



BOARD OF COUNTY COMMISSIONERS

Epimenio M. Griego, District 1
Daneya L. Esgar, District 2
Zachary Swearingen, District 3

**THURSDAY, JUNE 8, 2023
9:00 A.M.**

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

LAND USE AGENDA REVISED*

**Revised the minutes to be approved from April 13, 2023 and May 11, 2023 to February 9, 2023.*

NOTICE: The public may provide comments by 5:00 p.m., on Tuesday, June 6, 2023, 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.

9:00 A.M. CALL TO ORDER

- Pledge of Allegiance
- Attendance/Excused
- Approve the land Use Minutes of February 9, 2023
- Approve Agenda of June 8, 2023

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

1. [PRELIMINARY PLAN PREL-23-1](#) Constance J. Miketa (Owner/Applicant)
[\(MIKETA SUBDIVISION](#) c/o Jon Leverington, Leverington & Associates
[PRELIM 2023-001\)](#) (Representative)
(IF REMOVED, **PUBLIC HEARING**) 32749 South Road

The Owner/Applicant requests preliminary plan approval to subdivide 37.0± acres into three (3) lots, containing 1.0± acres (proposed Lot 1), 5.0± acres (proposed Lot 2) and 31.0± acres (proposed Lot 3). A ten (10) foot road right-of-way dedication for Lane 33 (containing 0.29± acre) and a twenty (20) foot road right-of-way dedication for South Road (containing 0.49± acre) are also proposed. The preliminary plan request is being heard in conjunction with Map Amendment MA-23-1 (aka MA 2023-001). The property is located at the NW corner of the intersection of Lane 33 and South Road in the Vineland area. **(1 minute)**

***(In order to allow the Planning Commission to make a recommendation at its July 19, 2023 meeting to the Board, staff requests the Board continue the preliminary plan to its August 10, 2023 public hearing.)**

2. [MAP AMENDMENT MA-23-1](#) Constance J. Miketa (Owner/Applicant)
(MA 2023-001) c/o Jon Leverington, Leverington & Associates
(IF REMOVED, **PUBLIC HEARING**) (Representative)
32749 South Road

The Owner/Applicant requests a map amendment to rezone three (3) lots proposed to be created through Miketa Subdivision from an A-1, Agricultural (minimum 35 acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District for Lot 1 (1.0± acre) and to an A-2, Agricultural (minimum 5 acre) Zone District for Lots 2 and 3, containing 5.0± acres and 31.0± acres respectively. The property is located at the NW corner of the intersection of Lane 33 and South Road in the Vineland area. **(1 minute)**

***(In order to allow the Planning Commission to make a recommendation at its July 19, 2023 meeting to the Board, staff requests the Board continue the preliminary plan to its August 10, 2023 public hearing.)**

3. [MAP AMENDMENT MA 23-4](#) Kelly Lewenkamp (Applicant)
(MA 2023-004) D + K LLC (Owner)
(IF REMOVED, **PUBLIC HEARING**) 56 North Precision Drive

The applicant requests a map amendment to rezone one (1) parcel of land totaling 2.01 acres from a PUD, Planned Unit Zone District to an I-2, Light Industrial (minimum .5 acre) Zone District. The intent of this request is to apply a zone district designation to the property that allows the commercial use of the existing metal building which contains an office and warehouse. The property is located on the east side of North Precision Drive, approximately 900 feet north of its intersection with East Enterprise Drive in the Pueblo West area. **(1 minute)**

9:08 A.M. CITIZEN COMMENTS (limited to 3 minutes per speaker, total of 7 speakers)

9:29 A.M. COMMISSIONERS' COMMENTS (5 minutes)

9:34 A.M. ADJOURN

The next regular BOCC Land Use Meeting will be held on **July 13, 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 **July 13, 2023**. The 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.)