



Board of County Commissioners Land Use

Miles Lucero, District 1

Paula McPheeters, District 2

Zachary Swearingen, District 3

Thursday, July 9, 2026 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, July 7, 2026, 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 11, 2026.
- Approve Agenda of July 9, 2026

9:04 AM PUBLIC COMMENTS

- Citizen Comments (Limited to 3 minutes per speaker, total of 7 speakers.)
- Commissioners' Comments (5 minutes)

9:30 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.)

1. SPECIAL USE PERMIT Paul R. Bossert Mainstreet Broadcasting, Inc (Applicant)
CASE NO.: SUP-26-8 Eden Leasing Inc. (Landowner) (APN 9400001034)

The applicant requests special use approval for a Broadcast Tower Facility use consisting of a 150' tower and 400 sf. ground support building within a 10,000 sf. lease area 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.

(Continued from June 11, 2026 BOCC Meeting)

3. ROAD NAME CHANGE Rose Javornik (Applicant)
CASE NO.: RNC-26-1 Delta St. south of Santa Fe Dr, Pueblo, Co

The applicant has petitioned for a Road Name Change to change the name of Delta St south of Santa Fe Dr to "Franks Market Place".

4. ROAD ALLEY VACATION Gary Amella (Applicant)
CASE NO.: RAV-26-1 48240 E State Hwy 96, Avondale, Co

The Applicant requests approval for a Road/Alley Vacation in an SR2, Suburban Residential, Low, Zone District to vacate those roadways adjacent to Mr. Fehrman's parcel which is legally described as Lots 1 to 38, Block 2, North Avondale, physically addressed as 48240 East State Highway 96, and under the Assessor's Parcel Number 02-330-02-014.

9:35 AM BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS

5. SPECIAL USE PERMIT Palmer Advertising, Jason O'Brien(Applicant)
CASE NO.: SUP-26-5 (APN 9524001003)

The applicant requests approval for a Billboard Advertising Sign on a small portion of a 4.079-acre parcel in the LI (Light Industrial) Zone District. The sign will be offset twenty-five (25) feet from the West Property Boundary of Tax Assessor Parcel Number 95-240-01-003. The size of the billboard will be 12' high x 36' wide, 20' above ground level and 32' total height.

6. SPECIAL USE PERMIT Palmer Advertising, Jason O'Brien(Applicant)
CASE NO.:SUP-26-6 (APN 9524001001)

The applicant requests approval for a Billboard Advertising Sign on a small portion of a 4.297-acre parcel in the LI (Light Industrial) Zone District. The sign will be offset twenty-five (25) feet from the West Property Boundary of Tax Assessor Parcel Number 95-240-01-001. The size of the billboard will be 12' high x 36' wide, 20' above ground level and 32' total height.

7. HOUSE BILL 1041 PERMIT NextEra Energy Resources, LLC (Applicant)
BUFFALO BUR SOLAR 4051 Boone Rd (APNs 9100000086 & 9100000089)
CASE NO.: SLI-25-1

The applicant is requesting approval to construct, operate, and maintain a 540-megawatt (MW) utility-scale solar photovoltaic facility and a battery energy storage system (BESS) with up to 1,200 MW of storage capacity, along with associated appurtenant facilities. The project is located on approximately 2,750 acres of privately owned land north of the town of Boone, in Pueblo County, Colorado.

(Continued from June 11, 2026 BOCC Mtg)

8. 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.

(Continued from June 11, 2026 BOCC Meeting)

9. 1041 HOUSE BILL PERMIT Roy Skinner (Applicant)
STAGECOACH SOLAR 6005 Overton Rd, Pueblo, CO 81008
CASE NO.: HSLI-14-3

The purpose of this item is to consider a Resolution confirming the continued validity of 1041 Permit No. 2014-003 (Stagecoach Solar Project), acknowledging that Stagecoach Solar, LLC remains the permittee, and adopting updated conditions of approval necessary to bring the project into compliance with current Pueblo County standards prior to construction.

9:55 BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS (PUBLIC HEARING)

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

9:55 AM ZONING BOARD OF APPEALS' REGULAR ITEMS

10. ZONING VARIANCE Grant Siebenneicher (Applicant)
CASE NO.: ZV-26-1 Parker & Spaulding LLC (Owner)
8995 Old San Isabel Rd (APN 4800000091)

The applicant requests a zoning variance to allow a front yard setback of 15 feet in lieu of the 25-foot front yard setback required for an accessory structure in an A2 Medium Agriculture zone district.

(Continued from June 11, 2026 BOCC Meeting)

11. ZONING VARIANCE Verizon Wireless (Applicant)
CASE NO.: ZV-26-2 Rachel Long, Retherford Enterprises, Inc. (Representative)
Walker Ranches, LLLP,
Gary R Walker, Georgia Walker (Landowners)
W US Hwy 50 & Hobson Ranch Rd (APN 97-000-00-158)

The applicant requests a zoning variance to allow a front yard setback of 57 feet in lieu of the 150-foot front yard setback required for a Wireless Communications Facility tower.

(Continued from June 11, 2026 BOCC Meeting)

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

10:25 AM ADJOURN

The next BOCC Land Use Meeting will be held on August 13, 2026.

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).

Accommodations for individuals with sight or hearing impairment may be made by contacting Planning and Development at 719-583-6100.