

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
October 21, 2020
5:30 P.M.

NOTICE REGARDING COVID-19 (Novel Coronavirus): *The Board of County Commissioners implemented temporary operational directives on June 16, 2020 to partially reopen public access to County-owned facilities. Beginning on June 22, 2020, there will be limited seats available for the public to attend Planning Commission meetings in person. Anyone interested in attending a meeting in person may do so by submitting a Meeting Request Form on Pueblo County's web page, subject to availability of seating. The public may provide written comments prior to the meeting by emailing those comments by 5:00 p.m., on Monday, October 19, 2020, to planning@pueblounty.us. The meeting will be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>, noting public comments will not be accepted from the Facebook page.*

(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 October 21, 2020 Meeting.
3. Approval of September 16, 2020 Minutes.
4. Chairperson's Report.
5. Director's Report:

(a) Acceptance of Map Amendments and Planned Unit Developments:

- [Map Amendment No. 2020-004](#), Joshua L. and Shalyce M. Cluff (Owners/Applicants), Pueblo County Department of Planning and Development (Representative). The owners/applicants requests a map amendment to rezone approximately a 28.1± acre portion of their 35.01± 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 for the property to be consistently zoned and to recognize its private ownership, use, and size. The property is located in the western portion of Pueblo County, west of the Community of Beulah in the Beulah Highlands Subdivision.



- [Map Amendment No. 2020-005](#), Gelianne M. and Telvin Shinn (Owners/Applicants), Pueblo County Department of Planning and Development (Representative). The owners/applicants are requesting a map amendment to rezone a 1.003± 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, intended residential use, and size. The property is located on the north side of Ponderosa Drive, approximately 350 feet northwest of its intersection with Birch Drive in the Colorado City area.



(b) Correspondence.

(c) Continuances.

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

(e) Administrative Reviews:

- [Special Use Permit No. 2016-009](#), Nicholas and Josie Rudd (Current Owners/Applicants), Marc S. Lusardi (Original Applicant), 750 East Rugby Drive. This is an administrative review of a special use permit, which allows the establishment and operation of a "Home, Elderly" in an A-3, Agricultural Zone District. The proposal is to allow a "Home, Elderly" with up to 25 residents. The property location is approximately 300 feet east of the intersection of Purcell Boulevard and Rugby 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) [MAP AMENDMENT NO. 2020-004](#) - Joshua L. and Shalyce M. Cluff (Owners/Applicants)
Pueblo County Department of Planning and
Development (Representative)
9397 Beulah Highlands Road



The owners/applicants are requesting a map amendment to rezone approximately a 28.1± acre portion of their 35.01± 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 for the property to be consistently zoned and to recognize its private ownership, use, and size. The property is located in the western portion of Pueblo County, west of the Community of Beulah in the Beulah Highlands Subdivision.

- 2) [MAP AMENDMENT NO. 2020-005](#) - Gelianne M. and Telvin Shinn (Owners/Applicants)
Pueblo County Department of Planning and
Development (Representative)



The owners/applicants are requesting a map amendment to rezone a 1.003± 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, intended residential use, and size. The property is located on the north side of Ponderosa Drive, approximately 350 feet northwest of its intersection with Birch Drive in the Colorado City area.

b) **REGULAR ITEMS:**

None.

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

MMG