

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
March 20, 2024
5:30 P.M.

NOTICE: The public may provide comments by 5:00 p.m., on Monday, March 18, 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 March 20, 2024, Meeting.
3. Approval of February 21, 2024, Minutes.
4. Chairperson's Report
5. Director's Report:
 - (a) Correspondence.
 - (b) Board of County Commissioners' Action – March 14, 2024, Hearing
(Information only. No formal action required.)
 - (c) Administrative Reviews:
 - Special Use Permit No. 2018-016 (now known as [HSUP-18-16](#)), Linda Wright (Applicant), Jason and Linda Wright (Owners), 651 West Calle de Caballos. This is an administrative review of a special use permit allowing a Child Care Home (Large) in an A-3, Agricultural (minimum 1 acre) Zone District. The 2.60± acre property is located approximately 872 feet southeast of its intersection with South McCulloch Boulevard on the north side of West Calle de Caballos.
 - Special Use Permit No. 2022-001 (now known as [HSUP-22-28](#)), James Dale, Halo Construction, LLC (Original Applicant), Lester A. and Elizabeth R. Parker (Original Owners), Hidden Gems Self Storage, LLLP (Current Owners), 390 East Spaulding Avenue. This is an administrative review of a special use permit allowing a mini-warehouse with an administrative office and outdoor recreational vehicle storage in an R-6, Multiple Residential and Commercial Zone District. The facility contains six (6) self-storage buildings and designated outdoor storage areas for recreational vehicles. The property contains 4.48± acres and is located on the south side of East Spaulding Avenue between South Stardust Drive and South Shooting Star Drive in Pueblo West.

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) SPECIAL USE PERMIT Jeffrey and Rebecca Cole, (Owner/Applicants)
CASE NO. SUP-24-3 3596 Bergemann Road

The applicant requests a special use permit to allow a 20-foot by 20-foot private family cemetery on a 40± acre parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The private family cemetery contains 0.009 acre and will be accessed via the existing private driveway within the subject property. The property is located approximately 1.5 miles south/southeast of the intersection at West State Highway 78.

LEGAL: A portion of the real property located in the South half of the Northwest Quarter of Section 11, Township 22 South, Range 66 West of the 6th P.M., Pueblo County, Colorado.

- 2) MESA SELF STORAGE FJF, LLC, c/o Frank Molinaro
ROAD/ALLEY VACATION (Owner/Applicant)
CASE NO. RAV-24-1 Cardinal Points c/o Randy Reeves
(Representative)
Sante Fe Drive, Highland Gardens
Subdivision

The Owner/Applicant requests a road/alley vacation to vacate a platted, 14-foot wide alley located between Lots 1 and 38-40, Highland Gardens Subdivision. The alley is located north of Colorado State Highway No. 50 (aka Santa Fe Drive), approximately 100 feet east of the intersection of Highway 50 and Delta Street in the Blende region of Pueblo County.

LEGAL: A platted, 14-foot wide alley located between Lots 1 and 38-40, Highland Gardens Subdivision, Pueblo County, Colorado.

b) **REGULAR ITEMS:**

1) TEXT AMENDMENT
[CASE NO. TA-24-1](#)

Pueblo County Department of Planning and
Development (Applicant)
Section 17.168.050 Solar Facilities

The Pueblo County Department of Planning and Development is proposing a Text Amendment to amend regulations in Title 17 - LAND USE, Division II. Areas and Activities of State and Local Interest, Section 17.168.050 Solar Facilities, to update requirements relating to decommissioning and reclamation bonding and reporting requirements for the hiring of local labor.

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 **April 17, 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.**)*

BT/SMS