



## BOARD OF COUNTY COMMISSIONERS

Epimenio Griego, District 1  
Garrison M. Ortiz, District 2  
Chris Wiseman, District 3

**THURSDAY, JULY 8, 2021  
9:00 A.M.**

### LAND USE AGENDA

**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 Board of County Commissioners (BOCC) will be held in-person in the Commissioners' Chambers. BOCC meetings will continue to 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 public may provide comments by 5:00 p.m., on Tuesday, July 6, 2021, to the Department of Planning and Development or via e-mail to [planning@pueblounty.us](mailto:planning@pueblounty.us).

*(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.)*

#### **9:00 A.M. CALL TO ORDER**

- Pledge of Allegiance
- Attendance/Excused
- Approve Land Use Minutes of June 10, 2021
- Approve Agenda of July 8, 2021

#### **9:05 A.M. PUBLIC COMMENTS**

1. Citizen Comments (**Comments limited to 5 minutes per speaker**)
2. Commissioners' Comments

*(The Record: The Planning Department staff report, 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.)*

**9:15 A.M. BOARD OF COUNTY COMMISSIONERS' 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 applicant(s) 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 Board of County Commissioners 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 on the Regular Agenda at a position being at the sole discretion of the Board. Upon completion of the summary of the Consent Agenda items and the removal of any items requested for individual, full public hearing, the Board will take action regarding the remaining items on the Consent Agenda in the form of a single vote.*

1. [MAP AMENDMENT NO. 2021-009](#) - Walter A. and Charlotte C. Smithour  
(IF REMOVED, **PUBLIC HEARING**) (Owners/Applicants)  
154 34<sup>th</sup> Lane



The Owners/Applicants request a map amendment to rezone two parcels of land, with lot areas of 1.9± acres and 3.1± acres, from an A-2, Agricultural (minimum 5 acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District in order to apply a conforming zone district designation to recognize the existing lot areas of the two properties. The two properties are adjacent and are located on the east side of 34<sup>th</sup> Lane, approximately 750 feet south of its intersection with State Highway 96 East. **(1 minute)**

2. [MAP AMENDMENT NO. 2021-010](#) - Wesley B. Blanton and Elizabeth Aragon-Blanton  
(IF REMOVED, **PUBLIC HEARING**) (Owners/Applicants)  
c/o Pueblo County Department of Planning and  
Development (Representative)  
8266 Kinnikinic Avenue



The owners/applicants are requesting a map amendment to rezone two (2) parcels of land, a five (5) acre parcel and a 2.5 acre parcel, both from a S-1, Public Use Zone District to an A-2, Agricultural (minimum 5 acre) Zone District for the five (5) acre parcel and to an A-3, Agricultural (minimum 1 acre) Zone District for the 2.5 acre parcel. The intent of the map amendment request is to recognize the properties' private ownership, existing residential use, and size. The properties are located on the south side of Kinnikinic Avenue between Bluebelle Drive and Singer Lane in the Rye area. **(1 minute)**

3. [MAP AMENDMENT NO. 2021-011](#) - Christopher E. Sakos, Jr. (Owner/Applicant)  
(IF REMOVED, **PUBLIC HEARING**) c/o Megan Sakos, as Power of Attorney  
Pueblo County Department of Planning and  
Development (Representative)  
10229 Singer Lane



The owner/applicant is requesting a map amendment to rezone a 1.08± acre parcel from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District. The intent of the map amendment request is to recognize the property's private ownership, existing residential use, and size. The property is located at the southwest corner of the intersection of Singer Lane and Greentower Lane in the Rye area. **(1 minute)**

4. [ROAD/ALLEY VACATION NO. 2021-001](#) - Drop Tine Construction, LLC, c/o Dustin Jones  
(IF REMOVED, **PUBLIC HEARING**) (Applicant)



Edward-James Surveying, Inc.  
c/o Randel R. Nelson, PLS (Representative)  
Rawhide Drive in Tract 401, Pueblo West

