

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
FEBRUARY 21, 2024
5:30 P.M.

NOTICE: The public may provide comments by 5:00 p.m., on Monday, February 19, 2024, to the Department of Planning and Development or via email to planning@pueblounty.us. 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 February 21, 2024 Meeting.
3. Approval of January 17, 2024 Minutes.
4. Chairperson's Report:
 - Board of County Commissioners' Resolution No. 24-040 Appointing Richard Arko as Chair and Brad Lisac as Vice-Chair to the Pueblo County Planning Commission.
5. Director's Report:
 - (a) Acceptance of Map Amendments for Processing:
 - [Map Amendment MA-23-14](#), Pueblo West Metropolitan District (Owner/Applicant) c/o Bryan "Wally" Wallace (Representative), 1530 North Bowen Drive.
 - [Map Amendment MA-23-15](#), Store Master Funding XIV, LLC (Owner), Jeffrey Williams (Applicant/Representative), 12 North Research Drive.
 - (b) Correspondence.
 - (c) Continuance:
 - [SPECIAL USE PERMIT CASE NO.: SUP-24-1](#) Walker Ranches LLLP (Owner)
Tower Engineering Professionals (Applicant)
c/o Brittany Beam (Representative)
1694 North Bowen Drive
 - Staff is requesting continuance to allow the applicant the opportunity to provide additional required documents, at which time, a hearing will be scheduled.*
 - (d) Board of County Commissioners' Action – February 8, 2024 Hearing
(Information only. No formal action required.)

(e) Administrative Review:

- Special Use Permit No. 2020-008 Amended (now known as [HSUP-20-7](#)), 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 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. 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:

The applicant and/or representative are called upon to speak, followed by any in favor, and then, any in opposition, with the applicant having the final say.

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 Pueblo West Metropolitan District
CASE NO.: MA-23-14 (Owner/Applicant)
c/o Bryan "Wally" Wallace (Representative)
1530 North Bowen Drive

The Owner/Applicant is requesting a map amendment to rezone one (1) parcel, for a total of 1.11± acres, from an A-3, Agricultural Zone District to an S-1, Public Use Zone District. One of the Pueblo West Metropolitan District's water wells is located on the property and the purpose of the application is to better represent the property under public use rather than the current agricultural zone district. The site is located approximately 500 feet north of the intersection of North Bowen Drive and East Platteville Boulevard in the northern region of Pueblo West.

- 2) MAP AMENDMENT Store Master Funding XIV, LLC (Owner)
CASE NO.: MA-23-15 Jeffrey Williams (Applicant/Representative)
12 North Research Drive

Applicant requests a map amendment to rezone a 2.41-acre parcel from a B-4, Community Business, Zone District to an I-2, Light Industrial, Zone District. The purpose of this request is to rezone to an appropriate zone district for the intended use of heavy equipment rental. Property is addressed as 12 North Research Drive, located north of East Enterprise Drive in Pueblo West.

8. New Business.

9. Reports of Committees:

- Transportation Advisory Committee – Richard Arko

10. Public Comments (*limited to 3 minutes per speaker, total of 7 speakers*)

11. Adjournment.

The next regular PCPC Land Use Meeting will be held on **March 20, 2024, at 5:30 p.m.**

*(This agenda is for informational purposes only and is subject to change. Hyperlinks have been added to access the case documents online. The Agenda can be found on the Pueblo County Website under Online Services or Department-Planning and Development. **Accommodations for individuals with sight or hearing impairment may be made by contacting Brandon Mathews at 719-583-6548 or TDD at 719-583-6550.**)*

SMS/YRD