



## BOARD OF COUNTY COMMISSIONERS

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

**THURSDAY, MARCH 14, 2024**

**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, March 12, 2024, to the Department of Planning and Development or via email to [planning@pueblounty.us](mailto:planning@pueblounty.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 February 8, 2024.
- Approve Agenda of March 14, 2024.

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

- 1) HOUSE BILL 1041 PERMIT  
CASE NO. SLI-23-4  
(IF REMOVED, **PUBLIC HEARING**)
- Rob Cooper, Representative for RMS 335, LLC  
(AES Clean Energy) (Applicant)  
J-S Farms, Inc., c/o 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 minute)**

**\*Staff is recommending continuance to a date to be determined to allow the applicant to fulfill some additional requirements.**

- 2) MAP AMENDMENT  
CASE NO. MA-23-14  
(IF REMOVED, **PUBLIC HEARING**)
- Pueblo West Metropolitan District  
(Owner/Applicant)  
c/o Bryan "Wally" Wallace (Representative)  
1530 North Bowen Drive

The Owner/Applicant is requesting a map amendment to rezone one (1) parcel, for a total of 1.11± acres, from an A-3, Agricultural Zone District to an S-1, Public Use Zone District. One of the Pueblo West Metropolitan District's water wells is located on the property and the purpose of the application is to better represent the property under public use rather than the current agricultural zone district. The site is located approximately 500 feet north of the intersection of North Bowen Drive and East Platteville Boulevard in the northern region of Pueblo West.

**(1 minute)**

- 3) MAP AMENDMENT  
CASE NO. MA-23-15  
(IF REMOVED, **PUBLIC HEARING**)
- Store Master Funding XIV, LLC (Owner)  
Jeffrey Williams (Applicant/Representative)  
12 North Research Drive

Applicant requests a map amendment to rezone a 2.41-acre parcel from a B-4, Community Business, Zone District to an I-2, Light Industrial, Zone District. The purpose of this request is to rezone to an appropriate zone district for the intended use of heavy equipment rental. Property is addressed as 12 North Research Drive, located north of East Enterprise Drive in Pueblo West.

**(1 minute)**

- 4) LOPRESTI FARM SUBDIVISION FINAL PLAT  
CASE NO. FINL-23-5  
(IF REMOVED, **PUBLIC HEARING**)
- Mangini & Associates, c/o Rocky Mangini  
(Applicant/Representative)  
Joe LoPresti Trust, c/o John T. & Joseph A.  
LoPresti (Owners)  
1227 37th Lane

Applicant requests final plat approval to subdivide 40.16± acres into two (2) lots, containing 1.54± acres (zoned A-3, Agricultural, minimum 1 acre) and 37.71± acres (zoned A-1, Agricultural, minimum 35 acres). A thirty (30) foot road right-of-way dedication for 37th Lane (containing 0.91± acre) is included. The property is located at the NW corner of the intersection of 37th Lane and Iris Road, approximately a quarter mile south of U.S. Highway 50 East, in the Vineland area. **(1 minute)**

- 5) SUBDIVISION EXEMPTION  
CASE NO. SDE-23-2  
(IF REMOVED, **PUBLIC HEARING**)
- Mangini & Associates, c/o Rocky Mangini  
(Applicant/Representative)  
Jeffrey R. LoPresti, Estate of Neva I. LoPresti,  
c/o John T. & Joseph A. LoPresti (Owners)  
1227 37th Lane

Applicant requests a subdivision exemption to rearrange and properly establish three (3) parcels of land zoned A-4, Agricultural (minimum 1/2 acre), addressed 35741 Gale Road (0.38 acres – has documentation of pre-existing nonconformance), 35640 Ford Road (0.67 acres), and 35712 Ford Road (3.59 acres). Each proposed lot has an existing residence and accessory structures. **(1 minute)**

- 6) SUBDIVISION EXEMPTION  
CASE NO. SDE-23-4  
(IF REMOVED, **PUBLIC HEARING**)
- Amella Surveying, c/o Gary Amella  
(Applicant/Representative)  
Joseph R. and Joy C. Scalese (Owners)  
27490 South Road

Applicant requests a subdivision exemption to legally establish a 4.92-acre parcel of land zoned A-2, Agricultural (minimum 5 acres), addressed 27490 South Road. This property has an existing residence and accessory structures. **(1 minute)**

**9:11 A.M.      CITIZEN COMMENTS (limited to 3 minutes per speaker, total of 7 speakers)**

**9:32 A.M.      COMMISSIONERS' COMMENTS (5 minutes)**

**9:35 A.M.      DISCUSSION**

Status Report to Board of County Commissioners on Zoning Violations and Presentation on Zoning Violations and Processes (this language as needed). **(25 minutes)**

**10:00 A.M.      ADJOURN**

The next regular BOCC Land Use Meeting will be held on **April 11, 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 **April 11, 2024**. 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.)***

SMS