



## BOARD OF COUNTY COMMISSIONERS

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

**THURSDAY, APRIL 11, 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, April 9, 2024, to the Department of Planning and Development or via email to [planning@pueblocounty.us](mailto: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 March 14, 2024.
- Approve Agenda of April 11, 2024.

#### **9:05 A.M.**      **SPECIAL ISSUES OF PUBLIC INTEREST**

- 1) Proclamation – “Pueblo VITA Free Income Tax Filing Days”, January 25 – April 15, 2024  
**(6 minutes)**

#### **9:11 A.M.**      **BOARD OF COUNTY COMMISSIONERS' CONSENT ITEMS**

- 1) MESA SELF STORAGE  
ROAD/ALLEY VACATION  
CASE NO. RAV-24-1  
**(IF REMOVED, PUBLIC HEARING)**  
FJF, LLC, c/o Frank Molinaro  
(Owner/Applicant)  
Cardinal Points c/o Randy Reeves  
(Representative)  
Sante Fe Drive, Highland Gardens  
Subdivision

The Owner/Applicant requests a road/alley vacation to vacate a platted, 14-foot wide alley located between Lots 1 and 38-40, Highland Gardens Subdivision. The alley is located north of Colorado State Highway No. 50 (aka Santa Fe Drive), approximately 100 feet east of the intersection of Highway 50 and Delta Street in the Blende region of Pueblo County. **(1 minute)**

**9:12 A.M. BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS**

- 1) TEXT AMENDMENT Pueblo County Department of Planning and  
CASE NO. TA-24-1 Development (Applicant)  
Section 17.168.050 Solar Facilities

The Pueblo County Department of Planning and Development is proposing a Text Amendment to amend regulations in Title 17 - LAND USE, Division II. Areas and Activities of State and Local Interest, Section 17.168.050 Solar Facilities, to update requirements relating to decommissioning and reclamation bonding and reporting requirements for the hiring of local labor. **(15 minutes)**

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

**9:27 A.M. ZONING BOARD OF APPEALS' REGULAR ITEMS**

- 1) ZONING VARIANCE JM Manufacturing Co., Inc.  
CASE NO ZV-24-1 (Owner/Applicant)  
Gagliano Engineering, Inc.,  
c/o Joesph Gagliano (Representative)  
1742 East Platteville Boulevard

Owner/Applicant requests a zoning variance to allow a one hundred (100) foot maximum height for structures in lieu of the maximum height of sixty (60) foot allowed in Chapter 17.72.080 of the Pueblo County Code, for the I-2, Light Industrial Zone District. The proposed construction is to expand the existing facility and will consist of a new multi-story building, silos, and smaller ancillary structures to support material handling. The property is 56± acres and is located south of Platteville Boulevard in Pueblo West. **(15 minutes)**

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

**9:42 A.M. CITIZEN COMMENTS *(limited to 3 minutes per speaker, total of 7 speakers)***

**10:03 A.M. COMMISSIONERS' COMMENTS *(5 minutes)***

**10:08 A.M. ADJOURN**

The next regular BOCC Land Use Meeting will be held on **May 9, 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 **May 9, 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.)***