



BOARD OF COUNTY COMMISSIONERS

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

THURSDAY, MAY 9, 2024
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, May 7, 2024, to the Department of Planning and Development or via email to planning@pueblocounty.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 April 11, 2024.
- Approve Agenda of May 9, 2024.

9:05 A.M. BOARD OF COUNTY COMMISSIONERS' CONSENT ITEMS

- 1) HOUSE BILL 1041 PERMIT
CASE NO. SLI-22-6
(formerly known as 1041 2022-005)
(IF REMOVED, PUBLIC HEARING)
Nathan Keiser, Project Manager.
Thunder Wolf II, LLC (NextEra Energy) (Applicant)
Velma and Michael Rinks (Owners)
41901 Bush Road

The applicant is requesting an extension 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 application anticipated construction to being in 2026 and complete in 2028. **(1 minute)**

- 2) HOUSE BILL 1041 PERMIT
CASE NO. SLI-22-9
(formerly known as 1041 2022-007)
(IF REMOVED, **PUBLIC HEARING**)
- Nathan Keiser, Project Manager,
Highland Solar, LLC (NextEra) (Applicant)
Thatcher Land & Cattle Co., LLC (Owner)
State of Colorado (Owner)
Sand Rat, LLC (Owner)

The applicant is requesting an extension for construction of a Utility Scale Solar Facility consisting of up to 500 MW photovoltaic solar energy generation facility with additional battery storage of up to 500 MW. The application anticipated construction to being in 2026 and complete in 2028. **(1 minute)**

- 3) HOUSE BILL 1041 PERMIT
CASE NO. SLI-22-10
(formerly known as 1041 2022-008)
(IF REMOVED, **PUBLIC HEARING**)
- Nathan Keiser, Project Manager,
Neptune II, LLC (NextEra) (Applicant)
Thatcher Land & Cattle Co., LLC (Owner)
Sand Rat, LLC (Owner)

The applicant is requesting an extension 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 application anticipated construction to being in 2026 and complete in 2028. **(1 minute)**

- 4) WALKER-BAIRD SUBDIVISION
FINAL PLAT CASE NO. FINL-23-7
(IF REMOVED, **PUBLIC HEARING**)
- Alan W. Walker and Jane S. Baird (Owners/Applicants)
Daley Land Surveying, Inc., c/o Rob Daley
(Representative)
299 30th Lane

The owners/applicants request final plat approval to subdivide 35.49± acres into two (2) lots, containing 6.71± acres and 27.17± acres within an A-2, Agricultural (minimum 5 acre) Zone District. A thirty (30) foot road right-of-way dedication for both Lane 30 and Clair Road (containing 1.61± acres total) is also proposed. The property is located at the northeast corner of the intersection of 30th Lane and Clair Road, approximately a quarter mile south of State Highway 96/U.S. Highway 50 East, in the Baxter area. **(1 minute)**

RECESS AS BOARD OF COUNTY COMMISSIONERS AND CONVENE AS ZONING BOARD OF APPEALS

9:09 A.M. ZONING BOARD OF APPEALS' REGULAR ITEMS

- 1) ZONING VARIANCE
CASE NO. ZV-24-3
- Colorado City Metropolitan District (Owner/Applicant)
Atencio Engineering, c/o Amanda Atencio (Representative)
Greenhorn Meadows Park, State Highway 165

The representative requests a zoning variance to allow gravel parking where hard surface would be required on an 80.84-acre parcel within the S-1, Public Use Zone District. The site is the existing Greenhorn Meadows Park and Campgrounds. The property is located on the south side of State Highway 165, just west of its intersection with Cibola Drive, in the Colorado City Metropolitan District. **(30 minutes)**

RECESS AS ZONING BOARD OF APPEALS AND CONVENE AS BOARD OF COUNTY COMMISSIONERS

9:39 A.M. CITIZEN COMMENTS *(limited to 3 minutes per speaker, total of 7 speakers)*

10:00 A.M. COMMISSIONERS' COMMENTS *(5 minutes)*

10:05 A.M. ADJOURN

The next regular BOCC Land Use Meeting will be held on **June 13, 2024, 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 **June 13, 2024**. 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: The Planning Department staff report, and the application submitted by the applicant for each agenda item and any supplemental information distributed by staff at the meeting are automatically incorporated as part of the Record unless specific objections are raised and sustained at the public hearing. Any additional materials used by the applicant or others in support of or in opposition to a particular agenda item may, at the discretion of the person or entity using the materials, be submitted for inclusion in the Record. Such materials for which a request for inclusion in the Record is made shall, at the discretion of the administrative body, be made a part of the Record. Note: Any materials including documents and/or instruments submitted for inclusion in the Record and admitted by the administrative body must be left with the Clerk.)

SMS