



BOARD OF COUNTY COMMISSIONERS

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

THURSDAY, FEBRUARY 8, 2024
9:00 A.M.

PUEBLO COUNTY COURTHOUSE
COMMISSIONERS' CHAMBERS
215 WEST 10TH STREET

LAND USE AGENDA REVISED*

NOTICE: The public may provide comments by 5:00 p.m., on Tuesday, February 6, 2024, to the Department of Planning and Development or via email to planning@pueblocounty.us. The hearing will be streamed on Facebook Live. It can be viewed on the Pueblo County Website, <http://county.pueblo.org>, on the left side of the screen. Be advised, public comments will not be accepted on Facebook Live.

(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 January 11, 2024.
- Approve Agenda of February 8, 2024.

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

- 1) (IF REMOVED, **PUBLIC HEARING** Rob Cooper, Representative for RMS 335, LLC
HOUSE BILL 1041 PERMIT (AES Clean Energy) (Applicant)
CASE NO.: SLI-23-4 J-S Farms, Inc John Sutphin Jr (Owner)
David Rodenberg, Leasing Manager, Colorado
State Land Board (Owner)
Larry Sly, Project Manager, Stantec Consulting
Services Inc. (Representative)

The applicant is requesting approval of a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, for construction of a Utility Scale Solar Facility consisting of a 500 MW photovoltaic solar energy generation facility with additional battery storage. The project will interconnect to the existing Comanche yard via a 5 mile gen-tie line, the exact location to be determined. The project is also known as RMS 500, a component of a proposed utility scale solar complex to be located off Doyle Road, southeast of the Comanche powerplant.

(1 minutes)

***Staff is recommending continuance to the Board's March 14, 2024, hearing to allow the applicant to fulfill some additional requirements**

- 2) (IF REMOVED, **PUBLIC HEARING**) Frank and Malinda K. McKnight, (Owners/Applicants)
MCKNIGHT SUBDIVISION Rocky Mangini, Mangini & Associates, Inc.,
PRELIMINARY PLAN (Representative)
CASE NO.: PREL-23-2 1486 28th Lane
(PRELIM 2023-002)

The owners/applicants request preliminary plan approval to subdivide 24.65± acres into three (3) lots as follows: 2.85± acres, 2.83± acres and 18.83± acres. The preliminary plan also reflects a ten (10) foot road right-of-way dedication for Lane 28 (containing 0.15± acres) and a 40' x 60' common Ingress-Egress easement as the means of access to proposed Lots 1 & 2. The property is currently within an A-3, Agricultural (minimum 1 acre) Zone District and is located on the east side of Lane 28 between County Farm Road and Pongo Drive in the St. Charles Mesa. **(1 minutes)**

- 3) (IF REMOVED, **PUBLIC HEARING**) Mike and Donna Hill, (Owners/Applicants)
HILL SUBDIVISION Randy Reeves, Cardinal Points Surveying, Inc.,
PRELIMINARY PLAN (Representative)
CASE NO. PREL-23-3 920 25th Lane

The owners/applicants request preliminary plan approval to subdivide 7.7± acres into three (3) lots with proposed Lot 1, containing 6.33± acres, and proposed Lots 2 & 3 each having 0.69± acres. The preliminary plan plat also reflects a ten (10) foot roadway easement along both Lane 25 and Everett Road. The property is currently within an A-4, Agricultural (minimum ½ acre) Zone District and is located at the SE corner of the intersection of Lane 25 and Everett Road. **(1 minutes)**

9:08 A.M. OTHER BUSINESS

Clarion and Associates overview of Module 1: Zone Districts and Uses in preparation of the Unified Development Code. **(30 minutes)**

9:38 A.M. CITIZEN COMMENTS *(limited to 3 minutes per speaker, total of 7 speakers)*

9:59 A.M. COMMISSIONERS' COMMENTS *(5 minutes)*

10:04 A.M. ADJOURN

The next regular BOCC Land Use Meeting will be held on **March 14, 2024, 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 **March 14, 2024**. 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.)

**Revised 2-2-2024: Approval of the January 11, 2024 Minutes.*

SMS