

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
MAY 20, 2026
5:30 P.M.

NOTICE: The public may provide comments by 5:00 p.m., on Monday, May 18, 2026, via email to planning@pueblocounty.us. The hearing will be streamed on Facebook Live.

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of May 20, 2026, Meeting.
3. Approval of April 15, 2026, Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Correspondence.
 - (b) Board of County Commissioners' Action – May 14, 2026, Hearing
(Information only. No formal action required.)
 - (c) Administrative Reviews.
 - [Special Use Permit No.: SUP-24-3](#) Jeffrey Cole (Applicant). This Administrative Review serves to update the Pueblo County Planning Commission on the status of Special Use Permit No. 24-3. The special use permit allows a 20-foot by 20-foot private family cemetery on a 40± acre parcel in an A1 Large Agriculture (formerly A-1, Agricultural (minimum 35 acre)) zone district.
 - [Special Use Permit No.: SUP-24-4](#) Hunter Julander, Raptor Civil Engineering, (Applicant). This Administrative Review serves to update the Pueblo County Planning Commission on the status of Special Use Permit SUP-24-4. The special use permit allows a U-Haul U-Box Storage facility with a possible future second building and 206 covered RV parking spaces on two adjacent parcels totaling 8.65± acres in a CC, Community Commercial (previously B-4, Community Business) zone district.

- [Special Use Permit No.: SUP-24-9](#) Vaughan & Brandi Tatman (Applicant)
This Administrative Review serves to update the Pueblo County Planning Commission on the status of Special Use Permit SUP-24-9. The special use permit allows an agricultural implementation repair shop in an A1 Large Agriculture Zone District.

6. Statement of Hearing Procedures by Chairperson.

The applicant and/or representative are called upon to speak, followed by any in favor, and then, any in opposition, with the applicant having the final say.

7. Hearing of Cases.

a) **CONSENT ITEMS:**

The Consent Agenda includes items recommended for approval by staff, with no opposition as of publication. Applicants agree to the recommended conditions. Any Commissioner or audience member may request an item's removal for a full public hearing after the summary presentation of Consent items.

- 1) MAP AMENDMENT Dennis Vallejos, Vallejos Revocable Trust (Applicant)
[CASE NO.: MA-26-1](#) 8335 Zorn Dr. (APN 4836303068)

The applicant requests a rezoning of Lot 88 Forest Hill from the A2 Medium Agriculture zone district to the A3 Small Agriculture zone district and Lot 95 Forest Hill from the A2 Medium Agriculture to the SR1 Suburban Residential Low zone district apply conforming zone districts to existing platted lots.

b) **REGULAR ITEMS:**

- 1) SPECIAL USE PERMIT Toby & Rose Miller (Applicants)
[CASE NO.: SUP-26-2](#) 6251 State Hwy 78, (APN 1600000259)

The applicants request special use approval for a Vehicle Sales, Rental, and Leasing, Heavy use in an A1, Large Agriculture zone district.

- 2) SPECIAL USE PERMIT Verizon Wireless (Applicant)
[CASE NO.: SUP-26-3](#) W US Hwy 50 & Hobson Ranch Rd
(APN 9700000158)

The applicant requests approval for a new freestanding 150' Wireless Communications Facility tower and associated base station equipment within a 35' x 35' lease area in an A1, Large Agriculture zone district.

- 3) SPECIAL USE PERMIT William & Norma Adamson (Applicants)
CASE NO.: SUP-26-4 1630 Cortner Rd. (APN 1318004002)

The applicants request approval for an Animal Feeding Operation (AFO) consisting of sixteen (16) feeding pens for the feeding of up to 5,000 sheep in an A1, Large Agriculture zone district.

- 4) TEXT AMENDMENT Pueblo County Planning & Development (Applicants)
CASE NO.: TA-26-1 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 (UDC). Specifically, amendments to various sections of the UDC to correct typos, errors, and omissions. Proposed amendments will include updates to Chapter 17.02 Zone Districts, Chapter 17.03 Use Regulations, Chapter 17.04 Development Standards, Chapter 17.05 Signs, Chapter 17.06 Administration and Procedures, and Chapter 17.12 Measurements and Definitions.

8. Unfinished Business.
9. New Business.
10. Reports of Committees.
 - Transportation Advisory Committee – Richard Arko
11. Public Comments (limited to 3 minutes per speaker, total of 7 speakers).
12. Adjournment.

The next regular PCPC Land Use Meeting will be held on **June 17, 2026, at 5:30 p.m.**

SK

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.

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.