

REVISED AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
December 20, 2017
5:30 P.M.

***Revision: Continued Special Use Permit No. 2017-009 from Regular Items to the February 21, 2018 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 November 15, 2017 Minutes.
3. Approve Agenda of December 20, 2017.
4. Chairperson's Report:
 - (A) Introduction of New Members and/or Reappointed Members.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2017-013](#) on behalf of the Pueblo West Metropolitan District. The applicant requests a map amendment to rezone Lot 27, Block 1, Tract 241, Pueblo West, containing 0.41 acre, from an I-2, Light Industrial Zone District to a S-1, Public Use Zone District. The intent of this application is to rezone Lot 27 to match the zone designation, S-1, Public Use, of the adjacent lots (Lots 22 through 26 of said Block 1) which are also owned by the Pueblo West Metropolitan District. Lot Line Vacation No. 2017-022 has been submitted in conjunction with this Map Amendment which will combine all of the lots into one parcel of land.
 - (b) Correspondence.
 - (c) Continuance:
 - [Special Use Permit No. 2017-009](#), Verizon Wireless (Applicant), c/o Shawn Turk, Black & Veatch Corporation (Representative), Pueblo West Metropolitan District (Owner), South Avenida Del Oro East and West Camino Al Cielo. The applicant is requesting a special use

permit to allow the establishment of a 60-foot stealth type telecommunications tower and related accessory buildings and support facilities on a 427.5 square foot leased parcel of land in an S-1, Public Use Zone District. The leased parcel is encompassed within the 1.2-acre parcel of land more commonly known as Pueblo West Fire Department, Station 2, addressed as 529 East Avenida Del Oro. The property is located on the north side of South Avenida Del Oro East at its intersection with West Camino Al Cielo in the westerly portion of the Pueblo West community.

*The applicant requested continuance to the February 21, 2018 Planning Commission meeting.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2014-008](#), James A. Moreland (Applicant/Owner), 31890 East State Highway 96. This is an administrative review for a special use permit allowing Boat and Recreational Vehicle Storage and Marine and Recreational Vehicle Service in an I-2, Light Industrial Zone District. The property contains 4.8 acres and is located south of State Highway No. 96, west of 32nd Lane, and east of Baxter Road in the Baxter area.



- [Special Use Permit No. 2016-011](#), Scott and Kim Warner (Owners/Applicants), Scott Warner (Representative), 25550 Hillside Road. This is an administrative review for a special use permit allowing an equestrian arena, commercial/club; riding academy and stables, specifically for an equine assisted learning/equine assisted psychotherapy use in an A-3, Agricultural (minimum 1 acre) Zone District. The property contains 2.5 acres, is located north of Hillside Road, east of 25th Lane, west of 27th Lane, and north of Iris Road, and carries a physical address of 25550 Hillside 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. [MAP AMENDMENT NO. 2017-013](#) - Shawn Winters, Assistant Engineer,
Pueblo West Metropolitan District (Applicant)
Pueblo West Metropolitan District (Owner)
Cardinal Points Surveying, Inc., c/o Randy Reeves
(Representative)
105 East Industrial Boulevard



The applicant requests a map amendment to rezone Lot 27, Block 1, Tract 241, Pueblo West, containing 0.41 acre, from an I-2, Light Industrial Zone District to an S-1, Public Use Zone District. The intent of this application is to rezone Lot 27 to match the zone designation, S-1,

Public Use, of the adjacent lots (Lots 22 through 26 of said Block 1) which are also owned by Pueblo West Metropolitan District. Lot Line Vacation No. 2017-022 has been submitted in conjunction with this Map Amendment which will combine all of the lots into one parcel of land.

2. [ROAD/ALLEY VACATION NO. 2017-002](#) - John P. and Tagna J. Waldschmidt, Sorci Family Trust, Brian B. and Shari R. Elson, and Marilyn K. Sykes and Michael W. Johnson (Applicants and Owners abutting road/alley vacation)
BH2 Land Surveying LLC, c/o William Bechaver
(Representative)
Zoeller Road in the Vicinity of 9695 State Highway 165



Applicants request a road/alley vacation to vacate all of Zoeller Road being a fifty (50) foot wide public right-of-way containing 0.86± acre lying north of State Highway No. 165 as platted in St. Charles Creek Estates. Zoeller Road is a non-maintained Pueblo County road and the applicants would like to reserve a private 50-foot wide ingress-egress easement and public utility easement. Zoeller Road is located north of State Highway No. 165 in the vicinity of 9695 State Highway 165.

b) **REGULAR ITEM:**

1. [SPECIAL USE PERMIT NO. 2017-008](#) - Verizon Wireless (Applicant), c/o Shawn Turk, Black & Veatch Corporation (Representative)
Pueblo West Metropolitan District (Owner)
North McCulloch Boulevard and East Gold Drive



The applicant is requesting a special use permit to allow the establishment of a 58-foot stealth type telecommunications tower and related accessory buildings and support facilities on a 195 square foot leased parcel of land in an S-1, Public Use Zone District. The leased parcel is encompassed within the 2.2-acre parcel of land more commonly known as Pueblo West Fire Department, Station 3, addressed as 729 East Gold Drive. The property is located at the northeast corner of the intersection of North McCulloch Boulevard and East Gold Drive in the northerly portion of the Pueblo West community.

*This was continued from the October 18, 2017 Planning Commission meeting.

8. Unfinished Business.
9. New Business.
10. Reports of Committees.
11. Adjournment.

SJB