

AGENDA
PUEBLO COUNTY PLANNING COMMISSION

May 20, 2020

5:30 P.M.

NOTE: The meeting will be held via Zoom with the meeting ID and password being provided upon request. The public may provide written comments prior to the meeting by emailing those comments by 5:00 p.m., on Monday, May 18, 2020, to planning@pueblounty.us OR may provide comments on the County's Facebook Page <https://www.facebook.com/PuebloCounty/> during the meeting.

(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 May 20, 2020 Meeting.
3. Approval of February 19, 2020 Minutes. (Please note there are no minutes for the March 18, 2020 and April 15, 2020 meetings due to their cancellation associated with the COVID-19 pandemic.)
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and/or Planned Unit Developments:
 - [Map Amendment No. 2020-001](#), Jane Wolverton Chavez (Owner/Applicant) c/o Richard Miller (Representative). The owner/applicant is requesting a map amendment to rezone two lots, each with an area of approximately 1.35 ± acres 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, residential use, and size. The property is located on the south side of Park Road, immediately east of its intersection with Heller Lane in the Rye area.



- (b) Correspondence.
- (c) Continuances.

(d) Withdrawals.

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

(f) Administrative Reviews:

- [Special Use Permit No. 2016-003](#), Volunteers for Community (Applicant). This is an administrative review of a special use permit allowing a community center within an existing facility located on a 1.7± acre parcel. The parcel is in a S-1 Zone District. The property is located south of Santa Fe Drive, approximately 1,000 feet southwest of the intersection of Santa Fe Drive and Cuerno Verde Boulevard in Colorado City.



- [Special Use Permit No. 2016-007](#), Fremont Paving & Redi-Mix, Inc., c/o John P. Ary (Operator/Applicant), State of Colorado, Pritekel Brothers Farm, LLC and Danny J. and Cindy L. Henrichs (Owners within mine area), Fremont Paving & Redi Mix, Inc., Douglas Thacker, Pikes Peak Home Center, Inc., and State of Colorado (Owners within main and alternate haul road), A&S Construction, c/o Steve Chisholm (Representative). This is an administrative review of a special use permit allowing mineral and natural resource extraction and mining operation excepting therefrom any processing within the special use permit boundary within a 1,508± acre permit boundary area in the A-1, Agricultural (minimum 35 acre) Zone District. The application includes a proposed southwest haul road and alternate haul road by use of private roads (easements) that will eventually access Special Use Permit No. 709 (aka Special Use Permit No. 1990-016 (State Pit, Division of Reclamation, Mining and Safety File No. M-1990-112) and 36th Lane, four (4) mining phases with an affected mining area of 307± acres, a life expectancy of the permit being 10 to 15 years, and a proposal to reclaim the mined area to its post-mining use of rangeland. The proposed permit boundary is composed of the mine area, main haul road and alternate haul road; the southwest haul road extends from the main mine area then southwesterly across 40th Lane to the northeast corner of Section 33, Township 21 South, Range 63 West of the 6th Principal Meridian where it will then extend north to Special Use Permit No. 709 and then the alternate route will be the same up to the northeast corner of said Section 33 where it will continue west to 36th Lane.



- [Special Use Permit No. 2016-012](#), Hudson Ranch, LLC (Owner/Applicant), c/o Dr. Marvin Hamann (Representative), 6675 Highway 78 West. This is an administrative review of a special use permit which allows several uses-by-review in an A-1, Agricultural (minimum 35 acre) Zone District. The special use permit allows the establishment of the following uses: (1) Equestrian Arena, Commercial/Club; (2) Recreational Vehicle Park; (3) Shooting Range, Outdoor; (4) Educational Facility; (5) Rocketry; and (6) Shooting Range, Indoor. The

- property is on the north side of State Highway 78, approximately 2 miles west of the intersection of Highway 78 and Galbreth Road.



- [Special Use Permit No. 2018-001](#), Secure Stor, LLC, c/o David L. Gaskill and Stor All, LLC, c/o Brad Jones (Original Owners/Applicants), Freedom Self Storage, LLC (Current Owner/Applicant), Corsentino Construction, Inc., c/o Joseph Corsentino (Representative). This is an administrative review of a special use permit allowing “Residences” in the B-4, Community Business Zone District for the purpose of management quarters (residence) for a mini-warehouse storage facility and office. The property physically addressed as 469 East Spaulding Avenue is located west of Shooting Star Drive, between U.S. Highway 50 and Spaulding Avenue within the Pueblo West area.



