

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**April 18, 2018**  
**5:30 P.M.**

***(The Record: The Planning Department staff report and the application submitted by the applicant for each agenda item and any supplemental information distributed by staff at the meeting are automatically incorporated as part of the Record unless specific objections are raised and sustained at the public hearing. Any additional materials used by the applicant or others in support of or in opposition to a particular agenda item may, at the discretion of the person or entity using the materials, be submitted for inclusion in the Record. Such materials for which a request for inclusion in the Record is made shall, at the discretion of the administrative body, be made a part of the Record. Note: Any materials including documents and/or instruments submitted for inclusion in the Record and admitted by the administrative body must be left with the Clerk.)***

1. Roll Call and Declaration of Quorum.
2. Approval of March 21, 2018 Minutes.
3. Approve Agenda of April 18, 2018
4. Chairperson's Report.
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
  - (b) Correspondence.
  - (c) Continuances:
    - [Text Amendment No. 2018-001](#), Pueblo County Department of Planning and Development (Applicant/Representative), Tiny House Regulations. The Pueblo County Department of Planning and Development is proposing a Text Amendment to the Pueblo County Code, Title 17 Land Use, Division I. Zoning to add a chapter containing regulations for Tiny Houses. The Text Amendment would add Chapter 17.101 TINY HOUSE REGULATIONS to the Pueblo County Code, Title 17 Land Use. This would also include addition and changes to the Pueblo County Code, Title 17 Land Use, Chapter 17.04 GENERAL PROVISIONS AND DEFINITIONS, Section 17.04.040, Definitions, more specifically adding "Tiny House" and changes to "Residence" and Uses-by-right in Chapters 17.12, 17.16, 17.20,17.24, 17.28, 17.32, 17.36, 17.40, 17.44, 17.48, and 17.52.

\*The applicant has requested a continuance to the May 16, 2018 Planning Commission meeting.



- (d) Withdrawals.
  - (e) Board of County Commissioners' Action.
  - (f) Administrative Reviews--None.
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. Staff will present the **Consent Agenda** in a summary format. 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 from the **Consent Agenda** following the summary presentation of the Consent items. The item will be removed from the **Consent Agenda** and placed at the end of the **Regular Agenda**. Upon completion of the summary of the **Consent Agenda** items and the removal of any items requested for individual, full public hearing, the Commission will take action regarding the remaining items on the **Consent Agenda** in the form of a single vote.

1. [SPECIAL USE PERMIT NO. 2015-004](#) - **RESCISSION** - Armor Storage, LLC, c/o Dennis Ross (Owner/Applicant)  
DK Horn Engineering & Design, Inc., c/o Darlene Horn  
(Representative)  
517 East Industrial Boulevard, Pueblo West



Owner/Applicant requests **rescission** of a special use permit originally approved on June 17, 2015. This permit allowed establishment of an "Office, as principal use" in the I-2, Light Industrial Zone District for Suites A-F (six office units) in that building at the southwest corner of the property at 517 East Industrial Boulevard. The applicant has submitted Special Use Permit No. 2018-003 requesting to allow four (4) office units with storage areas, to replace Special Use Permit No. 2015-004. The owner/applicant states, "We feel the reduced number of the office units and the added storage areas for each unit would allow Armor Storage to have greater success in leasing these spaces." The property is located on the north side of Industrial Boulevard between Magneto Drive and Dynamics Drive in Pueblo West.

2. [SPECIAL USE PERMIT NO. 2018-002](#) - Rick Roberson (Applicant)  
Stefanie Roberson (Representative)  
Ryan Klaic (Owner)  
4868 West Graneros Road



The applicant requests a special use permit to establish a motor vehicle retail sales use on property located in an I-2, Light Industrial Zone District. The property contains 1.01 acres, and is located south of West Graneros Road, west of Interstate 25 in the Colorado City area.

3. [SPECIAL USE PERMIT NO. 2018-003](#) - Armor Storage, LLC, c/o Dennis Ross (Owner/Applicant)  
DK Horn Engineering & Design, Inc., c/o Darlene Horn (Representative)  
517 East Industrial Boulevard, Pueblo West



Owner/Applicant requests a special use permit to allow an “Office, as principal use” in the I-2, Light Industrial Zone District for four (4) office units with storage areas. The owner/applicant received approval of Special Use Permit No. 2015-004 allowing the establishment of six (6) office units but is requesting rescission of the permit and it be replaced with Special Use Permit No. 2018-003. The owner/applicant states, “We feel the reduced number of the office units and the added storage areas for each unit would allow Armor Storage to have greater success in leasing these spaces.” The property is developed with mini-warehouse units, an office, management residence, and office with storage area. The property is located on the north side of Industrial Boulevard between Magneto Drive and Dynamics Drive in Pueblo West.

4. [MORGAN SUBDIVISION - FINAL PLAT NO. 2018-001](#) - Travis Morgan (Applicant)  
Randy Lee Morgan (Owner)  
Mangini and Associates, Inc., c/o Rocky Mangini (Representative)  
29230 Daniel Road



Applicant requests final plat approval to subdivide a 2.0± acre parcel into two (2) lots including right-of-way dedication as follows: Lot 1 - 0.88± acre, Lot 2 - 1.00± acre, and 0.12± acre right-of-way dedication for Daniel Road (15-foot dedication) and 29¼ Lane (5-foot dedication). The property is within an A-3, Agricultural (minimum 1 acre) Zone District and developed with a single-family residence and accessory structures to be encompassed within proposed Lot 1 and proposed Lot 2 is vacant land. The property is located on the south side of Daniel Road, east of 29<sup>th</sup> Lane, with a physical address of 29230 Daniel Road.

b) **REGULAR ITEMS:**

1. [TEXT AMENDMENT NO. 2018-006](#) - Tommy G. Productions and Pueblo County Department of Planning and Development (Applicants)



Tommy G. Productions and Pueblo County Department of Planning and Development are proposing to amend the Pueblo County Code, Title 17 Land Use, Division I. Zoning, Chapter 17.120 Supplementary Regulations, Section 17.120.270 Special Event.

\*This text amendment was continued from the March 21, 2018 Planning Commission meeting.

2. [SPECIAL USE PERMIT NO. 2017-009](#) -



Verizon Wireless (Applicant), c/o Shawn Turk,  
Black & Veatch Corporation (Representative)  
Pueblo West Metropolitan District (Owner)  
South Avenida Del Oro East and West Camino Al  
Cielo

The applicant is requesting a special use permit to allow the establishment of a 60-foot stealth type telecommunications tower and related accessory buildings and support facilities on a 465.5 square foot leased parcel of land in an S-1, Public Use Zone District. The leased parcel is encompassed within a 1.2-acre parcel of land more commonly known as Pueblo West Fire Department, Station 2, addressed as 529 East Avenida Del Oro. The property is located on the north side of South Avenida Del Oro East at its intersection with West Camino Al Cielo in the westerly portion of the Pueblo West community.

\*This special use permit was continued from the October 18, 2017 and December 20, 2017 Planning Commission meetings.

- 8. Unfinished Business.
- 9. New Business.
- 10. Reports of Committees.
- 11. Adjournment.

SJB