



BOARD OF COUNTY COMMISSIONERS

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

**THURSDAY, DECEMBER 8, 2022
9:00 A.M.**

**PUEBLO COUNTY COURTHOUSE
COMMISSIONERS' CHAMBERS
215 WEST 10TH STREET**

LAND USE AGENDA

NOTICE: The public may provide comments by 5:00 p.m., on Tuesday, December 6, 2022, to the Department of Planning and Development or via e-mail to planning@pueblounty.us. The hearing will be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>; however, public comments will not be accepted if provided on Facebook.

(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 Brandon Mathews at 583-6548 or TDD at 583-6550.)

9:00 A.M. CALL TO ORDER

- Pledge of Allegiance
- Attendance/Excused
- Approve Land Use Minutes of November 10, 2022
- Approve Agenda of December 8, 2022

9:05 A.M. BOARD OF COUNTY COMMISSIONERS' CONSENT ITEMS

1. [MAP AMENDMENT NO. 2022-010](#) - Summer Wind Farms, LLC (Owner)
(IF REMOVED, **PUBLIC HEARING**) c/o Rocky A. and Jamie L. DeVcenty (Applicants)
Mangini & Associates, Inc.
c/o Rocky Mangini (Representative)
1339 and 1375 Lane 40



The owner/applicants are requesting a map amendment to rezone two (2) parcels of land from the Summer Wind Farms Planned Unit Development to an A-3, Agricultural (minimum 1 acre) Zone District for a 1.04± acre parcel of land and to an A-2, Agricultural (minimum 5 acre) Zone District for a 32.28± acre parcel of land. The intent of the map amendment request is to apply a conforming zone district designation to two (2) new parcels, which are proposed to be created through Lot Line Rearrangement No. 2022-005. The property is located at the northwest corner of the intersection of Lane 40 and Jersey Road in the Vineland area. **(1 minute)**

2. [MAP AMENDMENT NO. 2022-011](#) - Michael D. Stephenson and Pama S. Fritz
(IF REMOVED, **PUBLIC HEARING**) (Owners/Applicants)
Pueblo County Department of Planning and
Development (Representative)
8302 Mariposa Avenue



The owners/applicants are requesting a map amendment to rezone two (2) lots, containing 1.06± acres total, from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation. The intent of this request is to recognize its private ownership, existing/intended residential use, and size. The property is located on the southwest corner of Mariposa Avenue and Bluebell Drive in the Rye area. Due to the housekeeping nature of the application, the owners/applicants have authorized the Department of Planning and Development to represent the map amendment request. **(1 minute)**

3. [ROAD/ALLEY VACATION NO. 2022-004](#) - TC Colorado Solar, LLC (Applicant)
(IF REMOVED, **PUBLIC HEARING**) Logan Simpson Design, c/o Erin Bibeau (Representative)
Walker Sun Ventures, LLC; Gary R. & Georgia A. Walker;
Thomas Van Wands, and Janet Lee Simmons
(Adjacent Owners)
County Road 3111 lying west of Stone City Road



Applicant requests a road/alley vacation to vacate County Road 3111 west of Stone City Road as it extends west and then north and northeast toward Fort Carson. The purpose of vacating this road is to aid in the construction of a utility-scale solar project, Turkey Creek Solar project. **(1 minute)**

4. [SUBDIVISION VARIANCE NO. 107](#) - Robert K. and Beulah B. Moore (Original
(ALSO KNOWN AS SDV 1976-006 FOR Owners/Applicants)
FILING PURPOSES ONLY) c/o John Naylor, Attorney (Original
RECORDATION OF PLAT-LIKE DRAWING Representative)
(IF REMOVED, **PUBLIC MEETING**) Brian S. and Stacey L. Comfort, 32270 Daniel
Road (Current Owner - Parcel A)
James (Jim) LoPresti, 32280 Daniel Road
(Applicant/Current Owner - Parcel B)
c/o Mangini & Associates, Inc. - Rocky Mangini
(Current Representative)



The current owners are requesting authorization to record a plat-like drawing reflecting the general intent of a two (2) lot subdivision, which was approved by the Board of County Commissioners on May 10, 1976. The properties are located on the south side of Daniel Road, approximately 250 feet west of its intersection with Consolidation Lane in the Baxter/Vineland area. **(1 minute)**

9:09 A.M. BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS

1. PUBLIC HEARING

[TEXT AMENDMENT NO. 2022-002](#) - Pueblo County Planning and Development (Applicant)



The applicant proposes a Text Amendment to amend specific Chapters and/or Sections in Title 17 Land Use, Division I. Zoning of the Pueblo County Code. The purpose of this amendment is to allow for flexibility and variety in land development. The applicable Chapters and/or Sections are as follows:

Chapter 17.136.010, Application. **(5 minutes)**

2. PUBLIC HEARING

[TEXT AMENDMENT NO. 2022-003](#) - Pueblo County Planning and Development (Applicant)



The applicant proposes a Text Amendment to amend specific Chapters and/or Sections in Title 16, Subdivision of the Pueblo County Code. The purpose of this amendment is to provide the Pueblo County Board of County Commissioners with the ability to assign a designee to waive certain provisions of Title 16, Subdivision, while ensuring that the health, safety, and welfare of the public remains the main focus of this amendment. The applicable Chapters and/or Sections are as follows:

Chapter 16.04 Introductory Provisions and Definitions, Section 16.58.020, Waiver or modification requests. **(5 minutes)**

9:19 A.M. CITIZEN COMMENTS *(limited to 3 minutes per speaker, total of 7 speakers)*

9:28 A.M. COMMISSIONERS' COMMENTS *(5 minutes)*

9:33 A.M. ADJOURN

The next regular BOCC Land Use Meeting will be held on **January 12, 2023, 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 **January 12, 2023**. The January 12, 2023 meeting will be held at 9:00 a.m., in the Commissioners' Chambers at the Pueblo County Courthouse, 215 West 10th Street, Pueblo, Colorado.

(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.)

LRS
12-2-2022