



BOARD OF COUNTY COMMISSIONERS

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

**THURSDAY, March 12, 2026
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, March 10, 2026, 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 February 12, 2026.

Approve Agenda of March 12, 2026.

9:04 A.M. PUBLIC COMMENTS

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

9:25 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 Nick Pannunzio, Premier Homes, Inc. (Applicant)
CASE NO.: MA-25-18 1318000005 NO STREET, APN 13-180-00-005

The applicant requests a rezoning of a 40± acre parcel from the A1 Large Agriculture zone district to the A3 Small Agriculture zone district to apply an appropriate zone district for a future subdivision. **(1 minute)**

- 2) SPECIAL USE PERMIT
CASE NO.: HSUP-19-3
DECLARATION OF
ABANDONMENT Michael Borkowski, Community Power Group,
LLC. (Applicant)
Carl Prutch (Landowner)
APN 03-280-00-015

Staff request a Declaration of Abandonment of Special Use Permit HSUP-19-3 (SUP 2019-003). The use approved by this Special Use Permit has not been established.
(1 minute)

9:27 A.M. DISCUSSION

- 3) 1041 PERMIT FONSI
CASE NO.: FONSI-25-2 Mark Goebel, NextEra Energy (Applicant)
9100000086 UNKNOWN

FONSI Determination on February 9, 2026, for a Finding of No Significant Impact (FONSI) to construct a new 345-kV transmission line (gen-tie) to interconnect the Highland Solar I, LLC Solar and Battery Energy system to the Xcel Energy Sandstone substation on Boone Road. The gen-tie is approximately 2.6 miles long and is to be located on private property. **(10 minutes)**

9:37 A.M. BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS

- 4) HOUSE BILL 1041 PERMIT
Waxwing Solar Project
CASE NO.: SLI-25-2 My Sunshare
Beau Scott (Applicant/Representative)
Foothills Farm, RLLP, Patrick Leach (Owner)

Applicants request 1041 Permit approval to construct a 3.0 MW solar project on approximately 18 acres of land within a 38.65- acre parcel owned by Foothills Farms RLLLP (APN # 400000114). The project location is just east of Baculite Mesa Road, and 0.25 miles northeast of the intersection of Colorado State Highway 47 and Baculite Mesa Road. The property is within an A1 Agricultural zone district.
(10 Minutes)

- 5) SPECIAL USE PERMIT
CASE NO.: SUP-26-1 Jenna Wolf, LLC (Owner)
Chris Pasternak (Representative)
950 Aspen Circle

The applicant/representative requests a special use permit to allow a private educational facility on a parcel totaling 1.27± acres in an LI, Light Industrial, Zone District. **(20 Minutes)**

10:07 A.M. Presentation – Carmen Howard – Building Division Update **(10 Minutes)**

10:17 A.M. COMMISSIONERS' COMMENTS **(10 Minutes)**

10:27 A.M. ADJOURN

The next BOCC Land Use Meeting will be held on April 9, 2026.

BOCC LAND USE AGENDA

March 12, 2026

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