



## BOARD OF COUNTY COMMISSIONERS

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

**THURSDAY, JULY 13, 2023  
9:00 A.M.**

**PUEBLO COUNTY COURTHOUSE  
COMMISSIONERS' CHAMBERS  
215 WEST 10<sup>TH</sup> STREET**

### LAND USE AGENDA

**NOTICE:** The public may provide comments by 5:00 p.m., on Tuesday, July 11, 2023, to the Department of Planning and Development or via e-mail to [planning@pueblocounty.us](mailto:planning@pueblocounty.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 Land Use Minutes of ?????? (Waiting for Michael to let me know.)
- Approve Agenda of July 13, 2023

#### **9:04 A.M. BOARD OF COUNTY COMMISSIONERS' CONSENT ITEMS**

1. [FINAL PLAT FINL-22-2](#) - Anthony and Virginia A. Andenucio  
(aka [ANDENUCIO FARM](#)) (Owners/Applicants)  
[SUBDIVISION FINAL 2022-002](#) Mangini & Associates, Inc., c/o Rocky Mangini  
(IF REMOVED, **PUBLIC HEARING**) (Representative)  
25950 Gale Road

The owners/applicants request final plat 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)**

**\*(The Owners/Applicants have requested the final plat be continued by the Board to its August 10, 2023 public hearing.)**

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

**1. PUBLIC HEARING**

[HOUSE BILL 1041 PERMIT NO. 1041 2022-003](#) - James C. McGrady, District Manager  
Triview Metro District SSRC (Applicant)  
TRIVIEW METRO DISTRICT (Owner)  
Brownstein Hyat Farber Schreck, LLP Caitlin  
Quander (Representative)

This application is being submitted under Chapters 17.172 and 17.164 of the Pueblo County Code, the Pueblo County Regulations for Areas and Activities of State and Local Interest, which applies to "REGULATIONS FOR EFFICIENT UTILIZATION OF MUNICIPAL AND INDUSTRIAL WATER PROJECTS" and "LOCAL REGULATIONS OF SITE SELECTION AND CONSTRUCTION OF MAJOR NEW DOMESTIC WATER AND SEWAGE TREATMENT SYSTEMS AND MAJOR EXTENSIONS OF EXISTING DOMESTIC WATER AND SEWAGE TREATMENT SYSTEMS".

The applicant is requesting approval of a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, for construction of the Stonewall Springs Reservoir Complex and associated facilities and activities. **(30 minutes)**

***\*(Continued from the June 27, 2023 BOCC hearing.)***

**9:35 A.M. DISCUSSION**

Status Report to Board of County Commissioners on Zoning Violations. **(5 minutes)**

**RECESS AS BOARD OF COUNTY COMMISSIONERS AND CONVENE AS ZONING BOARD OF APPEALS**

**9:40 A.M. ZONING BOARD OF APPEALS' REGULAR ITEMS**

**1. PUBLIC MEETING**

RESOLUTION - Matthew P. Graf  
[VZ 2021-024](#) Oak Lane, Rye

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 12, Block 3, Rye Ranchettes 1<sup>st</sup>. **(5 minutes)**

**2. PUBLIC MEETING**

RESOLUTION - Darryl Shultz  
[VZ 2022-055](#) 1235 Eastern Avenue

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 8, Block 7, Fearnowville, and physically addressed as 1235 Eastern Avenue, Pueblo County, Colorado. **(5 minutes)**

3. **PUBLIC MEETING**

RESOLUTION - Henry D. Coen and Seana R. Coen  
VZ 2022-070 1436 1<sup>st</sup> Road

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as West 95 Feet of North 200 Feet of Tract 5, Block 1, King Dunn Subdivision and physically addressed as 1436 1<sup>st</sup> Road, Pueblo County, Colorado. **(5 minutes)**

**9:55 A.M.      CITIZEN COMMENTS (limited to 3 minutes per speaker, total of 7 speakers)**

**10:16 A.M.      COMMISSIONERS' COMMENTS (5 minutes)**

**10:21 A.M.      ADJOURN**

The next regular BOCC Land Use Meeting will be held on **August 10, 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 **August 10, 2023**. The meeting will be held at 9:00 a.m., in the Commissioners' Chambers at the Pueblo County Courthouse, 215 West 10<sup>th</sup> 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.)*