

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 16, 2020
VIRTUAL MEETING, 5:30 P.M.

NOTICE REGARDING COVID-19 (Novel Coronavirus): The Board of County Commissioners implemented temporary operational directives on November 14, 2020 to limit public access to County-owned facilities. Beginning on December 16, 2020, the Pueblo County Planning Commission's meetings will be held virtually. The meetings will still 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. Anyone interested in attending the virtual meeting may request a link through the online meetings and appointment reservation system on Pueblo County's web page. Public testimony will only be accepted in writing. Any public testimony in support of or in opposition to an application, when applicable, must be submitted by email to planning@pueblounty.us no later than 3:00 p.m., Wednesday, December 16, 2020.

(Notice to Readers: This agenda is for informational purposes only and is subject to change. Please be advised that this meeting is streaming live over social media. Accommodations for individuals with sight or hearing impairment may be made by contacting Patsy Cresswell at 583-0500 or TDD at 583-6550.)

(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 December 16, 2020 Meeting.
3. Approval of November 18, 2020 Meeting Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - (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. 1999-002 2nd Amendment](#), GCC Rio Grande, Inc., (Operator/Applicant), State Land Board and GCC Rio Grande, Inc. (Owners), Edwin Olivares, GCC Rio Grande, Inc. (Representative). This is an administrative review for the 2ND AMENDMENT to Special Use Permit No. 1999-002 allowing for “natural deposits, extraction, and processing” (mineral extraction and cement manufacturing) in an A-1, Agricultural (minimum 35 acre) Zone District. The 2ND AMENDMENT was for Condition 15, which allows for the use of multiple alternative fuels as secondary fuel sources in accordance with Air Quality Construction Permit No. 98PB0893 and to revise the language of Condition 15. Alternative Fuel Types are in three (3) categories: Category 1: Traditional Fuels, Category 2: Categorical Exemptions, and Category 3: Non-Hazardous Secondary Material Alternative Fuels. The list of the Category Alternative Fuel Types is on Page 12 of 35 of the Applicant’s Exhibit A in the application submittal documents. The property contains 6,000± acres and is located approximately 8.7± miles south of Pueblo, east of Interstate 25 and carries a physical address of 3372 Lime Road.



- [Special Use Permit No. 2006-020](#), EWSDI, LLC (Current Owner/Applicant), c/o Thomas A. Gallo, EWSDI, LLC (Representative). This is an administrative review for a special use permit allowing gravel pits (extraction and processing of natural deposits), a concrete batch plant, and a hot mix (asphalt) plant on two sites, totaling 323± acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The properties are located south of Highway 96 East, in areas to the east and to the west of 39th Lane, north of the Arkansas River for the gravel pit commonly known as the Blue Grass Gravel Pit.



- [Special Use Permit No. 2016-011](#), Scott and Kim Warner (Owners/Applicants), Scott Warner (Representative). This is an administrative review of Special Use Permit No. 2016-011, which permits an equestrian arena, commercial/club; riding academy and stables, specifically for an equine assisted learning/equine assisted psychotherapy use in an A-3, Agricultural (minimum 1 acre) Zone District. The property contains 2.5 acres, is located north of Hillside Road, east of 25th Lane, west of 27th Lane, and north of Iris Road, and carries a physical address of 25550 Hillside Road in the St. Charles Mesa area.



- [Special Use Permit No. 2017-008](#), Verizon Wireless (Applicant), c/o Colleen Nebel, Black & Veatch Corporation (Representative), Pueblo West Metropolitan District (Owner). This is an administrative review of Special Use Permit No. 2017-008, which permits the establishment of a 58-foot stealth type telecommunications tower and related accessory buildings and support facilities on a 195 square foot leased parcel of land in a S-1, Public Use Zone District. The leased parcel is encompassed within the 2.2-acre parcel of land more commonly known as Pueblo West Fire Department, Station 3, addressed as 729 East Gold Drive. The property is located at the northeast corner of the intersection of North McCulloch Boulevard and East Gold Drive in the northerly portion of the Pueblo West community.



- [Special Use Permit No. 2018-014](#), Sprint Spectrum, L.P. (Applicant), Pueblo West Metropolitan District (Owner), Mastec Network Solutions, c/o Michele O'Leary (Representative). This is an administrative review for a special use permit allowing the establishment of an 80-foot monopole type telecommunications tower and related accessory buildings and support facilities on a 288-square foot leased parcel of land in a S-1, Public Use Zone District. The leased parcel is encompassed within the 1.69± acre parcel of land platted on the recorded plat of Pueblo West Tract 148 as an UNSUBDIVIDED BUFFER STRIP north of Block 9, Tract 148. The property is located between Basalt Drive and Bowen Drive just south of the existing water treatment facility.



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. 2020-007](#) - Verizon Wireless, LLC (Applicant)
Pueblo West Metropolitan District (Owner)
Selective Site Consultants, Inc.,
c/o Charmaine Dregalla (Representative)
801 South Cellini Circle



The applicant is requesting a special use permit to allow the establishment of a stealth type (monopine) telecommunications tower (with an overall height of 70 feet) and related accessory buildings and support facilities on a 1,330 square foot (35' x 38') fenced leased area with corresponding utility (10-foot) and access (20-foot) easements in a S-1, Public Use Zone District. The project is located on the southeastern side of a 6.756-acre parcel of land, being Parcel "A" of Tract 337. The property is located northeast of Byrd Drive and north of South Cellini Circle, approximately 420 feet north of its intersection with East Cellini Drive in the southeastern portion of Pueblo West.

- 2) [SPECIAL USE PERMIT NO. 2020-008](#) - SAC Wireless on behalf of Commnet (Applicant)
Beulah Water Works (Owner)
Joseph Levie (Representative)
8970 Columbine Road



The Applicant is requesting a special use permit to allow the establishment of an 80-foot monopole telecommunications tower and related accessory buildings and support facilities on a 476.66± square-foot leased parcel of land in an A-3, Agricultural (minimum 1 acre) Zone District. There is an existing 61-foot monopole telecommunications tower on the property, which was previously approved through the issuance of Special Use Permit No. 2008-019 and will be demolished once the new construction is completed, noting the existing 25-foot access easement will be utilized for the new facility. The leased parcel is encompassed within a 1.01± acre parcel of land. The property is located on the north side of Beulah Highlands Road, approximately 480 feet southwest of its intersection with Columbine Road in the Beulah area.

b) **REGULAR ITEMS:**

None.

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

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