



## BOARD OF COUNTY COMMISSIONERS

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

**THURSDAY, DECEMBER 12, 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, December 10, 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 November 14, 2024.
- Approve Agenda of December 12, 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. MAP AMENDMENT  
CASE NO. MA-24-4  
*(IF REMOVED, PUBLIC HEARING)* James J. and Karen G. Genova (Landowners)  
Amella Surveying c/o Gary Amella  
(Applicant/Representative)  
34100 Jersey Road

Applicant requests approval to rezone two (2) proposed 1± acre lots from A-2, Agricultural (minimum 5 acre) Zone District, to A-3, Agricultural (minimum 1 acre) Zone District to apply a conforming zone district for the existing single-family residence and a future single-family residence. The proposed lots are part of pending Subdivision Exemption SDE-24-1. The property is located on the south side of Jersey Road between 34th Lane and 35th Lane, in the St. Charles Mesa Area. **(5 minutes)**

2. SUBDIVISION EXEMPTION James J. and Karen G. Genova (Landowners)  
CASE NO. SDE-24-1 Amella Surveying c/o Gary Amella  
(IF REMOVED, **PUBLIC HEARING**) (Applicant/Representative)  
34100 Jersey Road

Applicant requests a subdivision exemption to create and properly establish three (3) parcels of land currently zoned A-2, Agricultural. Proposed Lot 1 has an existing residence and accessory structure, proposed Lot 2 is intended to have a future residence, and proposed Lot 3 is intended to remain agricultural use. This request also involves right-of-way dedication on Jersey Road and 34th Lane. **(5 minutes)**

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

3. **PUBLIC HEARING** Gulfco Manufacturing, LLC, Mark Means  
HOUSE BILL 1041 PERMIT (Owner/Applicant)  
CASE NO. SLI-24-7 Influent Energy, John Powers (Project Manager)

The applicant is requesting approval of a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, to construct, operate and maintain a 1-megawatt (MW) ground-mounted photovoltaic system that will serve Gulfco Manufacturing as a source for renewable energy. The privately owned array will consist of 1,728 solar modules and generate approximately 1700 megawatt hours annually - reducing Gulfco's utility consumption and costs. The Project Area is located at 1 Magnuson Ave, in the Memorial Airport Industrial Park, Pueblo, Colorado. **(15 minutes)**

4. **PUBLIC HEARING** Apelt Ranch Solar, LLC, Cliff Graham (Applicant)  
HOUSE BILL 1041 PERMIT Colorado State Land Board, David Rodenberg  
CASE NO. SLI-24-4 (Representative/Property Owner)  
Walker Ranches, LLLP Gary R. Walker  
(General Partner/Property Owner)  
Logan Simpson, Emily Bitler (Representative)

The applicant requests approval of a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, to construct, operate, maintain, and decommission an approximately 400-megawatt alternating current (MWac) utility scale photovoltaic (PV) solar project to include PV solar arrays, a new project substation, a Battery Energy Storage System (BESS), supervisory control and data acquisition (SCADA) system, and other appurtenant equipment. The project is located approximately seven miles northeast of the City of Pueblo and one mile east of Interstate 25 (I-25) in unincorporated Pueblo County. **(15 minutes)**

5. **PUBLIC HEARING** Public Service Company of Colorado, (PSCo)  
HOUSE BILL 1041 PERMIT Jennifer Chester (Applicant)  
CASE NO. SLI-24-5 Burns & McDonnell, Erica Powell  
(Representative Firm)

Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy (Xcel Energy), is seeking approval of a 1041 Permit for Site Selection and Construction of Major Facilities of a Public Utility from Pueblo County to construct and operate a portion of Colorado's Power Pathway (Pathway) located in Pueblo County, pursuant to Chapters 17.148 and 17.168 of the Pueblo County code, Title 17 Land Use,

Division II Areas and Activities of State and Local Interest. The Pathway proposed in unincorporated Pueblo County includes 37 miles of new 345-kV double-circuit electric transmission line, equipment additions at the existing Tundra Substation, and the new Sandstone Substation. Pathway will be constructed in segments, with approximately 26 miles of Segment 4 and 11 miles of Segment 5 proposed in Pueblo County. The proposed location in Pueblo County is generally located in the northeast portion of the County, north of Colorado State Highway 96. Segment 4 is oriented in an east to west direction and Segment 5 is oriented in a south to north direction. The existing Tundra Substation is located off DOT Road, approximately five miles north of US50. The new Sandstone substation is proposed east of Boone Road, south of County Road 622. **(15 minutes)**

**10:00 A.M. PUBLIC COMMENTS**

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

**10:26 A.M. OTHER BUSINESS**

8. Appointing Members to the Pueblo County Planning Commission. ***(5 minutes)***

**10:31 A.M. ADJOURN**

The next regular BOCC Land Use Meeting will be held on **January 9, 2025, 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 **January 9, 2025**. 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: Planning Department staff reports, applications, and supplemental materials distributed at the meeting are automatically part of the Record unless objected to and upheld during the public hearing. Additional materials from applicants or others may be submitted for inclusion at their discretion and admitted by the administrative body. All materials accepted into the Record must be left with the Clerk.)***