

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE**  
**215 WEST 10<sup>TH</sup> STREET**  
**OCTOBER 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 October 18, 2023 Meeting.
3. Approval of June 21, 2023 Work Session Minutes and August 16, 2023 Work Session and Regular Minutes.
4. Chairperson's Report.
5. Director's Report:

(a) Acceptance of Map Amendments and Planned Unit Developments:

[MAP AMENDMENT MA-23-10](#)

Donald H. Martin (Owner/Applicant)  
Sam Spicola (Representative)  
3114 McCormick Avenue

The Owner/Applicant is requesting a map amendment to rezone a 2.64±-acre parcel from an A-2, Agricultural (minimum 5-acre) zone district to an A-4, Agricultural (minimum ½-acre) zone district. The purpose of this request is to rezone to an appropriate zone district for the eventual subdivision of this parcel.

(b) Correspondence.

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

(d) Administrative Reviews.

- [Special Use Permit No. 1999-007](#) Amended, on behalf of Fremont Paving & Redi-Mix, Inc. This is an administrative review of a special use permit which allows the construction of a slurry wall around the existing quarry. This also amended the reclamation plan to a lined pit (slurry wall) to prevent water from entering the pit and requiring the owner to pump water out of the pit. The property is located north of the Arkansas River, west of Nyberg Road between East State Highway 96 and East U.S. Highway 50.
- [Special Use Permit No. 2020-008](#) Amended, on behalf of SAC Wireless on behalf of Commnet, c/o Joseph Levie. This is an administrative review of a special use permit which allows a telecommunications tower to have an east side setback distance of ten (10) feet, in lieu of the setback distance of eight (8) feet ten (10) inches as imposed within the Conditions of Approval originally approved on December 16, 2020. The special use permit allows an 80-foot monopole telecommunications tower

and related accessory buildings and support facilities on a 476.66± square foot leased parcel of land in an A-3, Agricultural (minimum 1 acre) Zone District. All other aspects of the previous approval remain unchanged. The leased parcel is encompassed within a 1.01± acre parcel of land. The property is located on the north side of Beulah Highlands Road, approximately 480 feet southwest of its intersection with Columbine Road in the Beulah area and is physically addressed as 8970 Columbine Road.

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-23-10](#) Donald H. Martin (Owner/Applicant)  
Sam Spicola (Representative)  
3114 McCormick Avenue

The Owner/Applicant is requesting a map amendment to rezone a 2.64±-acre parcel from an A-2, Agricultural (minimum 5-acre) zone district to an A-4, Agricultural (minimum ½-acre) zone district. The purpose of this request is to rezone to an appropriate zone district for the eventual subdivision of this parcel.

b) **REGULAR ITEMS:**

None.

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.)*

**WORK SESSION AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**WEDNESDAY, OCTOBER 18, 2023**  
**215 WEST 10<sup>TH</sup> STREET**  
**START TIME – CONCLUSION OF THE REGULAR MEETING**

1. Call to Order and Roll Call.  
*(Note: This is a work session for discussion purposes only.)*

2. Director's Update:

The purpose of this work session is to present an overview of Module 1: Zone Districts and Uses by Clarion and Associates in preparation of the Unified Development Code update.

Access the document online through the following link:

[https://www.pueblountyudc.org/files/ugd/e1a66a\\_3868e2d2658143f3ba4d23cacia855b5.pdf](https://www.pueblountyudc.org/files/ugd/e1a66a_3868e2d2658143f3ba4d23cacia855b5.pdf)

3. Adjournment.

SMS