



## BOARD OF COUNTY COMMISSIONERS

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

**THURSDAY, JUNE 13, 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, June 11, 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 May 9, 2024.
- Approve Agenda of June 13, 2024.

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

- 1) Proclamation – “Elder Abuse Awareness Day”, June 14, 2024  
(6 minutes)

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

- 1) EASEMENT VACATION  
CASE NO. EV-24-1  
(IF REMOVED, **PUBLIC HEARING**)  
Boughton Precast, Inc. (Owners)  
Blende Sanitation District (Applicants)  
Mangini & Associates, Inc.,  
c/o Rocky Mangini (Representative)  
1724 Aspen Circle

Mangini & Associates, on behalf of Boughton Precast, Inc. and Blende Sanitation District, requests approval to vacate an easement located within the property boundaries of 1724 Aspen Circle. The easement to be vacated is all the 20-foot sanitary sewer easement as Blende Sanitation District recently constructed a new easement in a different location.  
(1 minute)

- 2) PUEBLO WEST EASEMENT VACATION  
CASE NO. EV-24-2  
(IF REMOVED, **PUBLIC HEARING**)
- Pueblo West Metropolitan District  
c/o Shawn Winters, Director of Operational Support (Owner/Applicant)  
c/o Randy Reeves, Cardinal Points Surveying, Inc. (Representative)  
Spaulding Avenue, Pueblo West

The Owner/Applicant requests approval to vacate a platted 3.356-acre public utility/equestrian/drainage easement with a portion of the easement located behind Lots 2-6 of Tract 357. The easement is located west of South Spaulding Avenue, approximately 350 feet west of the intersection of South Spaulding Avenue and West Capistrano Avenue in the Pueblo West region of Pueblo County. **(1 minute)**

- 3) MAP AMENDMENT  
CASE NO. MA-24-2  
(IF REMOVED, **PUBLIC HEARING**)
- Ralph M. Bonham (Owner)  
Edward Fisher, Edward-James Surveying (Applicant/Representative)  
3925 North Creek Road

Edward Fisher, on behalf of Ralph M. Bonham and Edward-James Surveying, requests approval to rezone a proposed 1.5-acre parcel of land from A-1, Agricultural (minimum 35 acres) to A-3, Agricultural (minimum 1 acre) in order to apply a conforming zone district to a lot proposed in related case Lot Line Rearrangement LLR-24-2. The property is located on the south side of North Creek Road, approximately one mile east of the County Line. **(1 minute)**

- 4) SUBDIVISION EXEMPTION  
CASE NO. SDE-23-5  
(IF REMOVED, **PUBLIC HEARING**)
- Sharlie Graham (Owner)  
Daniel Graham (Applicant)

The applicant requests a subdivision exemption to legally establish a 1.24-acre parcel of land zoned A-3, Agricultural (Minimum 1 acre). This property has no existing structures. Located south of and adjacent to Columbine Road, approximately 300 feet west of its intersection with Pennsylvania Avenue, in the Beulah community. **(1 minute)**

**9:15 A.M. BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS**

- 1) HOUSE BILL 1041 PERMIT  
CASE NO. SLI-23-9
- Maya Lewis (Applicant)  
Cristopher J. Cullen (Owner)  
Charles Ndhlovu, Village BESS I, LLC (Representative)

The applicant is requesting approval of a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, for Village BESS I, LLC plans to construct, operate, and maintain an up to 500-megawatt (MW) battery energy storage system (BESS) located on forty acres of undeveloped land. The property is located adjacent to the Comanche Power Plant, southwest of the intersection of Lime Road and Saint Charles Road in Pueblo County. **(30 minutes)**

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

**9:45 A.M. ZONING BOARD OF APPEALS' REGULAR ITEMS**

- 1) ZONING VARIANCE Jason & Kandace Gecewicz (Owner/Applicant)  
CASE NO. ZV-24-5 902 S. Rancocas Drive, Pueblo West, CO

Owner/Applicant requests a zoning variance to allow an existing six (6) foot high solid fence in lieu of the required two and a half (2.5) foot high solid fence for a front yard setback area as set forth Section 17.120.160 Fences, walls, and hedges of the Pueblo County Code. The fence has been constructed for three (3) years. The property is in an A-3, Agricultural zone district and is in Pueblo West. The subject fence is located on the west side of the property. **(15 minutes)**

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

**10:00 A.M. DISCUSSION**

- 1) HOUSE BILL 1041 PERMIT FONSI Tri-State Generation and Transmission Association, Inc. (Applicant)  
CASE NO. SLI-24-3 c/o Selina Koler, Transmission Siting, Permitting & Environmental Manager

FONSI Determination regarding Tri-State Generation and Transmission Association, Inc. construction of a new single-circuit 203-kV transmission line from the existing Boone Substation to a new switching station called Huckleberry located approximately 5 miles south of the Comanche Power Station in Pueblo County. **(15 minutes)**

**10:15 A.M. OTHER BUSINESS**

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

**10:45 A.M. CITIZEN COMMENTS (limited to 3 minutes per speaker, total of 7 speakers)**

**11:06 A.M. COMMISSIONERS' COMMENTS (5 minutes)**

**11:11 A.M. ADJOURN**

The next regular BOCC Land Use Meeting will be held on **July 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 **July 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

6-13-2024 BOCC Hearing