



BOARD OF COUNTY COMMISSIONERS

Miles Lucero District 1
Paula McPheeters, District 2
Zachary Swearingen, District 3

**THURSDAY, APRIL 10, 2025
9:00 A.M.**

**PUEBLO COUNTY COURTHOUSE
COMMISSIONERS' CHAMBERS
215 WEST 10TH STREET
LAND USE AGENDA**

NOTICE: The public may provide comments by 5:00 p.m., on Tuesday, April 08, 2025, to the Department of Planning and Development or via email to planning@pueblocounty.us. The hearing will be streamed on Facebook Live.

9:00 A.M. CALL TO ORDER

- Pledge of Allegiance
- Attendance/Excused
- Approve Land Use Minutes of March 13, 2025
- Approve Agenda of April 10, 2025

9:04 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 Consent Agenda, be continued to another meeting, or handled in a manner otherwise determined at the discretion of the Board.)

- 1) MAP AMENDMENT Masciantonio Family Trust, c/o Celesta Jane Rhodes
CASE NO. MA-24-6 (Landowner)
(IF REMOVED, **PUBLIC HEARING**) 5750 N Interstate 25

Applicants request approval to rezone a proposed 5.04± acre parcel of land from an A1, Large Agriculture Zone District to an A2, Medium Agriculture Zone District to apply a conforming zone district for the existing single-family residence. **(1 minute)**

- 2) MAP AMENDMENT Ayler Trust, c/o Alan Ayler (Landowner)
CASE NO. MA-25-3 6779 Sunset Place, Rye
(IF REMOVED, **PUBLIC HEARING**)

Applicant/Representative requests approval to rezone a proposed 8.0± acre parcel of land from an A1, Large Agriculture Zone District to an A2, Medium Agriculture Zone District. **(1 minute)**

- 3) SUBDIVISION EXEMPTION Masciantonio Family Trust, c/o Celesta Jane Rhodes
CASE NO. SDE-24-2 (Landowner)
(IF REMOVED, **PUBLIC HEARING**) 5750 N Interstate 25

Applicants request a subdivision exemption to create and properly establish one (1) five (5) acre parcel of land, currently zoned A1, Large Agriculture, but will be rezoned to A2, Medium Agriculture, through map amendment MA-24-6, being heard today. Proposed Parcel A has an existing residence and accessory structures; the remaining 54.0± acres will stay undeveloped to be sold in the future. **(1 minute)**

- 4) SUBDIVISION EXEMPTION Masciantonio Family Trust, c/o Celesta Jane Rhodes
CASE NO. SDE-24-3 (Landowner)
(IF REMOVED, **PUBLIC HEARING**) 6250 N Interstate 25

The landowners request a subdivision exemption to create and properly establish one (1) five (5) acre parcel of land, currently zoned A1, Large Agriculture, but will be rezoned to A2, Medium Agriculture, through approval of Map Amendment MA-24-13, being heard today. Proposed Parcel A has an existing residence and accessory structures; the remaining 221.0± acres will stay undeveloped, farmland at this time. **(1 minute)**

- 5) HOUSE BILL 1041 PERMIT Summit Utilities, Ben Watkin (Representative/Applicant)
CASE NO. SLI-24-10 Campos EPC, LLC, Ryan Wamble (Representative Firm)
(**CONTINUANCE REQUEST**)

Summit Utilities is proposing to construct requisite infrastructure to connect the GCC Pueblo facility to Kinder Morgan's transmission pipeline infrastructure. **(1 minute)**
Planning Staff is requesting SLI-24-10 be continued to May 8, 2025.

- 6) SPECIAL USE PERMIT Vaughan & Brandi Tatman (Landowners/Applicants)
CASE NO. SUP-24-9 6480 Pickney Road, Rye
(**CONTINUANCE REQUEST**)

This is a request for a special use permit to allow an agricultural implementation repair shop in an A1, Large Agriculture, Zone District. **(1 minute)**
The applicant is requesting SUP-24-9 be continued to May 8, 2025.

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

- 7) HARVEST MOON SUBDIVISION Joe Costanza & Frank Molinaro (Owners)
CASE NO. FINL-24-1 Rocky Mangini, Mangini & Associates
(Applicant/Representative)
Lots 6, 7, 8 Harvest Moon Subdivision

The Applicants request approval to re-subdivide Lots 6, 7, & 8 of Harvest Moon Subdivision (8.84± acres) into eight (8) lots. Lots 1, 4 5, and 8 will contain 1.00± acres each and Lots 2, 3, 6, and 7 will contain 1.21± acres each. The previous subdivision dedicated additional right-of-way necessary for 27th Lane. **(15 minutes)**

- 8) TEXT AMENDMENT
CASE NO. TA-25-1 Pueblo County Department of Planning and Development
(Applicant)
Title 17 - Unified Development Code, Various Sections

The Pueblo County Department of Planning and Development is proposing a Text Amendment to amend regulations in Title 17 – Unified Development Code. Various sections will be amended to correct errors and omissions identified since the adoption of the Unified Development Code.
(15 minutes)

- 9) MAP AMENDMENT
CASE NO. MA-24-13 Masciantonio Family Trust, c/o Celesta Jane Rhodes
(Landowner)
6250 N Interstate 25

Applicant requests approval to rezone a proposed 5.07± acre parcel of land from an A1, Large Agriculture Zone District to an A2, Medium Agriculture Zone District to apply a conforming zone district for the existing single-family residence. **(15 minutes)**

- 10) SPECIAL USE PERMIT
CASE NO. SUP-24-6 Kelley and Donald Kyle (Landowners/Applicants)
2141 Starlite Drive

Landowners/Applicants request approval to have a kennel, breeding and boarding use on a property zoned A3, Small Agriculture. **(15 minutes)**
Hearing of case was left open and continued from March 13, 2025.

- 11) PRESENTATION FOR PROPOSED FEE RE-ALIGNMENT
(For Informational Purposes Only. No Action Is Required). **(5 minutes)**

10:15 A.M. PUBLIC COMMENTS

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

10:41 A.M. ADJOURN

The next regular BOCC Land Use Meeting will be held on **May 8, 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 **May 8, 2025**. The meeting will be held at 9:00 a.m., in the Commissioners' Chambers at the Pueblo County Courthouse, 215 West 10th 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.)

(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 Planning and Development at 719-583-6100.