

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE**  
**215 WEST 10<sup>TH</sup> STREET**  
**APRIL 19, 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 April 19, 2023 Meeting.
3. Approval of March 15, 2023 Minutes.
4. Chairperson's Report.
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
  - (b) Continuances.
  - (c) Withdrawals.
  - (d) Board of County Commissioners' Action. (Information only. No formal action required.)
  - (e) Administrative Reviews:
    - [Special Use Permit No. 2022-002](#) on behalf of Comcast Cable Communications Management. This is an administrative review of a special use permit which allows an unmanned hub site, telecommunications, and network shelter for cable, telephone, and related services in a S-1, Public Use Zone District. The proposed facility is contained within a designated 4,800-square foot leased area of a 13.913-acre parcel of land which is physically addressed as 164 West Palmer Lane Dive in the Pueblo West community.
    - [Special Use Permit No. 2022-003](#) on behalf of Kayla Haney. This is an administrative review of a special use permit which allows a Child Care Home (Large) in an A-3, Agricultural (minimum 1 acre) Zone District. The 1.01± acre property is physically addressed as 1530 North Challenger Lane in the Pueblo West community.
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) [SPECIAL USE PERMIT NO. 2018-014](#)  
[RESCISSION](#) Sprint Spectrum, L.P. (Applicant)  
c/o Charmaine Dregalla, J5 Infrastructure  
(Representative)  
Pueblo West Metropolitan District (Owner)  
1.69± acre parcel located between Basalt Drive  
and Bowen Drive

The applicant/owner, at the direction of the Department of Planning and Development, is requesting **RESCISSION** of a special use permit that was originally approved on December 19, 2018. The special use permit allows the establishment of an 80-foot monopole type telecommunications tower and related accessory buildings and support facilities on a 288-square foot leased parcel of land in an S-1, Public Use Zone District. The leased parcel is encompassed within the 1.69± acre parcel of land platted on the recorded plat of Pueblo West Tract 148 as a UNSUBDIVIDED BUFFER STRIP north of Block 9, Tract 148. The property is located between Basalt Drive and Bowen Drive just south of the existing water treatment facility.

- 2) [SPECIAL USE PERMIT SUP-23-3](#)  
[\(aka SUP 2023-001\)](#) Chau Danny and Tabitha Ann Tran  
(Owners / Applicants)  
176 East Del Rio Drive

Applicant requests a special use permit to allow a Child Care Home (Large) in an R-1, Single-Family Residential Zone District. The property contains 0.616± acre and is located south of East Del Rio Drive and East of South Inca Drive in Pueblo West.

- 3) [SPECIAL USE PERMIT SUP-23-2](#)  
[\(aka SUP 2023-002\)](#) David A. and Glenda K. Deshon (Owners/Applicants)  
7000 West Red Creek Springs Road

The owners/applicants request a special use permit to allow the establishment of a wedding venue in an A-1, Agricultural (minimum 35 acre) Zone District. The proposed use is similar to other uses listed as a use by review for the zone district. The property contains approximately 58 acres and is located south of Red Creek Springs Road West, approximately 5 miles southwest of its intersection with West State Highway 96.

b) **REGULAR ITEMS:**

1) [TEXT AMENDMENT TA-23-1  
\(aka TA 2023-001\)](#)

Pueblo County Department of Planning & Development  
(Applicant)  
Section 17.120.190 Marijuana Establishments,  
Paragraph A.

The Pueblo County Department of Planning and Development is proposing a Text Amendment to amend regulations in Title 17 - LAND USE, Division I. Zoning, Section 17.120.190 Marijuana Establishments, Paragraph A. of the Pueblo County Code to **REMOVE** the requirement for a Transfer of Ownership request to obtain a Zoning Compliance Review Marijuana from the Department of Planning and Development prior to requesting local licensing approval.

8. Unfinished Business.
9. New Business.
10. Reports of Committees.
11. Public Comments (*limited to 3 minutes per speaker, total of 7 speakers*)
12. Adjournment.

SMS