

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET

April 17, 2024

5:30 P.M.

NOTICE: The public may provide comments by 5:00 p.m., on Monday, April 15, 2024, to the Department of Planning and Development or via email to planning@pueblocounty.us. The hearing will be streamed on Facebook Live. It can be viewed on the Pueblo County Website, <http://county.pueblo.org>, on the left side of the screen. Be advised, public comments will not be accepted on Facebook Live.

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of April 17, 2024, Meeting.
3. Approval of March 20, 2024, Land Use and Work Session Meeting Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Correspondence.
 - (b) Board of County Commissioners' Action – April 11, 2024, Meeting/Hearing (Information only. No formal action required.)
 - (c) Administrative Reviews.
 - Special Use Permit No. 596 (now known as [HSUP-1986-23](#)) for filing purposes only), Colorado Water Protective and Development Association, c/o Kent Ricken, General Manager, and TXI Operations (Owners), Continental Materials Corporation, c/o Noah Mineo and Phillip Courtney, Land Manager (Applicants/Representatives). This is an administrative review for a special use permit which allows sand and gravel extraction with associated processing operations, portable batch plant specifically utilized for overflow business and emergency situations as needed, concrete batch plant, office facility, tool and supply area, steel fabrication area, outside yard storage, drivers' room, laboratory testing facility and aggregate sales operation in the A-2, Agricultural (minimum 5 acre) Zone District. The special use permit area contains 1,314.99± acres and encompasses Valco's property commencing from Townsend Drive and extending to 36th Lane.

**The Administrative Review of Special Use Permit No. 596 is being moved to July 17, 2024, to allow staff time to gather additional information.*
 - Special Use Permit No. 2007-006 (now known as [HSUP-07-6](#)), Stonewall Springs Quarry, LLC (Owner/Applicant), 42500 East State Highway 96. This is an administrative review of a special use permit, which allows natural deposits extraction and processing, a hot mix asphalt plant, stockpiling, crusher and screening plant, concrete batch plant, scale houses, and an office on a 1,030± acre parcel. The application includes a proposal

to reclaim 783± surface acres to water storage reservoirs. The site is within an A-1, Agricultural (minimum 35 acre) Zone District and is east and west of Nyberg Road, south of Highway 96 East at the intersection of Highway 96 East and Nyberg Road. The gravel pit was named Stonewall Springs Quarry Gravel Pit.

**The Administrative Review of Special Use Permit No. 2007-006 is being moved to July 17, 2024, to allow staff time to gather additional information.*

6. Statement of Hearing Procedures by Chairperson.

The applicant and/or representative are called upon to speak, followed by any in favor, and then, any in opposition, with the applicant having the final say.

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. 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 following the summary presentation of the Consent items. The item will be placed at the end of the Regular Agenda. The Commission will take action regarding the remaining items on the Consent Agenda in the form of a single vote.

- 1) [MINI-WAREHOUSE AND RV STORAGE SPECIAL USE PERMIT CASE NO. SUP-24-4](#) Raptor Civil Engineering (Owner/Applicant)
c/o Dan Kraus (Representative)
410 and 432 East Spaulding Avenue

Special Use Permit SUP-24-4, Raptor Civil Engineering (Applicants), Dan Kraus (Representative). The applicant requests a special use permit to allow a U-Haul U-Box Storage facility with a possible future second building and 206 covered RV parking spaces on two adjacent parcels totaling 8.65± acres in a B-4, Community Business Zone District. The property is located approximately 1700 feet south/southeast of the intersection at South Stardust Drive on the south side of Highway 50 in the Pueblo West region of Pueblo County.

8. Unfinished Business.

9. New Business:

- Reschedule June 2024 Planning Commission Meeting Date

10. Reports of Committees:

- Transportation Advisory Committee – Richard Arko

11. Public Comments (***limited to 3 minutes per speaker, total of 7 speakers***)

12. Adjournment.

The next regular PCPC Land Use Meeting will be held on **May 15, 2024, at 5:30 p.m.**

*(This agenda is for informational purposes only and is subject to change. Hyperlinks have been added to access the case documents online. The Agenda can be found on the Pueblo County Website under Oline Services or Department-Planning and Development. **Accommodations for individuals with sight or hearing impairment may be made by contacting Brandon Mathews at 719-583-6548 or TDD at 719-583-6550.**)*

BT/SMS