



BOARD OF COUNTY COMMISSIONERS

Epimenio Griego, District 1
Garrison M. Ortiz, District 2
Chris Wiseman, District 3

THURSDAY, SEPTEMBER 9, 2021
9:00 A.M.

LAND USE AGENDA

NOTICE REGARDING COVID-19 (Novel Coronavirus): Due to the lifting of capacity restrictions previously imposed by the Governor and State and local health agencies, the Pueblo County Historic Courthouse is open to the public and meetings of the Board of County Commissioners (BOCC) will be held in-person in the Commissioners' Chambers. BOCC meetings will continue to be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>, noting public comments will not be accepted from the Facebook page. The public may provide comments by 5:00 p.m., on Tuesday, September 7, 2021, to the Department of Planning and Development or via e-mail to planning@pueblocounty.us.

(Notice to Readers: This agenda is for informational purposes only and is subject to change. Please be advised that this meeting is streaming live over social media. Accommodations for individuals with sight or hearing impairment may be made by contacting Patsy Cresswell at 583-0500 or TDD at 583-6550.)

9:00 A.M. CALL TO ORDER

- Pledge of Allegiance
- Attendance/Excused
- Approve Land Use Minutes of August 12, 2021
- Approve Agenda of September 9, 2021

9:05 A.M. PUBLIC COMMENTS

1. Citizen Comments (**Comments limited to 5 minutes per speaker**)
2. Commissioners' Comments

(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.)

9:15 A.M. BOARD OF COUNTY COMMISSIONERS' 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 applicant(s) 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 Board of County Commissioners 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 on the Regular Agenda at a position being at the sole discretion of the Board. Upon completion of the summary of the Consent Agenda items and the removal of any items requested for individual, full public hearing, the Board will take action regarding the remaining items on the Consent Agenda in the form of a single vote.

1. [ANDENUCIO FARM SUBDIVISION PRELIMINARY PLAN NO. 2021-002](#) - Anthony and Virginia A. Andenucio
(IF REMOVED, **PUBLIC HEARING**) (Owners/Applicants)
c/o Mangini & Associates, Inc., Rocky Mangini
(Representative)
25950 Gale Road



The owners/applicants request preliminary plan approval to subdivide a 5.49± acre parcel into four (4) lots, varying between 1.0± acres and 1.71± acres in size, within an A-4, Agricultural (minimum ½ acre) Zone District. The lots are proposed to be accessed via a forty (40) foot private ingress-egress and public utility easement (tentatively named Nuch Lane). The property is located on the south side of Gale Road between Lanes 25 and 27 in the St. Charles Mesa area. **(1 minute)**

***(Applicants request the preliminary plan be continued by the Board to its October 14, 2021 public hearing.)**

2. [ROAD/ALLEY VACATION NO. 2021-002](#) - William J. and Deborah K. Ward (Owners/Applicants)
(IF REMOVED, **PUBLIC HEARING**) BH2 Land Surveying, LLC
c/o William S. Bechaver, PLS (Representative)
Norton Lane between Maple Drive and Oak Drive



The owners/applicants are requesting to vacate a portion of a 60-foot wide platted but unimproved roadway (Norton Lane) as platted on the recorded plat maps of Woodland Acres, Filing Nos. 1 and 2. The vacation, if approved, will incorporate the area of the vacated roadway into the adjacent properties owned by the owners/applicants: Lots 5 and 6, Block 7, Woodland Acres Filing No. 1 and Lots 1 and 35, Block 12, Woodland Acres Filing No. 2. The roadway is located between Maple Drive and Oak Drive, approximately 450 feet west of their intersection with Eldon Drive in the Rye area. **(1 minute)**

(Applicants request Road/Alley Vacation No. 2021-002 be continued by the Board to its October 14, 2021 public hearing.)

3. [MAP AMENDMENT NO. 2021-013](#) - Derek Hogue (Applicant/Owner)
c/o Department of Planning and Development
(Representative)
8250 Green Tower Lane



Applicant requests a map amendment to rezone a 0.79-acre parcel from a S-1 Public Use Zone District to an A-4 Agricultural (minimum ½ acre) Zone District. The intent of this request is to recognize the property's private ownership, size, and proposed residential use. The property is located on the south side of Green Tower Lane mid-block between Blue Bell Drive and Singer Lane in the Rye area. **(1 minute)**

4. [SUBDIVISION EXEMPTION NO. 2021-004](#) - Benona J. Hill, Jeffrey J. Hill, and Cheryl M. Hill
(IF REMOVED, **PUBLIC MEETING**) (Applicants/Owners)
BH2 Land Surveying, c/o William S. Bechaver
(Representative)



The owners/applicants request approval of a Subdivision Exemption to recognize two (2) existing parcels of land (containing 3.81± acres and 1.96± acres) as legal building sites in an A-4, Agricultural (minimum ½ acre) Zone District. The parcels were originally created in 1973 and 1975 without the benefit of subdivision approval. A ten (10) foot road right-of-way dedication for both Lane 30 and Hillside Road are proposed. Proposed Parcel A carries a physical address of 1204 Lane 30 and 30176 Hillside Road is assigned to proposed Parcel B; both parcels are improved with residential and accessory structures. The subject property is located at the southeast corner of the intersection of Lane 30 and Hillside Road in the St. Charles Mesa area. **(1 minute)**

9:19 A.M. ADJOURN

The next BOCC Land Use Meeting will be held on **October 14, 2021 at 9:00 A.M.**

*Any items that cannot be addressed within the allotted time will be heard at the next BOCC Land Use meeting on **October 14, 2021.**