



## BOARD OF COUNTY COMMISSIONERS

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

**THURSDAY, NOVEMBER 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, November 12, 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 September 12, 2024 and October 10, 2024.
- Approve Agenda of November 14, 2024.

**9:05 A.M. BOARD OF COUNTY COMMISSIONERS' CONSENT ITEMS** *(The Chair will remove any Consent Agenda item upon request by any Commissioner or assigned staff. Items removed upon request will be considered separately by the Board immediately following the action on the remaining*

1. **ROAD/ALLEY VACATION**  
**CASE NO. RAV-24-2**  
**(IF REMOVED, PUBLIC HEARING)**  
Bishop of Pueblo and Shane Milberger (Property Owners)  
Amella Surveying, c/o Gary Amella,  
(Applicant/Representative)  
San Pedro Street, San Jose Subdivision

The Applicant/Representative, on behalf of the landowner, requests a road/alley vacation to vacate the western 30 feet of the platted, 100-foot wide San Pedro Street located adjacent to Lots 7 and 8, San Jose Subdivision and Parcel A, Lot Line Vacation No. 2022-012. The portion of the unimproved street to be vacated is located north of Roselawn Road and south of Laredo Street in the Salt Creek region of Pueblo County. **(1 minute)**

*RAV-24-2 was continued from the September 12, 2024, BOCC Hearing.*

2. EASEMENT VACATION  
CASE NO. EV-24-3  
(IF REMOVED, **PUBLIC HEARING**)
- Dan McGee and Kathryn Ciano-McGee (Property Owners)  
Boundaries Unlimited Land Surveying, c/o Richard Jay,  
(Applicant/Representative)  
300 and 314 East Liberty Point Lane

The Applicant/Representative, on behalf of the landowners, requests an easement vacation to vacate the 20-foot wide public utility and drainage easement located on Lots 19 and 20, Block 4, Tract 5, Liberty Point Estates Amended, with 10 feet on either side of the shared property line between the lots, to allow for a future lot line rearrangement. The lots are located at the south end of East Liberty Point Lane in the Pueblo West region of Pueblo County. **(1 minute)**

3. MAP AMENDMENT  
CASE NO. MA-24-7  
(IF REMOVED, **PUBLIC HEARING**)
- Ivan & Brandi Rudyk (Applicant/Property Owners)  
APN 4619405103 (Address TBD)

The Applicants request approval to rezone a proposed a 3.09± acre parcel of land from a B-1, Neighborhood Business District, to an R-1, Residential Single-Family District to apply a conforming zone district for the construction of a single-family residence. **(1 minute)**

4. MAP AMENDMENT  
CASE NO. MA-24-10  
(IF REMOVED, **PUBLIC HEARING**)
- Pamela C. Wyckoff (Applicant/Property Owner)  
8245 Green Lane,  
Rye, CO, 81069

Pamela C. Wyckoff requests approval to rezone a proposed .85± acre parcel (made up of two lots) of land from a S-1, Public Use Zone District, to an A-4 Agricultural (minimum 1/2 acre) Zone District, to apply a conforming zone district to bring the existing single-family residence into compliance. The parcel is located on the north side of Green Lane in the Rye area. **(1 minute)**

5. MAP AMENDMENT  
CASE NO. MA-24-11  
(IF REMOVED, **PUBLIC HEARING**)
- Pueblo County, Colorado (Applicant/Property Owner)  
328 Avondale Blvd., Avondale CO 81022

Pueblo County requests approval to rezone an existing 0.42± acre parcel of land from S-1, Public Use District, to B-4, Community Business District (minimum lot size 5,000 sq/ft) to reflect an appropriate zone district for the private ownership of an existing medical clinic. The parcel has been used as a medical clinic for approximately 36 years but will now come under private ownership. The property is located north of E US Highway 50 in the Avondale area. **(1 minute)**

**9:10 A.M.      BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS**

6. **PUBLIC MEETING**  
RESOLUTION FOR  
ZONING VIOLATION  
CASE NO. VZ-20-50
- Anna Pratt Coiner (Property Owner)  
32800 South Road  
Lot 2, Sherwood Subdivision

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 2, Sherwood Subdivision and addressed as 32800 South Road, Pueblo County, Colorado (VZ-20-50). **(5 minutes)**  
*VZ-20-50 was continued from the October 10, 2024, BOCC hearing.*

7. **PUBLIC HEARING** RMS335 LLC, Rob Cooper (Representative/Applicant)  
HOUSE BILL 1041 PERMIT Colorado State Land Board, David Rodenberg  
CASE NO. SLI-23-4 (Representative/Property Owner)  
J-S Farms, Inc John Sutphin Jr (Property Owner)

The applicant is requesting approval of a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, to construct, operate, maintain, and decommission a 500-megawatt (MW) utility-scale solar photovoltaic (PV) energy generating facility to include a PV solar array, a battery energy storage system, a project substation and other appurtenant equipment. The proposed Project is located on approximately 3,200 acres of private and State Trust land in unincorporated Pueblo County (referred to herein as the Project Area). The Project Area is located west of Doyle Road, north of the Broad Acre Landfill on Doyle Road, east of Interstate 25 at the Stem Beach exit, and approximately 5 miles south of the city of Pueblo, Pueblo County, Colorado. **(30 minutes)**

8. **PUBLIC HEARING** RMS150 LLC, Krista Tortorice (Representative/Applicant)  
HOUSE BILL 1041 PERMIT Colorado State Land Board, David Rodenberg  
CASE NO. SLI-24-2 (Representative/Property Owner)

The applicant is requesting approval of a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, to construct, operate, maintain, and decommission a 500-megawatt (MW) utility-scale solar photovoltaic (PV) energy generating facility to include a PV solar array, a battery energy storage system, a project substation and other appurtenant equipment . The proposed Project is located on approximately 3,200 acres of private and State Trust land in unincorporated Pueblo County (referred to herein as the Project Area). The Project Area is located west of Doyle Road, north of the Broad Acre Landfill on Doyle Road, east of Interstate 25 at the Stem Beach exit, and approximately 5 miles south of the city of Pueblo, Pueblo County, Colorado. **(30 minutes)**

**10:15 A.M. PUBLIC COMMENTS**

9. Citizen Comments *(Limited to 3 minutes per speaker, total of 7 speakers.)*  
10. Commissioners' Comments *(5 minutes)*

**10:41 A.M. ADJOURN**

The next regular BOCC Land Use Meeting will be held on **December 12, 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 **December 12, 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.)***