

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE**  
**215 WEST 10<sup>TH</sup> STREET**  
**FEBRUARY 19, 2025**  
**5:30 P.M.**

**NOTICE:** The public may provide comments by 5:00 p.m., on Monday, February 17, 2025, via email to [planning@pueblocounty.us](mailto: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 February 19, 2025, Meeting.
3. Approval of January 15, 2025, Minutes.
4. Chairperson's Report.
  - Announcement Board of County Commissioner's Resolution No. 25-018 Appointing Richard Arko as Chair and Brad Lisac as Vice Chair of the Pueblo County Planning Commission.
5. Director's Report:
  - (a) Correspondence.
  - (b) Board of County Commissioners' Action – February 13, 2025, Hearing  
(Information only. No formal action required.)
  - (c) Administrative Reviews.
    - [Special Use Permit No. HSUP-1999-8](#) (SUP 1999-007) Amended, Jodi Schreiber, ARY Corporation on behalf of OldCastle SW Group, Inc, dba United Companies. 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.
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](#) Kelley and Donald Kyle (Landowners/Applicants)  
[CASE NO. MA-24-12](#) 2141 Starlite Drive

Landowners/Applicants request approval to rezone a 0.91-acre portion of their property from CC, Community Commercial (formerly B-4, Community Business), to A3, Small Agriculture in order to remove the split zoning of the property. (*Heard in conjunction with SUP-24-6.*)

- 2) [MAP AMENDMENT](#) B & B Future Solar LLC (Landowners)  
[CASE NO. MA-25-1](#) SWCA, Clint Hinebaugh (Applicant/Representative)  
Assessor's Parcel Number 2400000005

Applicant/Representative requests approval to rezone a proposed 8.0± acre parcel of land from an A1, Large Agriculture Zone District to an A2, Medium Agriculture Zone District.

b) **REGULAR ITEMS:**

- 1) [SPECIAL USE PERMIT](#) Kelley and Donald Kyle (Landowners/Applicants)  
[CASE NO. SUP-24-6](#) 2141 Starlite Drive

Landowners/Applicants request approval to have a kennel, breeding and boarding use on a property zoned A3, Small Agriculture.  
(*Heard in conjunction with MA-24-12.*)

2) [SPECIAL USE PERMIT](#)  
[CASE NO. SUP-24-8](#)

Olga Goffinet (Applicant/Representative)  
Daryl Voss, San Mateo Center LLC (Landowner)  
1400 Santa Fe Drive

Applicant/Representative requests a special use permit to allow a retail marijuana dispensary in a CC (Community Commercial) Zone District. The property is located on the south side of Santa Fe Drive in the Blende area.

3) [SPECIAL USE PERMIT](#)  
[CASE NO. SUP-24-9](#)

Vaughan & Brandi Tatman (Landowners/Applicants)  
6480 Pickney Road, Rye

Landowners/Applicants request a special use permit to allow an agricultural implementation repair shop in an A1, Large agriculture, Zone District.

8. Unfinished Business.

9. New Business.

10. Reports of Committees.

- Transportation Advisory Committee – Richard Arko

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

12. Adjournment.

The next regular PCPC Land Use Meeting will be held on **March 19, 2025, at 5:30 p.m.**

BW/RZ/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.**)*