

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
September 15, 2021
5:30 P.M.

NOTICE REGARDING COVID-19 (Novel Coronavirus): Due to the lifting of capacity restrictions previously imposed by the Governor and State and local health agencies, the Pueblo County Historic Courthouse is open to the public and meetings of the Pueblo County Planning Commission (PCPC). The meeting will be held virtually and in person and may be viewed live on Facebook Page <https://www.facebook.com/PuebloCounty/>. Those that wish to address the Commission virtually may request the Zoom link by e-mail to planning@pueblounty.us or in person must register through Pueblo County's Website by filling out the form under Meetings and Appointments at <http://county.pueblo.org>, Public Testimony in writing in support of or in opposition to an application, when applicable, must be submitted by e-mail to planning@pueblounty.us no later than 5:00 p.m., Monday, September 13, 2021.

(Notice to Readers: This agenda is for informational purposes only and is subject to change. Accommodations for individuals with sight or hearing impairment may be made by contacting Patsy Cresswell at 583-0500 or TDD at 583-6550.)

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of September 15, 2021 Meeting.
3. Approval of August 18, 2021 Regular and Work Session Meeting Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2021-014](#), Connie L. Harris (Applicant/Owner), NorthStar Engineering & Surveying, Inc., c/o Jim Pioreschi, Project Manager (Representative), 2425 Lane 59. The owner/applicant is requesting a map amendment to rezone a 79.43± acre parcel from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District. The request is being submitted in conjunction with a request to subdivide the parcel into six (6) lots (CH Subdivision Preliminary Plan No. 2021-003). The property is located at the northwest corner of the intersection of Lane 59 and Elderberry Road in Eastern Pueblo County.



- [Map Amendment No. 2021-015](#), David M. Jackson as Personal Representative of the Estate of Robert A. Jackson (Applicant), c/o Pueblo County Department of Planning and Development (Representative) San Isabel Area, south of Colorado State Highway No. 165 and west of Robb Road. Applicant requests a map amendment to rezone a 12.3-acre parcel from a S-1, Public Use Zone District to an A-2, Agricultural (minimum 5 acre) Zone District and rezone four parcels totaling 337.7 acres from a S-1, Public Use Zone District to an A-1, Agricultural (minimum 35 acre) Zone District. The intent of this request is to recognize the properties' private ownership, size, and potential future residential uses. The properties are located on the south side of Colorado State Highway 165 west of Robb Road in the San Isabel area of Western Pueblo County.



(b) Correspondence.

(c) Continuances.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2019-006](#), Ronald D. Martindale and Brian M. McBean (Owners), Ardena Darling McBean (Owner/Applicant), 322 James Street. This is an administrative review of a special use permit allowing "*Farming or ranching*" to allow the keeping of a maximum of ten (10) hens and eight (8) goats on the property, 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.



- [Special Use Permit No. 2020-003](#), Refilwe G. Marutle (Owner/Applicant), 1133 Wago Drive. This is a special use permit allowing an "Aviary" to allow the keeping of 75-175 birds in an A-4, Agricultural (minimum ½ acre) Zone District. 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.



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) [ROAD/ALLEY VACATION NO. 2021-002](#) - William J. and Deborah K. Ward
(Owners/Applicants)
BH2 Land Surveying, LLC
c/o William S. Bechaver, PLS (Representative)
Norton Lane between Maple Drive and Oak Drive



The owners/applicants are requesting to vacate a portion of a 60-foot wide platted but unimproved roadway (Norton Lane) as platted on the recorded plat maps of Woodland Acres, Filing Nos. 1 and 2. The vacation, if approved, will incorporate the area of the vacated roadway into the adjacent properties owned by the owners/applicants: Lots 5 and 6, Block 7, Woodland Acres Filing No. 1 and Lots 1 and 35, Block 12, Woodland Acres Filing No. 2. The roadway is located between Maple Drive and Oak Drive, approximately 450 feet west of their intersection with Eldon Drive in the Rye area.

This case was continued from the August 18, 2021 PCPC meeting.

- 2) [MAP AMENDMENT NO. 2021-015](#) - David M. Jackson as Personal Representative of the Estate of Robert A. Jackson (Applicant),
c/o Pueblo County Department of Planning and Development (Representative)
San Isabel Area, South of Colorado State Highway No. 165 and West of Robb Road



Applicant requests a map amendment to rezone a 12.3-acre parcel from a S-1, Public Use Zone District to an A-2, Agricultural (minimum 5 acre) Zone District and rezone four parcels totaling 337.7 acres from a S-1, Public Use Zone District to an A-1, Agricultural (minimum 35 acre) Zone District. The intent of this request is to recognize the properties' private ownership, size, and potential future residential uses. The properties are located on the south side of Colorado State Highway 165 west of Robb Road in the San Isabel area of Western Pueblo County.

- 3) [MAP AMENDMENT NO. 2021-014](#) - Connie L. Harris (Owner/Applicant)
NorthStar Engineering & Surveying, Inc.,
c/o Jim Pioreschi, Project Manager (Representative)
2425 Lane 59



The owner/applicant is requesting a map amendment to rezone a 79.43± acre parcel from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District. The property is located at the northwest corner of the intersection of Lane 59 and Elderberry Road in Eastern Pueblo County. This map amendment will be heard in conjunction with CH Subdivision Preliminary Plan No. 2021-003.

- 4) [CH SUBDIVISION PRELIMINARY PLAN NO. 2021-003](#) - Connie L. Harris (Owner/Applicant)
NorthStar Engineering & Surveying, Inc.,
c/o Jim Pioreschi, Project Manager
(Representative)
2425 Lane 59



The owner/applicant requests preliminary plan approval to subdivide 79.43± acres into six (6) lots as follows: Lot 1 will contain 24.90± acres, Lots 2-5 are proposed with lot areas of 10.28± acres each, and Lot 6 is proposed to contain 10.72± acres. A thirty (30) foot road right-of-way dedication is proposed for both Lane 59 and Elderberry Road (containing 2.39 acres). The property is located at the northwest corner of the intersection of Lane 59 and Elderberry Road in Eastern Pueblo County. The preliminary plan is being heard in conjunction with Map Amendment No. 2021-014.

- 5) [SPECIAL USE PERMIT NO. 2021-009](#) - Robert C. and Barbara S. Barr (Owners)
RE Arroyo, LLC (Applicant)
Enel Green Power North America, Inc.,
c/o Jack Hannifan, Associate Developer
(Representative)



The Applicant requests a special use permit to allow the establishment of a 7.75-foot (93 inches) meteorological evaluation test (MET) tower and related accessory structure on a 440±-acre parcel in an A-1, Agricultural (minimum 35 acre) Zone District. The property is located approximately one mile south of the intersection of Lime Road and St. Charles Road.

- 6) [SPECIAL USE PERMIT NO. 2021-010](#) - Luminary Highlands Solar Project, LLC (Applicant)
Perry Brothers LLC (Owner)
Enel Green Power North America, Inc.,
c/o Jack Hannifan, Associate Developer
(Representative)



The Applicant requests a special use permit to allow the establishment of a 7.75-foot (93 inches) meteorological evaluation test (MET) tower and related accessory structures on a 320±-acre parcel in an A-1, Agricultural (minimum 35 acre) Zone District. The property is located approximately one mile southwest of the intersection of Boone Road and Highland Road in the northeastern region of Pueblo County.

b) **REGULAR ITEMS:**

None.

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