

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 20, 2021
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@pueblocounty.us no later than 3:00 p.m., Wednesday, January 20, 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 January 20, 2021 Meeting.
3. Approval of October 28, 2020 Special Meeting Minutes and December 16, 2020 Regular Meeting Minutes.
4. Chairperson's Report:
 - (a) Certificate of Appreciation to Outgoing Members:
 - Epimenio Griego
 - Donald Bruestle

(b) Introduction of New Members and/or Reappointed Members:

- Tisha Mauro, New Member, term expires December 31, 2021
- John Wark, New Member, term expires December 31, 2023
- Judy Leonard, Reappointed Member, term expires December 31, 2023
- Mike Schuster, Reappointed Member, term expires December 31, 2023

(c) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2021.

5. Director's Report:

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

- [Map Amendment No. 2020-008](#), Larry W. and Kathy L. Montgomery (Owners/Applicants), c/o Pueblo County Department of Planning and Development (Representative). The owners/applicants request a map amendment to rezone four (4) lots comprising a total of 1.44± acres from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation in order to recognize the properties' private ownership, existing residential use, and size. The property is located on the north side of Park Road, immediately west of its intersection with Cuerna Verde Road in the Rye area.



- [Map Amendment No. 2020-009](#), Gilbert and Dolores Avalos (Owners/Applicants), c/o Amella Surveying, Inc., Gary Amella (Representative). The owners/applicants request a map amendment to rezone 3.03± acres from an A-1, Agricultural (minimum 35 acre) Zone District designation to an R-2, Single-Family Residential Zone District to bring the property into a conforming zone district designation. The map amendment request is being heard in conjunction with Subdivision Exemption No. 2020-002. The property is located on the east side of Avondale Boulevard between Second Lane and Third Lane in the Avondale community.



(b) Correspondence.

(c) Continuances.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2018-015](#), 36 North Dynamics Dr., LLC (Original Owner), Kent Boardman (Current Owner/Applicant). This is an administrative review of a special use permit allowing Motor Vehicle Retail in an I-2, Light Industrial Zone District. The 3.0± acre property carries a physical address of 36 North Dynamics Drive and is located approximately 478 feet northeast of its intersection with East Enterprise Drive on the east side of North Dynamics Drive in Pueblo West.



- [Special Use Permit No. 2019-007](#), Daniel L. Hendricks (Owner/Applicant). This is an administrative review of a special use permit allowing the establishment of a Destination Recreational Vehicle Park and Campground in an A-1, Agricultural (minimum 35 acre) Zone District. The property contains 38.67± acres and is located east of Siloam Road, approximately 2.5 miles southeast of Colorado State Highway 96 West.



- [Special Use Permit No. 2019-008](#), Brittany Erdman (Owner/Applicant). This is an administrative review for a special use permit allowing a dog kennel facility for a maximum of ten (10) dogs on a 2.65± acre parcel in an A-4, Agricultural (minimum ½ acre) Zone District. The proposed use would allow the applicant to board dogs and to continue running a dog-sitting service between the hours of 6:00 a.m. and 9:00 p.m., Monday through Sunday. The property is located north of Gore Road, approximately 120 feet east of its intersection with 20th Lane 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) [SHREE HARI SUBDIVISION - FINAL PLAT NO. 2020-001](#) - Shree Hari, LLC (Owner/Applicant)
c/o Bhaveshkumaf M. Patel
Southern Colorado Surveying and Mapping
c/o Susan Altman (Representative)
6670 State Highway 165



Applicant requests final plat approval to subdivide 6.26± acres into two (2) lots consisting of 3.06± acres (Lot 1) and 3.20± acres (Lot 2) in an R-6, Multiple-Residential and Commercial District. The property is located southeast of State Highway 165 and west of Interstate 25 in Colorado City. Proposed Lot 1 is currently improved with a motel, restaurant, and swimming pool while proposed Lot 2 is currently vacant.

- 2) [MAP AMENDMENT NO. 2020-008](#) - Larry W. and Kathy L. Montgomery
(Owners/Applicants)
c/o Pueblo County Department of Planning and
Development (Representative)
8227 Park Road



The owners/applicants are requesting a map amendment to rezone four (4) lots comprising a total of 1.44± acres from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation in order to recognize the properties' private ownership, existing residential use, and size. The property is located on the north side of Park Road, immediately west of its intersection with Cuerna Verde Road in the Rye area.

- 3) [MAP AMENDMENT NO. 2020-009](#) - Gilbert and Dolores Avalos (Owners/Applicants)
c/o Amella Surveying, Inc.,
Gary Amella (Representative)
429 and 433 Avondale Boulevard



The owners/applicants request a map amendment to rezone 3.03± acres from an A-1, Agricultural (minimum 35 acre) Zone District designation to an R-2, Single-Family Residential Zone District to bring the property into a conforming zone district designation. The map amendment request is being heard in conjunction with Subdivision Exemption No. 2020-002. The property is located on the east side of Avondale Boulevard between Second Lane and Third Lane in the Avondale community

- 4) [ROAD/ALLEY VACATION NO. 2020-002](#) - Gary R. and Georgia A. Walker (Applicants)
[REVISED SUBMITTAL](#) -



Walker Ranches, LLLP (Owner)
Mangini & Associates, Inc., c/o Rocky Mangini
(Representative)

The applicants request a road/alley vacation to vacate all of Stoneage Road, an unplatted road lying within Section 23, Section 25, and Section 26, Township 18 South, Range 65 West of the 6th Principal Meridian. Several property owners use Stoneage Road to access their properties. An easement agreement has been executed between the applicants and some of the adjacent property owners. The applicants have indicated that should the road vacation be approved; they intend to install a gate at the entranceway of Stoneage Road to keep their cattle from accessing the right-of-way along Interstate 25. The road is approximately 3.2 miles long and is located on the west side of Interstate 25 in northern Pueblo County.

b) **REGULAR ITEMS:**

None.

8. Unfinished Business.

9. New Business:

- Election of Officers.

10. Reports of Committees.

11. Adjournment.

MMG