



Board of County Commissioners Land Use

Miles Lucero, District 1

Paula McPheeters, District 2

Zachary Swearingen, District 3

Thursday, August 14, 2025 at 9:00 AM

COMMISSIONERS' CHAMBERS

215 WEST 10th STREET

LAND USE MEETING AGENDA

NOTICE: The public may provide comments by 5:00 p.m., on Tuesday, August 12, 2025, via email to planning@pueblocounty.us. The hearing will be streamed live on the County's Facebook Page (<https://www.facebook.com/PuebloCounty/>); however, public comments will not be accepted from the Facebook page.

9:00 AM CALL TO ORDER

- Pledge of Allegiance
- Attendance/Excused
- Approve Land Use Minutes of June 12, 2025 (July 10, 2025 Meeting was Canceled)
- Approve Agenda of August 14, 2025

9:04 AM PUBLIC COMMENTS

1. Citizen Comments (Limited to 3 minutes per speaker, total of 7 speakers.)

9:25 AM 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.)

2. HOUSE BILL
CASE NO. HB-24-1173

Approval of Resolution to OPT out of revising the existing land use code to adopt the electric vehicle charging system permits law passed by House Bill 24-1173. (*1 minute*)

3. MAP AMENDMENT Leon and Jennifer Branham (Landowner)
CASE NO. MA-25-4 27680 & 27700 E US Highway 50

The applicants request approval to rezone a 1.06± acre parcel of land from an A3, Small Agriculture Zone District to an SR1, Suburban Residential Low Zone District to

apply a conforming zone district for two existing single-family residences. The subject property is located on US Highway 50 between 27th Lane and 28th Lane. *(1 minute)*

4. MAP AMENDMENT Michael Knight (Landowner)
CASE NO. MA-25-8 17048 W.55TH Dr. Golden

The Landowner requests a map amendment to rezone a .55± acre parcel from a CF, Community Facilities, to an SR1, Suburban Residential, Low, Zone District. The intent of this request is to correct the original zoning of the parcel to a more appropriate zone for a future single-family residence. *(1 minute)*

5. SPECIAL USE PERMIT Jason O'Brien (Landowner)
CASE NO. SUP-25-2 Assessor's Parcel Number 9525000027
North Interstate 25

The applicant requests a special use permit to allow the construction of two high-quality billboard advertising signs on a small portion of a parcel totaling 170.17 acres in an A-1, Large Agricultural Zone District. *(1 minute)*

6. FINAL PLAT Cardinal Points Surveying, Randy Reeves (Applicant)
CASE NO. FINL-24-2 Parcel A, LLR 2016-005 (aka 920 25th Lane)

The Applicants request approval to subdivide Parcel A, LLR 2016-005, also known as 920 25th Lane, into three (3) lots. Lot 1 will contain 6.33± acres, and Lots 2 and 3 will contain 0.69± acres each. Hill Subdivision will dedicate a ten (10) foot wide roadway easement along 25th Lane and Everett Road. Lots 2 and 3 will be accessed via two (2) private ingress-egress easements. A 65-foot-wide drainage easement and right-of-way is proposed for the north side of both Lots 1 and 2. *(1 minute)*

9:30 AM ZONING BOARD OF APPEALS

Recess as Board of County Commissioners and Reconvene as The Zoning Board of Appeals.

7. LAND USE Anna Pratt-Coiner (landowner)
DECISION APPEAL 32800 South Road, Pueblo
CASE NO. LUDA-25-1

Anna Coiner-Pratt requests an appeal for relief from the County Zoning Administrator's decision regarding Zoning Violation No. HVZ-20-50 for use of the subject property as a feedlot. *(15 minutes)*

Continued from July 17, 2025.

Recess as the Zoning Board of Appeals and Reconvene as Board of County Commissioners.

9:45 AM COMMISSIONERS' COMMENTS

8. Commissioners' Comments (5 minutes)

9:50 AM ADJOURN

The next BOCC Land Use Meeting will be held on September 11, 2025.

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. (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).