

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
JANUARY 17, 2024
5:30 P.M.

NOTICE: The hearing will be streamed on Facebook Live. It can be viewed on the Pueblo County Website, <http://county.pueblo.org>, on the left side of the screen. Be advised, public comments will not be accepted on Facebook Live.

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of January 17, 2024 PCPC Meeting.
3. Approval of the following meeting minutes:
 - October 18, 2023, Work Session and Regular Meeting Minutes
 - November 15, 2023, Meeting Minutes
4. Chairperson's Report.
 - (a) Certificate of Appreciation to Outgoing Member:
 - Michael Schuster, term expired December 31, 2023
 - (b) Introduction of New Members and/or Reappointed Members:
 - Robert Shockey, New Member, term expires December 31, 2026
 - John Wark, Reappointed Member, term expires December 31, 2026
 - Judy Leonard, Reappointed Member, term expires December 31, 2026
 - (c) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2024.
5. Director's Report:
 - (a) Correspondence.
 - (b) Board of County Commissioners' Action (Information only. No formal action required.)
 - (c) Administrative Reviews.
 - 1) [Special Use Permit HSUP-1999-8 \(SUP 1999-007\)](#) 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.

- 2) [Special Use Permit HSUP-06-21 \(SUP 2006-020\)](#), on behalf of EWSDI, LLC. This is an administrative review of a special use permit which allows gravel pits (extraction and processing of natural deposits), a concrete batch plant, and a hot mix (asphalt) plant on two sites, totaling 323± acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The properties are located south of Highway 96 East, in areas to the east and to the west of 39th Lane, north of the Arkansas River for the gravel pit commonly known as the Blue Grass Gravel Pit.
 - 3) [Special Use Permit HSUP-19-7 \(SUP-2019-007\)](#) on behalf of Daniel L. Hendricks. 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.
 - 4) [Special Use Permit HSUP-21-12 \(SUP 2021-012\)](#) 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.
 - 5) [Special Use Permit SUP-22-5 \(SUP 2022-006\)](#) on behalf of Barbara Lening. 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 property contains 1.23 acres and is located at the southwest corner of the intersection of South Camino Santiago Drive and West Montebello Drive in 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 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) MCKNIGHT SUBDIVISION Frank and Malinda K. McKnight, (Owners/Applicants)
PRELIMINARY PLAN Rocky Mangini, Mangini & Associates, Inc.,
CASE NO.: PREL-23-2 (Representative)
(PRELIM 2023-002) 1486 28th Lane

The owners/applicants request preliminary plan approval to subdivide 24.65± acres into three (3) lots as follows: 2.85± acres, 2.83± acres and 18.83± acres. The preliminary plan also reflects a ten (10) foot road right-of-way dedication for Lane 28 (containing 0.15± acres) and a 40' x 60' common Ingress-Egress easement as the

means of access to proposed Lots 1 & 2. The property is currently within an A-3, Agricultural (minimum 1 acre) Zone District and is located on the east side of Lane 28 between County Farm Road and Pongo Drive in the St. Charles Mesa.

- 2) HILL SUBDIVISION Mike and Donna Hill, (Owners/Applicants)
PRELIMINARY PLAN Randy Reeves, Cardinal Points Surveying, Inc.,
CASE NO. PREL-23-3 (Representative)
920 25th Lane

The owners/applicants request preliminary plan approval to subdivide 7.7± acres into three (3) lots with proposed Lot 1, containing 6.33± acres, and proposed Lots 2 & 3 each having 0.69± acres. The preliminary plan plat also reflects a ten (10) foot roadway easement along both Lane 25 and Everett Road. The property is currently within an A-4, Agricultural (minimum ½ acre) Zone District and is located at the SE corner of the intersection of Lane 25 and Everett Road.

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.)

YRD