

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
September 16, 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, September 14, 2020, to planning@pueblocounty.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 September 16, 2020 Meeting.
3. Approval of August 19, 2020 Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2020-003](#), Parco Properties, Ltd. (Owner/Applicant), Jim Parco (Representative). The owner/applicant requests a map amendment to rezone a 0.58± acre parcel of land from an A-4, Agricultural (minimum ½ acre) Zone District to a B-4, Community Business Zone District. The property is located on the west side of Baxter Road at its intersection with Meadow Lane (if extended westerly) in the St. Charles Mesa area. The owner/applicant has indicated their desire to rezone the property to be consistent with the adjacent parcels under their ownership to the immediate south and west and combine the three (3) parcels into a single building site to be able to accommodate future expansion of the existing business.



- (b) Correspondence.

(c) Continuances:

- [Road/Alley Vacation No. 2020-001 REVISED SUBMITTAL](#), Jacob Hawken (Applicant), Hawk Eye Enterprises, LLC (owner), Cardinal Points Surveying, Inc., c/o Randy Reeves, (Representative). The applicant is requesting a road/alley vacation to vacate a portion of Mellon Court as depicted on the recorded plat map of Fountain Sand and Gravel Subdivision, First Filing. The platted road is currently undeveloped and not maintained by Pueblo County. This vacation, if approved, will incorporate the vacated portion of the platted roadway into Lots 2-5 of Fountain Sand and Gravel Subdivision First Filing, which are owned by the applicant who intends to utilize the area of vacation to accommodate future commercial development. The road is located south of Santa Fe Drive (State Highway 50) between Roselawn Road and San Mateo Street in the Blende area of Pueblo County.

The applicant is requesting a continuance to the October 21, 2020 PCPC meeting.



- [Special Use Permit No. 2020-004](#), Colorado Natural Gas (Applicant), Brandon Hubbs (Representative), Pueblo West Metropolitan District (Owner), Parcel "C", Tract 238, Pueblo West. The 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 natural gas regulator and meter station within a 30' x 30' fenced leased area in a S-1, Public Use Zone District. The project is located in the northeast corner of Parcel "C" of Tract 238 (a platted 27.18± acre Public Utility, Drainage Easement and Equestrian Easement), immediately south of North Purcell Boulevard, approximately 1,800 feet northeast of Jaroso Drive and east of the existing Xcel Energy Yard West in the northern portion of Pueblo West.

The applicant is requesting a continuance to the November 18, 2020 PCPC hearing.



- [Special Use Permit No. 2020-005](#), Colorado Natural Gas (Applicant) Brandon Hubbs (Representative), Pueblo West Metropolitan District (Owner), Parcel "C", Tract 251, Pueblo West. The 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 natural gas regulator and meter station within a 30' x 30' fenced leased area in a S-1, Public Use Zone District. The project is located in the southwest corner of Parcel "C" of Tract 251 (a platted 50' Buffer Strip), approximately 400 feet north of the west end of Auburn Road and south of the existing Xcel Energy Yard West in the western portion of Pueblo West.

The applicant is requesting a continuance to the November 18, 2020 PCPC hearing.



(d) Withdrawals:

- [Special Use Permit No. 2020-001](#), Jason Winslow (Applicant), Emma Ruberson Bamber Revocable Trust (Owner). The owner is requesting the withdrawal of a special use permit to allow a Boat and RV Storage Facility on approximately 11.2± acres of a 93.51± acre parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The proposed location was on the south side of West 31st Street, approximately 400 feet southwest of its intersection with Spaulding Avenue, adjacent to the City of Pueblo's Corporate Limit lines to the north, south, and east.



- [Special Use Permit No. 2020-002](#), Mathew Nobles (Owner/Applicant), 51 North Fabrication Drive. The owner/applicant is requesting the withdrawal of a special use permit to allow a Boat, Recreation Vehicle, and Trailer Storage Facility on a 1.0± acre parcel of land in an I-2, Light Industrial Zone District. The proposed facility will have 25 uncovered outdoor spaces and 25 enclosed indoor spaces. The property is located on the west side of Fabrication Drive, approximately 700 feet north of its intersection with Enterprise Drive in the Pueblo West Industrial Park area.



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

(f) Administrative Reviews:

- [Special Use Permit No. 2019-006](#), Ronald D. Martindale and Brian M. McBean (Owners), Ardena Darling McBean (Owner/Applicant). This is an administrative review of a special use permit, which allows "*Farming or ranching*", more specifically, it allows the keeping of a maximum of ten (10) hens and eight (8) goats, in an R-2, Single-Family Residential Zone District. The property contains 0.19± acre and is located west of James Street, south of its intersection with Second Lane in the Avondale area with a physical address of 322 James Street.



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. 2020-003](#) - Refilwe G. Marutle (Owner/Applicant)
1133 Wago Drive



The owner/applicant is requesting a special use permit to allow an aviary, specifically the keeping of 75-175 birds for breeding, raising, and selling, in an A-4, Agricultural (minimum ½ acre) Zone District. Title 17, *Land Use*, Section 17.04.040, *Definitions* of the Pueblo County Code defines aviary as, “a place for keeping birds confined for the purpose of breeding, raising, or selling”. The property contains 0.53± acre and is located on the southwest side of Wago Drive, approximately 420 feet south of its intersection with U.S. Highway 50 East in the St. Charles Mesa area.

b) **REGULAR ITEMS:**

- 1) [MAP AMENDMENT NO. 2020-003](#) - Parco Properties, Ltd. (Owner/Applicant)
Jim Parco (Representative)
0.58± acre parcel located between 1061 Baxter Road
and 30965 Highway 50 East



The owner/applicant requests a map amendment to rezone a 0.58± acre parcel of land from an A-4, Agricultural (minimum ½ acre) Zone District to a B-4, Community Business Zone District. The property is located on the west side of Baxter Road at its intersection with Meadow Lane (if extended westerly) in the St. Charles Mesa area. The owner/applicant has indicated their desire to rezone the property to be consistent with the adjacent parcels under their ownership to the immediate south and west and combine the three (3) parcels into a single building site to be able to accommodate future expansion of the existing business.

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

SMS