

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

NOTE: The public may provide written comments prior to the meeting by emailing those comments by 5:00 p.m., on Monday, July 13, 2020, to planning@pueblounty.us. The meeting will be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>.

(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 July 15, 2020 Meeting.
3. Approval of June 17, 2020 Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and/or Planned Unit Developments.
 - [Map Amendment No. 2020-002](#), Nathan E. and Patricia A. Johnson (Owners/Applicants), Paul J. and Krystal M. Hendricksen (Representatives), 10829 Bartlett Trail. The owners/applicants request a map amendment to rezone a 5.09± acre parcel from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District. The parcel is located on the north side of Bartlett Trail, approximately 0.5 mile southwest of Baxter Road.



- (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. 2017-006](#), on behalf of Robert Lucero, Colorado Cannabis Association, LLC, doing business as The Spot (Applicant) c/o Liane “Buffie” McFadyen (Representative). This is an administrative review of a special use permit allowing a retail marijuana-infused products manufacturer in the B-1 Zone District is located in the existing building addressed as 2025 Independence Drive in Blende. The property contains 15,000 square feet (0.34 acre) and is located at the northwest corner of the intersection of Independence Drive and Eagle Street.



- [Special Use Permit No. 2019-003](#), Community Power Group, LLC, c/o Michael Borkowski (Applicant/Representative), Carl Prutch (Owner). This is an administrative review of a special use permit allowing a 2-megawatt dc solar facility for generation of electricity for the use of *utilities* in an A-1, Agricultural Zone District. The project involves installing 5,263 solar panels, a small transformer pad, a security fence, and an access path. The project is located on 84.34± acres of land with 12.75± acres of disturbance. The site is located north of the intersection of State Highway 96 and 36th Lane to the east of the Pueblo Memorial Airport Industrial Park.



- [Special Use Permit No. 2019-004](#), Viaero Wireless (Applicant), c/o Kyle DeNardo (Representative), Wait Properties, LLC (Owner). Colorado State Highway 96 West and Rex Road. This is an administrative review of a special use permit allowing the establishment of a lattice type telecommunications tower with an overall height of 195 feet and related accessory buildings and support facilities on a four (4) acre leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 35.20± acre parcel of land that is located at the northeast corner of the intersection of Colorado State Highway 96 West and Rex Road in Western Pueblo County.



- [Special Use Permit No. 2019-005](#), Pueblo County Sheriff's Office, Emergency Services Bureau, CSEPP (Applicant), c/o Mark Mears, Chief (Representative), U.S. Government Ammunitions Depot/ Pueblo Chemical Depot (Owner). Pueblo Chemical Depot This is an administrative review of a special use permit allowing the installation and operation of an Outdoor Warning System, specifically two (2) 50-foot emergency evacuation towers with sirens (referred to as P21 & P22) on two (2) 10,000 square foot leased parcels of land in a S-1, Public Use Zone District. The leased parcels are encompassed within the Pueblo Chemical Depot, specifically in the W½ of the NW¼ of Sections 2 and 10, Township 20 South, Range 62 West of the 6th P.M.



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) [MAP AMENDMENT NO. 2020-002](#) - Nathan E. and Patricia A. Johnson (Owners/Applicants)
Paul J. and Krystel M. Hendricksen (Representatives)
10829 Bartlett Trail



The owners/applicants request a map amendment to rezone a 5.09± acre parcel from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District. The parcel is located on the north side of Bartlett Trail, approximately 0.5 mile southwest of Baxter Road.

b) **REGULAR ITEMS:**

There are no Regular Items.

8. Resolutions.

9. Unfinished Business:

Update on [Special Use Permit No. 2017-003](#) allowing the establishment of a windmill stealth type lattice telecommunications tower (with an overall height of 100 feet) and related accessory buildings and support facilities on a 3,500 square foot leased parcel of land in an A-2, Agricultural Zone District.

10. New Business.

11. Reports of Committees.

12. Adjournment.