The applicant is requesting to vacate a 60-foot platted but unimproved roadway (Rawhide Drive) located between Blocks 1 and 2, Tract 401, Pueblo West. The vacation, if approved, will incorporate the area of the vacated roadways into the adjacent properties: Lot 46, Block 1, Tract 401; Lot 1, Block 2, Tract 401 and the two (2) adjacent buffer strip parcels as platted within Tract 401. The roadway is located on the south side of East Farley Avenue between East Kathy Lane and North Picketwire Lane in the northeasterly portion of Pueblo West. **(1 minute)**

5. [SUBDIVISION EXEMPTION NO. 2021-003](#) - John and Tammy VanOort (Applicants)  
(IF REMOVED, **PUBLIC MEETING**) Elk Cross, LLC (Owner)



BH2 Land Surveyors, c/o William S. Bechaver  
(Representative)  
8238 Old San Isabel Road

The applicants, with concurrence of the owner, request approval of a Subdivision Exemption to recognize a 3.36± acre parcel of land as a legal building site in an A-3, Agricultural (minimum 1 acre) Zone District. The parcel was originally created in 1973 without the benefit of subdivision approval. Proposed Parcel A carries a physical address of 8238 Old San Isabel Road and is improved with a single-family residence and accessory structures. The subject property is located on the south side of Old San Isabel Road, between Table Mountain Road and Hidden Creek Road, northwest of the Town of Rye. **(1 minute)**

6. [SUBDIVISION VARIANCE NO. 122](#) - Elizabeth DeGrado (Original Owner/Applicant)  
(ALSO KNOWN AS SDV NO. 1977-002 David Gronbach (Current Owner)  
FOR FILING PURPOSES ONLY) Imogene J. Hughes (Current Owner/Applicant)  
**RECORDATION OF PLAT-LIKE DRAWING** Cardinal Points Surveying, Inc.,  
(IF REMOVED, **PUBLIC MEETING**) c/o Randy Reeves (Representative)  
28109 and 28137 County Farm Road



The current owner of proposed Parcel B is requesting authorization to record a plat-like drawing reflecting the intent of a two (2) lot subdivision which was approved by the Board of County Commissioners on December 27, 1976. Both parcels (28109 and 28137 County Farm Road) are developed with residential structures and are located on the north side of County Farm Road, approximately 280 feet east of its intersection with Lane 28 in the St. Charles Mesa area. **(1 minute)**

**RECESS AS BOARD OF COUNTY COMMISSIONERS AND RECONVENE AS ZONING BOARD OF APPEALS**

**9:21 A.M. ZONING BOARD OF APPEALS' CONSENT ITEMS**

1. [ZONING VARIANCE NO. 2021-001](#) - Bank of the San Juans (Applicant)  
(IF REMOVED, **PUBLIC HEARING**) Glacier Bank, A Montana Banking Corporation (Owner)  
Jason Austin, Senior Vice President (Representative)  
1 North Parkway Court



The applicant is requesting a zoning variance from Title 17, LAND USE, Division I. ZONING, Chapter 17.120, **Supplementary Regulations**, specifically Section 17.120.070 (*Corner parcel*) of the Pueblo County Code to allow a setback distance of 8.6 feet from a side yard with street frontage in lieu of the minimum required 15 feet for a new drive thru canopy addition to the existing bank. The property contains 2.3± acres and is located northwest of the intersection of North Parkway Court and Colorado State Highway No. 165 in the Colorado City area. **(1 minute)**

***\*(Staff requests Zoning Variance No. 2021-001 be continued by the Zoning Board of Appeals to its August 12, 2021 hearing.)***

**9:22 A.M. ADJOURN**

The next BOCC Land Use Meeting will be held on **August 12, 2021 at 9:00 A.M.**

\*Any items that cannot be addressed within the allotted time will be heard at the next BOCC Land Use meeting on **August 12, 2021.**