

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
AUGUST 20, 2025
5:30 P.M.

NOTICE: The public may provide comments by 5:00 p.m., on Monday, August 18, 2025, via email to planning@pueblocounty.us. The hearing will be streamed on Facebook Live.

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of August 20, 2025 Meeting.
3. Approval of July 16, 2025 Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Director's update on the new Pueblo County Building Division.
 - (b) Correspondence.
 - (c) Board of County Commissioners' Action – July 10, 2025, hearing was Canceled. (Information only. No formal action required.)
 - (d) Administrative Reviews.
 - [Special Use Permit No. HSUP-07-6](#) Stonewall Springs Quarry, LLC. This Administrative Review serves to update the Pueblo County Planning Commission on the status of Special Use Permit No. 2007-006. The permit allows natural deposits extraction and processing; a hot mix asphalt plant; stockpiling, crusher, and screening plant; concrete batch plant; scale houses and an office on a 1,030± acre parcel. The application includes a proposal to reclaim 783± surface acres to water storage reservoirs.
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 includes items recommended for approval by staff, with no opposition as of publication. Applicants agree to the recommended conditions. Any Commissioner or audience member may request an item's removal for a full public hearing after the summary presentation of Consent items.

1) MAP AMENDMENT
CASE NO. MA-25-9

James Birner (Landowner)
319, 323, and 327 E US HWY 50

Landowner requests a map amendment to rezone a split zoned 1.26± acre parcel from the current CC, Community Commercial, and SR2, Suburban Residential High, zone districts to a MN, Mixed Use Zone District. The intent of this request is to apply a zone district that encompasses the current residential and commercial uses on the parcel which includes a residence, a liquor store, and a bar.

2) PLAT VACATION
CASE NO. PV-25-1

Pueblo West Metropolitan District (Landowner)
Pueblo West Tract No. 317

The applicant requests approval to vacate the lots, blocks, parcels, street rights of-way, and easements within the Pueblo West Tract No. 317 subdivision plat.

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 **September 17, 2025, at 5:30 p.m.**

(The Record: Planning Department staff reports, applications, and supplemental materials distributed at the meeting are automatically part of the Record unless objected to and upheld during the public hearing. Additional materials from applicants or others may be submitted for inclusion at their discretion and admitted by the administrative body. All materials accepted into the Record must be left with the Clerk.)

(This agenda is for informational purposes only and is subject to change. Accommodations for individuals with sight or hearing impairment may be made by contacting Planning and Development at 719-583-6100).