

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
February 19, 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 February 19, 2020 Meeting.
3. Approval of January 15, 2020 Minutes.
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. 2019-010** on behalf of James L. and Sarah Ann Coleman. The owners/applicants are requesting a special use permit for a dog kennel for a maximum of seven (7) dogs on a 27.89± acre parcel of land in an A-3, Agricultural (minimum 1 acre) Zone District. The proposed use is not intended as a commercial kennel business; the request is being submitted to allow the owners/applicants to own up to seven (7) dogs as livestock guardians and pets. Title 17, *Land Use*, Section 17.04.040, *Definitions* of the Pueblo County Code defines kennel as "...any lot, parcel, tract, or structure in which five or more dogs, six months old or older, are kept, raised, housed, boarded, or bred." The property is located on the east side of Pine Drive at its intersection with Oldham Road and is physically addressed as 9258 South Pine Drive in the Beulah area.

The applicants are requesting continuance to the April 15, 2020 Planning Commission hearing.



(d) Withdrawals.

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

(f) Administrative Reviews:

- **Special Use Permit No. 2017-011**, Michael Stowe, KOA Kampground (Applicant), STOWECO, LLC (Owner), T. L. Printz Construction, c/o Thomas L. Printz (Representative), this is an administrative review of a special use permit allowing 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, and is located on the west side of the Interstate 25 frontage road, north of the Purcell Boulevard exit off Interstate 25 in Northern Pueblo County.



- **Special Use Permit No. 2018-016**, Linda Wright (Applicant), Jason and Linda Wright (Owners), 651 West Calle de Caballos, this is an administrative review of a special use permit allowing a Child Care Home (Large) in an A-3, Agricultural (minimum 1 acre) Zone District. The 2.60± acre property is located approximately 872 feet southeast of its intersection with South McCulloch Boulevard on the north side of West Calle de Caballos 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) **THOMPSON SUBDIVISION, SECOND FILING** - Troy N. and Mary Jo Thompson
FINAL PLAT NO. 2019-006 (Owners/Applicants)
c/o Mangini & Associates, Inc.
Rocky Mangini (Representative)
1899 County Farm Road



The owners/applicants are requesting final plat approval to subdivide 15.98± acres into two (2) lots consisting of 13.46± acres (Lot 1) and 2.52± acres (Lot 2). The property is within an A-4, Agricultural (minimum ½ acre) Zone District. The property is located between Iris Road and County Farm Road, west of 20th Lane in the St. Charles Mesa area. The applicants' letter of request indicates proposed Lot 1 is currently vacant while proposed Lot 2 is improved with an existing single-family residence, a detached garage, and three (3) sheds.

- 2) **ROAD/ALLEY VACATION NO. 2019-005** - Greenhorn Valley Land, LLC
(Owner/Applicant)
c/o Joseph Dingman, Manager
(Representative)
Allen Avenue lying between West 10th Street
and Nature Center Road



Applicant requests a road/alley vacation to vacate all of Allen Avenue, an unplatted, County-maintained road lying between Lot 4, Subdivision Variance No. 348 and Blocks 52 and 61 in West Side Addition. This vacation, if approved, will allow the owner to incorporate the area of the platted roadway into Lot 4, Subdivision Variance No. 348. Allen Avenue is located between West 10th Street and Nature Center Road in the West Side Addition.

b) **REGULAR ITEMS:**

- 1) **SPECIAL USE PERMIT NO. 2019-009** - Pueblo West Metropolitan District
(Owner/Applicant)
Rusty Ethredge, Water Department
c/o Cardinal Points Surveying, Inc.
Randy Reeves (Representative)



The owner/applicant is requesting a special use permit to allow a *Public Utility* pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.120, *Supplementary Regulations*, specifically Section 130C. (*Special Utility Facility*) of the Pueblo County Code for the installation and operation of a standalone water meter reading device with an overall height of fifty-five (55) feet on a 324-square foot fenced area of Lot 7, Block 3, Tract 317, Pueblo West. The device consists of a 51-foot-high wood pole with solar panels mounted to the bottom face and an approximate 4' high antenna mounted to the top of the pole.

8. Resolutions:

- a) Approving the Conditions of Approval for Special Use Permit No. 2016-007 as approved by the Board of County Commissioners on March 22, 2019.

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

SMS