



BOARD OF COUNTY COMMISSIONERS

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

THURSDAY, NOVEMBER 13, 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, November 11, 2025, 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 October 9, 2025

Approve Agenda of November 13, 2025

9:05 A.M. **PUBLIC COMMENTS**

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

9:31 A.M. **SPECIAL ISSUES OF PUBLIC INTEREST**

1. Proclamation – “Veterans Day” acknowledgement to the Veterans and Active-Duty Employees of Pueblo County. **(6 minutes)**

9:37 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.)

2. MINING OR EXTRACTION PERMIT Amrize Cement, Inc. (Landowner)
[CASE NO. MEP-25-1](#) APN 700000010, 700000019, 700000085,
(IF REMOVED, **PUBLIC HEARING**) 7000000087

The applicants request approval to expand the limestone and sandstone extraction activities approved under Special Use Permit HSUP-20-9 to four (4) sections totaling 2,520± acres and to change the permitted activity from exploration to mining. Mining will occur as an open pit mine that will include blasting and off-road hauling to the primary crusher and screen in Fremont County. **(1 minute)**

3. ROAD/ALLEY VACATION Robert and Elizabeth Martin (Landowners)
[CASE NO. RAV-25-1](#) Rocky Mangini, Mangini & Associates (Applicant)
(IF REMOVED, **PUBLIC HEARING**)

Rocky Mangini, Mangini & Associates, on behalf of Robert and Elizabeth Martin, seeks approval for a Road/Alley Vacation in an A3, Small Agriculture, Zone District. The proposed vacation is in the Beulah area. The purpose of this request is all dedicated streets and alleys within Glendale Subdivision in the above said portion have never been constructed due to undesirable terrain. **(1 minute)**

4. TEXT AMENDMENT Pueblo County Department of Planning and Development
[CASE NO. TA-25-2](#) (Applicant)
(IF REMOVED, **PUBLIC HEARING**) 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. Proposed amendments will include updates to Sec 17.02.060: Residential Zone Districts, Sec. 17.03.020: Table of Allowed Uses, Sec. 17.03.040: Accessory Uses and Structures, Sec. 17.04.020: Off-Street Parking and Loading, 17.05.030: Permanent Sign Standards by Zone District or Use Type, Sec. 17.06.080: Subdivision Procedures, and Sec. 17.12.030: Definitions. **(1 minute)**

9:40 A.M. BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS

5. HOUSE BILL 1041 PERMIT NextEra Energy (Applicant)
[CASE NO. SLI-22-7](#) Nathan Keiser
EXTENSION

The applicant is requesting an extension for a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, for construction of a Utility Scale Solar Facility consisting of a 200 MW photovoltaic solar energy generation facility with additional battery storage of up to 200 MW. The project will interconnect to the existing Public Service Company of Colorado Mirasol Switchyard by a new 230 kV transmission line. The project is also known as Mirasol Energy Center Project and is located approximately 5 miles south of the town of Avondale. **(1 minute)**

6. HOUSE BILL 1041 PERMIT NextEra Energy (Applicant)
CASE NO. SLI-22-8 Nathan Keiser
EXTENSION

The applicant is requesting an extension for a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, for construction of a Utility Scale Solar Facility consisting of a 200 MW photovoltaic solar energy generation facility with additional battery storage of up to 200 MW. The project will interconnect to a future switchyard on the existing Public Service Company of Colorado 230 kV Boone-Midway transmission line. The project is also known as Elderberry Solar Project and is located approximately four miles southeast of the town of Boone. **(1 minute)**

9:42 A.M. COMMISSIONERS' COMMENTS (5 minutes)

9:47 A.M. ADJOURN

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

Planning staff reports, applications, and distributed materials are part of the Record unless successfully objected to. Additional materials may be submitted and admitted at discretion, but all accepted materials must remain with the Clerk. This agenda is for informational purposes only and is subject to change. Accommodation for individuals with sight or hearing impairment may be made by contacting Planning and Development at 719-583-6100.