

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
February 21, 2018
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 January 17, 2018 Minutes.
3. Approve Agenda of February 21, 2018.
4. Chairperson's Report:
 - Certificate of Appreciation to Past Chair.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuances:
 - [Easement Vacation No. 2017-002](#), Frank M. and Melanie J. Palcic (Owners/Applicants), Wachob and Wachob, Inc., c/o Daniel Wachob (Representative), 6230 Waco Mish Road. The applicants are requesting to vacate the platted ten (10) foot wide Public Utility Easement located within Parcel A of Lot Line Vacation No. 2016-015. Vacating the easement will make available a buildable area for construction of a pavilion. The property is physically addressed as 6230 Waco Mish Road and is located between Waco Mish Road and Alondra Drive west of Red Cloud Road in the Colorado City area.

*The applicants are requesting continuance to the March 21, 2018 Planning Commission meeting.

- [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.

*This special use permit was continued from the October 18, 2017 and December 20, 2017 Planning Commission meetings. The applicant is requesting continuance to the April 18, 2018 Planning Commission meeting.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews--None.

6. Statement of Hearing Procedures by Chairperson.

7. Hearing of Cases.

a) **CONSENT ITEM:**

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. 2017-011](#) - Michael Stowe, KOA Kampground (Applicant)
STOWECO, LLC (Owner)
T. L. Printz Construction, c/o Thomas L. Printz
(Representative)



The applicant requests a special use permit to allow the expansion of the existing KOA Recreational Vehicle Park and Campground in an R-6, Multiple Residential and Commercial Zone District. The property contains 20± acres, is located west of the existing KOA campground, west of I-25, and carries a physical address of 4131 North Interstate I-25.

b) **REGULAR ITEMS:**

None.

8. Unfinished Business.

9. New Business:

- Laura Getts, Energy Coordinator, Pueblo County Economic Development & GIS - Discuss SolSmart Recommendations

10. Reports of Committees.

11. Adjournment.

SJB