

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
January 15, 2020
5:30 P.M.

(The Record: The Planning Department staff memorandum 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. Approve Agenda of January 15, 2020 Meeting.
3. Approval of December 18, 2019 Minutes.
4. Chairperson's Report:
 - (a) Introduction of New Planning Department Director, Carmen Howard.
 - (b) Introduction of New Members and/or Reappointed Members:
 - Elizabeth Gladney, New Member, Term Expires December 31, 2022
 - Stephen Varela, New Member, Term Expires December 31, 2022
 - Kiera Hatton, Reappointed Member, Term Expires December 31, 2022
 - (c) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2020.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2019-008](#), Sean L. and Nancy A. Slade (Owners/Applicants), c/o Pueblo County Department of Planning and Development (Representative). The owners/applicants request a map amendment to rezone an approximately 21± acre parcel of land from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation in order to recognize its private ownership, use, and size. The property is located on the north side of Kinnikinic Avenue, approximately 450 feet west of its intersection with Singer Lane in the Rye area.



- (b) Continuances.

(c) Withdrawals.

(d) Board of County Commissioners' Action. (Information only. No formal action required.)

(e) Administrative Reviews:

- [Special Use Permit No. 2017-010](#), Secure Stor, LLC, c/o David L. Gaskill (Owner/Applicant), Corsentino Construction, Inc., c/o Joe Corsentino (Representative). This is an administrative review of a special use permit, which allows the establishment of a mini-warehouse facility in a B-4, Community Business Zone District. The property is physically addressed as 495 East Spaulding Avenue and is located west of Shooting Star Drive, between U.S. Highway 50 and Spaulding Avenue.



- [Special Use Permit No. 2018-015](#), 36 North Dynamics Dr., LLC (Owner), Kent Boardman (Applicant). This is an administrative review of a special use permit allowing Motor Vehicle Retail in an I-2, Light Industrial Zone District. The 3.0± acre property carries a physical address of 36 North Dynamics Drive and is located approximately 478 feet northeast of its intersection with East Enterprise Drive on the east side of North Dynamics Drive in Pueblo West.



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) [SPECIAL USE PERMIT NO. 2019-007](#)- Daniel L. Hendricks (Owner/Applicant)
1740 Siloam Road



Applicant requests a special use permit to allow the establishment of a Destination Recreational Vehicle Park and Campground in an A-1, Agricultural (minimum 35 acre) Zone District. The property contains 38.67± acres and is located east of Siloam Road, approximately 2.5 miles southeast of Colorado State Highway 96 West.

- 2) [SPECIAL USE PERMIT NO. 2019-008](#)- Brittany Erdman (Owner/Applicant)
2615 Gore Road



Owner/applicant requests a special use permit to allow a dog kennel facility for a maximum of ten (10) dogs on a 2.65± acre parcel in an A-4, Agricultural (minimum ½ acre) Zone District. The proposed use would allow the applicant to board dogs and to continue running a dog-sitting service between the hours of 6:00 a.m. and 9:00 p.m., Monday through Sunday. The property is located north of Gore Road, approximately 120 feet east of its intersection with 20th Lane in the St. Charles Mesa area.

b) **REGULAR ITEMS:**

- 1) [MAP AMENDMENT NO. 2019-008](#) - Sean L. and Nancy A. Slade (Owners/Applicants)
8225 Kinnikinic Avenue



The owners/applicants request a map amendment to rezone an approximately 21± acre parcel of land from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation in order to recognize its private ownership, use, and size. The property is located on the north side of Kinnikinic Avenue, approximately 450 feet west of its intersection with Singer Lane in the Rye area.

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

MMG