- [Special Use Permit No. 2018-002](#), Ryan Klaic (Original Owner), Running Wild Enterprises, Inc. (Current Owner), Rick Roberson (Applicant), Stefanie Roberson (Representative), 4868 West Graneros Road. This is an administrative review of a special use permit, which allows a motor vehicle retail sales use on property located in an I-2, Light Industrial Zone District. The property contains 1.01 acres, and is located south of West Graneros Road, west of Interstate 25 in the Colorado City area.



- [Special Use Permit No. 2018-006](#), NE Colorado Cellular, Inc. (dba) Viaero Wireless (Applicant /Tower Owner), c/o Kyle DeNardo, Site Acquisition Specialist, (Current Representative), Linda L. Phelps (Owner). This is an administrative review of a special use permit allowing the establishment of a lattice type telecommunication tower with an overall height of 195 feet and related accessory buildings and support facilities on a five (5) acre leased parcel of land in an A-1 Zone District. The leased parcel is encompassed within a 60.89± acre parcel of land. The supporting ingress/egress easement crosses the adjacent 23.26± acre parcel also owned by the same individual. The entire 89.15± acre parcel is located on the west side of Interstate 25 South approximately 1.5 miles south/southwest of Exit 83 (Verde Road) in the proximity of that property addressed as 6291 South Interstate 25.



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. 67](#) - W.C. Robinson (Original Applicant/Owner)
RESCISSION Traci Long (Current Owner)
(aka Special Use Permit No. 9048 South Interstate 25
[1967-014 for Filing Purposes Only](#))



The current owner, at the direction of the Department of Planning and Development, is requesting **RESCISSION** of a special use permit that was originally approved on June 27, 1967. The special use permit allowed a "motel" in a B-4, Community Business Zone District. The records of the Department of Planning and Development do not have a specific legal description for the property or reference a corresponding map amendment which created the B-4 Zone District designation; therefore, in order to eliminate any possible conflict, a rescission request has been submitted. The property is located on the east side of I-25 South Frontage Road, south of the Colorado City interchange.

- 2) [SPECIAL USE PERMIT NO. 2017-010](#) - Store All, LLC (Original Owner/Applicant)
[AMENDED](#) c/o Brad Jones, President (Original
Representative)
Freedom Storage, LLC (Current
Owner/Applicant)
469 East Spaulding Avenue



Applicant requests an amendment to remove Condition No. 3, which prohibits outdoor storage, as imposed upon the January 15, 2020 special use permit approval. The owner/applicant has indicated their desire to include such in conjunction with the use of the property as a mini-warehouse storage facility in a B-4, Community Business Zone District. The property is physically addressed as 469 East Spaulding Avenue and is located west of Shooting Star Drive, between U.S. Highway 50 and Spaulding Avenue.

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



The applicant/owner, at the direction of the Department of Planning and Development, is requesting **RESCISSION** of a special use permit that was originally approved on June 20, 2018. The special use permit allowed a “restaurant” in an R-6, Multiple-Residential and Commercial Zone District. The request is being submitted due to the approval of Map Amendment No. 2019-005 which permitted a zoning change from an R-6, Multiple-Residential and Commercial Zone District to a B-4, Community Business Zone District where a “restaurant” is a permitted use-by-right. The property is located on the east side of I-25 South Frontage Road, south of the Colorado City interchange.

- 4) [SPECIAL USE PERMIT NO. 2019-010](#) - James L. and Sarah Ann Coleman
REVISED SUBMITTAL (Owners/Applicants)
9258 South Pine Drive, Beulah



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 breed dogs and to own up to seven (7) adult 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 in the Beulah area.

- 5) [MAP AMENDMENT NO. 2020-001](#) - Jane Wolverton Chavez (Owner/Applicant)
c/o Richard Miller (Representative)
8264 Park Road



The owner/applicant is requesting a map amendment to rezone two lots, each with an area of approximately 1.35 ± acres 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, residential use, and size. The property is located on the south side of Park Road, immediately east of its intersection with Heller Lane in the Rye area.

b) **REGULAR ITEMS:** None.

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

MMG