

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
JANUARY 18, 2023
5:30 P.M.

NOTICE: The hearing will be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>; however, public comments will not be accepted from the Facebook page.

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of January 18, 2023 Meeting.
3. Approval of December 21, 2022 Minutes.
4. Chairperson's Report:
 - A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2023.
 - Announcement of Reappointment of PCPC member Beth Gladney and New PCPC Members Gregory Hahn and Tom Ready.
 - Announcement of Chair and Vice-Chair appointments - Chair Mike Schuster and Vice Chair Judy Leonard.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2022-014](#) on behalf of Stacy A. and William A. Campbell requesting a map amendment to rezone six parcels of land totaling 1.18 acres from a S-1 Zone District to an A-3 Zone District to recognize its private ownership, existing/intended residential use, and size. The parcel is legally described as Lots 8-10 and 31-33, Davis Addition to Rye, less South 10' of Lots 8, 9, and 10.
 - (b) Correspondence.
 - (c) Continuances:
 - [Map Amendment No. 2022-013](#) on behalf of Amerco Real Estate Company, c/o Stephany Sheekey requesting a map amendment to rezone Lots 1, 4, 5, and 6, Block 1, Dumeyer



Subdivision, Phase II from a B-4 Zone District to an I-2 Zone District to pursue development of a commercial/industrial use in the Pueblo West area.

This case was continued from the December 21, 2022 Planning Commission meeting. The applicant is requesting another continuance to the February 15, 2023 Planning Commission meeting.



(d) Withdrawals.

(e) Board of County Commissioners' Action. (Information only. No formal action required.)

(f) Administrative Reviews:

- [Special Use Permit No. 2019-007](#) on behalf of Daniel L. Hendricks (Owner/ Applicant). This is an administrative review of a special use permit which allows a Destination Recreational Vehicle Park and Campground in an A-1 Zone District. The property contains 38.67± acres and is physically addressed as 1740 Siloam Road.



- [Special Use Permit No. 2021-012](#) on behalf of Southern Colorado Choices Real Estate, c/o Charles E. Davis. This is an administrative review of a special use permit which allows a halfway house, specifically a treatment facility for individuals with an underlying medical condition who are struggling with substance use and mental health disorders, in an R-6 Zone District. The property contains 4 acres and is physically addressed as 355 East Spaulding Avenue in the Pueblo West community.



- [Special Use Permit No. 2021-013](#) on behalf of Colorado Department of Public Health and Environment (CDPHE), c/o Erick Mattson, TSP Gaseous and Meteorology. This is an administrative review of a special use permit which allows a 30-foot tower and related accessory buildings and support facilities within a leased area of 288-square feet (16' x 18') on a 6.756-acre parcel located in a S-1 Zone District and legally described as Parcel A, Tract 337, Pueblo West.



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. 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 placed at the end of the **Regular Agenda**. Upon completion of the **Consent Agenda** items, the Commission will take action regarding the remaining items on the **Consent Agenda** in the form of a single vote.

- 1) [MAP AMENDMENT NO. 2022-014](#) - Stacy A. and William A. Campbell (Owners/Applicants)
Department of Planning and Development
(Representative)
Park Road, Rye



The owners/applicants request a map amendment to rezone six parcels of land totaling 1.18 acres from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District. The intent of this request is to recognize its private ownership, existing/intended residential use, and size. The property is located on the north side of Park Road approximately 540 feet east of its intersection with Heller Lane in the Rye area. Due to the housekeeping nature of the application, the owners/applicants have authorized the Department of Planning and Development to represent the map amendment request.

- 2) [ROAD/ALLEY VACATION NO. 2022-005](#) - Ronald E. and Lisa M. Montoya, Theresa Trujillo
(Applicants)
c/o Amella Surveying, Inc., Gary Amella
(Representative)
A portion of Bent Street (platted as Kossuth Street)
and platted alley south of and adjacent to Lots
12-14, Block 9, Blende



Applicants request a road/alley vacation to vacate all of Bent Street (platted as Kossuth Street) located between Lot 14, Block 9 and Lot 1, Block 10 as well as all of the 16 foot platted alley lying south of and adjacent to Lots 12-14, Block 9 and Bent Street (platted as Kossuth Street) as shown on the recorded plat of Blende Subdivision.

- 3) [SPECIAL USE PERMIT NO. 2004-004](#) - Pete Lien & Sons, Inc. (Owner/Applicant)
SECOND AMENDMENT
c/o Dakota Deboer, Executive Director
Danielle Wiebers, Executive Technical Director,
Pete Lien & Sons (Representative)
736 Nyberg Road



Owner/Applicant requests an amendment to Special Use Permit No. 2004-004, originally approved for "natural resources extraction and processing" of sand and gravel on 364± acres of a parcel containing 467 acres within an A-1, Agricultural (minimum 35 acre)

Zone District, then amended in 2011 to change the post-mining use from unlined ponds and wildlife habitat to "developed water storage". The current amendment proposes to add a "concrete batch plant", including associated materials storage/uses (administrative office, maintenance/storage building, etc.) AND wording modification to existing Condition No. 6. The site is located south of Highway 96 East/Highway 50 East, east of and adjacent to Nyberg Road, and north of the Arkansas River.

b) **REGULAR ITEMS:**

There are no regular items.

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

TAA

(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 Brandon Mathews at 583-6548 or TDD at 583-6550.)