

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
June 20, 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 May 16, 2018 Minutes.
3. Approve Agenda of June 20, 2018.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuances:
 - [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 465.5 square foot leased parcel of land in an S-1, Public Use Zone District. The leased parcel is encompassed within a 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, December 20, 2017, February 21, 2018, and April 18, 2018 Planning Commission meetings. The applicant has requested continuance to the July 18, 2018 Planning Commission meeting.



- [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.

*This easement vacation was continued from the March 21, 2018, and May 16, 2018 Planning Commission meetings. The applicant has requested continuance to the July 18, 2018 Planning Commission meeting.



(d) Withdrawals--None.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2014-006](#), Bridger Wireless, c/o Julie DeCuyere/Steven A. Portney, Esq. (Applicant/Representatives), 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. 2017-004](#), Mountain Park Environmental Center (Applicant), City of Pueblo (Owner), Jonathan Pilarski (Representative). This is an administrative review for a special use permit, which allows 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.



- [Special Use Permit No. 2017-005](#), Castle Rock Construction Company of Colorado, LLC (Applicant), The Wild Horse Company (Owner). This is an administrative review for a special use permit, which allows 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 provided material for the State Highway 45 Rehabilitation Project. The applicant completed the Project.



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.

None.

b) **REGULAR ITEMS:**

- 1) [TEXT AMENDMENT NO. 2018-001](#) - Pueblo County Department of Planning and Development (Applicant/Representative)
Changes to Definitions of "Recreation Vehicle" and "Residence"



The public notice for Text Amendment No. 2018-001 has been **AMENDED** to reflect the current language being proposed. The Pueblo County Planning Commission, at its public meeting held on April 18, 2018, voted to continue Text Amendment No. 2018-001 to its May 16, 2018 meeting. The language for Text Amendment No. 2018-001 previously proposed to add a chapter containing regulations for Tiny Houses, as well as additions and changes to the definitions and uses-by-right in various zone districts. The language for Text Amendment No. 2018-001 has been revised to make additions and changes to the Pueblo County Code, Title 17, Chapter 17.04 GENERAL PROVISIONS AND DEFINITIONS, 17.04.040 Definitions, more specifically "Recreation vehicle" and "Residence".

*This text amendment was continued from the April 18, 2018, and May 16, 2018 Planning Commission meetings.

- 2) [SPECIAL USE PERMIT NO. 2018-007](#) - Traci Long (Owner/Applicant)
9048 South Interstate 25



The owner/applicant requests a special use permit to allow a "Restaurant" in an R-6, Multiple-Residential and Commercial Zone District. The property contains 1.0± acre and is located south of the I-25/State Highway 165 Interchange.

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

SJB