

**WORK SESSION AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE**  
**215 WEST 10<sup>TH</sup> STREET**  
**AUGUST 16, 2023**  
**5:00 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. Discussion:
  - Upcoming Code Amendment Relating to Flexibility in Dimensional Standards to the Pueblo County Code.
3. Adjournment.

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE**  
**215 WEST 10<sup>TH</sup> STREET**  
**AUGUST 16, 2023**  
**5:30 P.M.**

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1. Roll Call and Declaration of Quorum.
2. Approve Agenda of August 16, 2023 Meeting.
3. Approval of May 17, 2023 Minutes.
4. Chairperson's Report.
5. Director's Report:

(a) Acceptance of Map Amendments:

- MAP AMENDMENT MA-23-6  
(aka MA 2023-005) Martino Leone, HB&A (Applicant/Representative)  
Pueblo West Metropolitan District (Owner)  
c/o Christian Heyn, Interim District Manager  
1600 West Industry Drive

Applicant, with the owner's consent, requests a map amendment to rezone two lots with a total area of 2.25 acres from a B-1, Neighborhood Business to S-1, Public Use Zone District.

- MAP AMENDMENT MA-23-8  
(aka MA 2023-006) Todd J. and Sandra K. Emerson (Owners/Applicants)  
Edward Fisher, Edward-James Surveying, Inc  
(Representative)  
703 23<sup>rd</sup> Lane

The Owners/Applicants are requesting a map amendment to rezone 0.157± acre portion of a parcel of land from a split zone district designation of A-2, Agricultural and A-4, Agricultural to an A-4, Agricultural Zone District.

(b) Correspondence.

(c) Administrative Reviews:

- [Special Use Permit No. 596 \(also known as SUP 1986-020](#) 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



- 3) MAP AMENDMENT MA-23-1  
(aka MA 2023-001) Constance J. Miketa (Owner/Applicant)  
c/o Jon Leverington, Leverington & Associates  
(Representative)  
32749 South Road

The Owner/Applicant requests a map amendment to rezone three (3) lots proposed to be created through Miketa Subdivision from an A-1, Agricultural (minimum 35 acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District for Lot 1 (1.0± acre) and to an A-2, Agricultural (minimum 5 acre) Zone District for Lots 2 and 3, containing 5.0± acres and 31.0± acres respectively. The property is located at the NW corner of the intersection of Lane 33 and South Road in the Vineland area.

- 4) PRELIMINARY PLAN PREL-23-1  
(aka MIKETA SUBDIVISION  
PRELIM 2023-001) Constance J. Miketa (Owner/Applicant)  
c/o Jon Leverington, Leverington & Associates  
(Representative)  
32749 South Road

The Owner/Applicant requests preliminary plan approval to subdivide 37.0± acres into three (3) lots, containing 1.0± acres (proposed Lot 1), 5.0± acres (proposed Lot 2) and 31.0± acres (proposed Lot 3). A ten (10) foot road right-of-way dedication for Lane 33 (containing 0.29± acre) and a twenty (20) foot road right-of-way dedication for South Road (containing 0.49± acre) are also proposed. The preliminary plan request is being heard in conjunction with Map Amendment MA-23-1 (aka MA 2023-001). The property is located at the NW corner of the intersection of Lane 33 and South Road in the Vineland area.

\* Map Amendment MA-23-1 (aka MA 2023-001) and Preliminary Plan PREL-23-1 (aka PRELIM 2023-001) were originally scheduled before the Pueblo County Planning Commission at its May 17, 2023 public meeting but was continued at the applicant's representative's request to allow additional time to address outstanding issues associated with the drainage report and other supporting documents.

b) **REGULAR ITEMS:**

- 1) SPECIAL USE PERMIT SUP-23-5  
(aka SUP 2023-005) Christopher Alan & Shawna Lea Cash  
(Owners/Applicants)  
5741 Housman Avenue

Applicant requests a special use permit to allow a recreational vehicle park in an A-2, Agricultural (minimum 5 acre) Zone District. The property contains 9.67 acres and is located on the northwest corner of Housman Avenue and Robert Lane in south-central Pueblo County, less than 1,000 feet east of Interstate 25.

8. Unfinished Business.
9. New Business.
- Appointment of a Pueblo County Planning Commission representative to the PACOG Transportation Advisory Commission (TAC) as a member of the Citizen's Advisory Committee
10. Reports of Committees.
11. Public Comments *(limited to 3 minutes per speaker, total of 7 speakers)*

12. Adjournment.

*(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.)*