
- (d) Withdrawals.
- (e) Board of County Commissioners' Action.



(f) Administrative Reviews:

- [Special Use Permit No. 2013-006](#), Ken and Cheryl Garcia (Applicants/Owners). This is an administrative review for a special use permit allowing Boat and Recreational Vehicle Storage on two parcels with a total acreage of 8.91 acres in an I-2, Light Industrial Zone District. The parcels are located between northbound Interstate Highway 25 and the Santa Fe Railroad tracks and between Interstate Highway 25 Mile Markers 106 and 107.



- [Special Use Permit No. 1998-041 Amended](#), Anthony J. and Dorothy J. Cesar (Owners), Tony J. Beltramo & Sons, Inc. (Applicant), 23000 St. Charles Road. This is an administrative review to update the Planning Commission on the status of Special Use Permit 1998-041 AMENDED allowing mineral resource extraction, mining operation, and processing within a 180± acre special use permit boundary in the A-1 Zone District. This gravel pit is also known as Cesar Pit M-1998-101. The special use permit boundary is located between St. Charles Road and Doyle Road in the area of 23000 St. Charles Road.



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) [MAP AMENDMENT NO. 2017-012](#) - Michael Stowe, KOA Kampground (Applicant)
STOWECO, LLC (Owner)
T.L. Printz Constructors, c/o Thomas L. Printz
(Representative)



The applicant requests a map amendment to rezone a parcel containing 20± acres from an I-2, Light Industrial Zone District to an R-6, Multiple-Residential Zone District in order to expand the existing KOA campground by 41 additional spaces. The property is located west of the existing KOA campground, west of I-25, and carries a physical address of 4131 North Interstate I-25.

2) [MORGAN SUBDIVISION
PRELIMINARY PLAN NO. 2017-002](#)



- Travis Morgan (Applicant)
Randy Lee Morgan (Owner)
Mangini & Associates, Inc., c/o Rocky Mangini
(Representative)
29230 Daniel Road

Applicant requests preliminary plan approval to subdivide a 2.0± acre parcel into two (2) lots including right-of-way dedication as follows: Lot 1 - 0.88± acre, Lot 2 - 1.00± acre, and 0.12± acre right-of-way dedication for Daniel Road (15-foot dedication) and 29¼ Lane (5-foot dedication). The property is within an A-3, Agricultural (minimum 1 acre) Zone District and developed with a single-family residence and accessory structures to be encompassed within proposed Lot 1. The property is located on the south side of Daniel Road, east of 29th Lane, with a physical address of 29230 Daniel Road.

b) **REGULAR ITEMS:**

None.

8. Unfinished Business.

9. New Business:

- PCPC November 2018 PCPC Meeting Date - Change of Date
- SolSmart Presentation by Brad Rutledge with SolSmart

10. Reports of Committees.

11. Adjournment.

SMS