

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

NOTICE: The public may provide comments by 5:00 p.m., on Monday, July 15, 2024, to the Department of Planning and Development or via email to planning@pueblocounty.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 July 17, 2024, Meeting.
3. Approval of May 15, 2024, Minutes. (June 20, 2024, PCPC Meeting was canceled.)
4. Chairperson's Report.
5. Director's Report:
 - (a) Correspondence.
 - (b) Board of County Commissioners' Action – June 13, 2024, Meeting/Hearing (July 11, 2024, BOCC meeting was canceled.) (The BOCC Actions are for informational purposes only. No formal action required.)
 - (c) Administrative Reviews.
 - [HSUP-19-3](#) (fka Special Use Permit No. SUP 2019-003), Community Power Group, LLC, c/o Michael Borkowski (Applicant/Representative), Carl Prutch (Owner). This is an administrative review of a special use permit allowing a “*Public Utility*”, specifically a 2-megawatt DC solar facility in an A-1, Agricultural Zone District. The project involves installing 5,263 solar panels, a small transformer pad, a security fence, and an access path. The site is located north of the intersection of State Highway 96 and 36th Lane to the east of the Pueblo Memorial Airport Industrial Park.
 - [HSUP-19-10](#) (fka Special Use Permit No. SUP 2019-010), Revised, James L. and Sarah Ann Coleman (Owners/ Applicants). This is an administrative review of Special Use Permit No. 2019-010 Revised allowing a dog kennel for a maximum of seven (7) dogs on a 27.89± acre parcel of land in an A-3, Agricultural (minimum 1 acre) Zone District. The proposed use is not intended as a commercial kennel business; the request is being submitted to allow the owners/applicants to breed dogs and to own up to seven (7) adult dogs as livestock guardians and pets. The property is located on the east side of Pine Drive at its intersection with Oldham Road in the Beulah area.

- [HSUP-20-7](#) (fka Special Use Permit No. 2020-008), Amended - SAC Wireless on behalf of Commnet, c/o Jeremy Boone. 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.
- [HSUP-21-8](#) (fka Special Use Permit No. SUP 2021-008), Jack R. Jargowsky (Applicant), Jack R. and Mischa L. Jargowsky (Owners). This is an administrative review of a special use permit allowing a 100-foot by 200-foot private family cemetery on a 42.54± acre parcel of land in an A-2, Agricultural (minimum 5 acre) Zone District. The property is located approximately 2 miles north/northwest of the Town of Rye. Lone Bison Road, a platted 40-foot ingress-egress easement, provides access to the property and is approximately 1 mile north/northeast of Old San Isabel 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) **Regular Items:**

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| 1) <u>MONOPOLE TELECOMMUNICATIONS
TOWER SPECIAL USE PERMIT
CASE NO. SUP-24-1</u> | Walker Ranches, LLLP (Owner)
Tower Engineering Professionals
(Applicant), c/o Richard Gaito (Representative)
1694 North Bowen Drive |
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The applicant, with the owner's consent, is requesting a special use permit to allow the establishment of a Telecommunications Tower, specifically an 80-foot monopole tower with related accessory structures and support facilities on a 100 x 100 leased site. This leased area is located on a larger 152.36± acre site in an A-1, Agricultural (minimum 35 acre) Zone District. The property is located in the northwest portion of the county, directly abutting the northern boundary of the Pueblo West Metro District.

8. New Business.

9. Reports of Committees:

- Transportation Advisory Committee – Chair 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 **August 21, 2024, at 5:30 p.m.**

BT/SMS

*(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 Oline 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.**)*

WORK SESSION AGENDA
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 17, 2024
215 WEST 10TH 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 3: Administration and Procedures by Clarion and Associates in preparation of the Unified Development Code update.

Access the document online through the following link:

[Module 3: Administration and Procedures | Pueblo County \(konveio.com\)](https://www.konveio.com/Module-3-Administration-and-Procedures-Pueblo-County)

3. Adjournment.

BT/SMS