

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
SEPTEMBER 20, 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 September 20, 2023 Meeting.
3. Approval of June 21, 2023 Work Session and July 19, 2023 Minutes.
4. Chairperson's Report.
5. Director's Report:

(a) Acceptance of Map Amendments:

- [MAP AMENDMENT MA-23-9](#) John Waldschmidt (Applicant)
John P. Waldschmidt and Tagna J. Waldschmidt
(Owners)
Vacant Parcel North of 9611 State Highway 165 West

The Owners/Applicant are requesting a map amendment to rezone a 0.78± acre parcel of land from a A-4, Agricultural (minimum ½ acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District. The intent of this request is to apply a consistent zone district designation to the property in order for the owners to pursue a lot line vacation with the neighboring parcel, which is currently zoned A-3. The property is located on the east side of Zoeller Road, approximately 600 feet north of its intersection with State Hwy 165

(b) Correspondence.

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

(d) Administrative Reviews:

- [SPECIAL USE PERMIT NO. 2022-004](#) Frank R. and Judith E. Urban Living Trust
(Owners/Applicants) c/o Judith E. Urban, Trustee
Jeff Skolnick (Representative)
Drew Dix Parkway and Interstate 25 Frontage Road

Applicants request a special use permit to allow Boat and RV Storage in an A-2, Agricultural (minimum 5 acre) Zone District. The property contains 15.59 acres, and is located east of Interstate 25, approximately 1,000 feet north of Drew Dix Parkway in Northern Pueblo County.

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 following the summary presentation of the Consent items. The item will be placed at the end of the **Regular Agenda**. The Commission will take action regarding the remaining items on the **Consent Agenda** in the form of a single vote.

- 1) [MAP AMENDMENT MA-23-9](#) John Waldschmidt (Applicant)
John P. Waldschmidt and Tagna J. Waldschmidt
(Owners)
Vacant Parcel North of 9611 State Highway 165 West

The Owners/Applicant are requesting a map amendment to rezone a 0.78± acre parcel of land from a A-4, Agricultural (minimum ½ acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District. The intent of this request is to apply a consistent zone district designation to the property in order for the owners to pursue a lot line vacation with the neighboring parcel, which is currently zoned A-3. The property is located on the east side of Zoeller Road, approximately 600 feet north of its intersection with State Hwy 165

- 2) [SPECIAL USE PERMIT SUP 23-10](#) Tiffany Gunsaulis (Applicant)
Christopher J. Gunsaulis and
Tiffany Gomez (Owners)
1718 Liberty Drive

The applicant requests a special use permit to allow a Child Care Home (Large) in an R-3, Single Family Residential Zone District. The property contains 0.12 acres, and is located south of Liberty Drive, approximately 125 feet west of its intersection with Bent Street in the Blende area

b) **REGULAR ITEMS:**

- 1) [SPECIAL USE PERMIT SUP-23-7](#) Michael Palumbo (Owner/Applicant)
1415 N Maverick Drive

Owner/Applicant requests a special use permit to allow a contractor's yard on a portion of the 5.01± acre parcel of land, being approximately 220 feet x 186 feet (0.94± acres), in the SW corner of the parcel in an A-2, Agricultural (minimum 5 acre) Zone District. The property is located on the west side of North Maverick Drive between East Jesse James Avenue and East Red Fox Court in the northerly most portion of Pueblo West.

- 2) [TEXT AMENDMENT TA-23-2](#) Pueblo County Department of Planning & Development
(Applicant)
Section 17.136.070 Administrative Adjustment.

The Pueblo County Department of Planning and Development is proposing a Text Amendment to amend regulations in Title 17 - LAND USE, Division I. Zoning, to add a new section to title 17, Section 17.136.070, which allows for minor administrative adjustments to dimensional standards relating to lot width, lot area, setbacks, and minimum size requirements of residences.

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.

(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.)