



Board of County Commissioners Land Use

Miles Lucero, District 1

Paula McPheeters, District 2

Zachary Swearingen, District 3

Thursday, August 13, 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 Monday, August 10, 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 August 13, 2026

9:04 AM PUBLIC COMMENTS

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

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. MAP AMENDMENT Ian Habich
CASE NO.: MA-26-2 1030 GUNNISON ST.
(IF REMOVED, **PUBLIC HEARING**)

The applicant requests a rezoning of a 0.55± parcel from the CC, Community Commercial, Zone District to the SR1, Suburban Residential, Low, Zone District. The property contains an existing residence (constructed in 1929) and one (1) accessory structure. The property, as a whole, is developed with a single-family residence within the CC, Community Commercial, Zone District. The zoning change will better reflect the use as residential and bring the parcel and use into compliance with the Pueblo County Unified Development Code (UDC). **(1 minute)**

2. ABANDONMENT OF Jason O'Brien (Applicant)
SPECIAL USE PERMIT APN 9525000027
CASE NO.: SUP-25-2 North Interstate 25
(IF REMOVED, **PUBLIC HEARING**)

Staff requests a **Declaration of Abandonment** of Special Use Permit SUP-25-2. The use approved by this Special Use Permit has not been established. **(1 minute)**

3. ABANDONMENT OF Jason O'Brien (Applicant)
SPECIAL USE PERMIT APN 9525032001
CASE NO.: SUP-25-3 North Interstate 25
(IF REMOVED, **PUBLIC HEARING**)

Staff requests a **Declaration of Abandonment** of Special Use Permit SUP-25-3. The use approved by this Special Use Permit has not been established. **(1 minute)**

4. ABANDONMENT OF Jason O'Brien (Applicant)
SPECIAL USE PERMIT APN 9525031001
CASE NO.: SUP-25-4 North Interstate 25
(IF REMOVED, **PUBLIC HEARING**)

Staff requests a **Declaration of Abandonment** of Special Use Permit SUP-25-4. The use approved by this Special Use Permit has not been established. **(1 minute)**

9:34 AM BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS

5. REQUEST FOR DISBURSEMENT Pueblo Rural Fire District
OF FIRE PROTECTION IMPACT FEES

The Pueblo Rural Fire Protection District has requested for fire impact fee disbursement for a fire hydrant to be installed by the St. Charles Mesa Water District at Pueblo Rural Fire Station 2. **(10 minutes)**

6. HOUSE BILL 1041 PERMIT Honors Energy, LLC
SLI-22-11 (1041 2022-009) C/O Chase Marson (Applicant)
2ND EXTENSION Dennis L. Porter Trust (Owner)
Tertra Tech, C/O Jennifer Kraus (Representative)

The applicant is requesting a second extension for a permit by the Pueblo Board of County Commissioners as the designated Permit Authority to construct and operate a 198-megawatt, photovoltaic (PV) solar generation facility with battery storage in Pueblo County, Colorado. The Project will be located on approximately 1,390 acres of private land in Pueblo County approximately 8.3 miles south of Vineland, Colorado. Honors Energy, LLC, requests a second 24-month extension through and including June 14, 2030. **(10 minutes)**

9:54 PRESENTATION OF LAND USE VIOLATIONS

7. RESOLUTION FOR Kevin Manire
ZONING VIOLATION 4713212131 APN
CASE NO.: VZ-25-13 Colorado City, CO

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Unified Development Code Against the Property Legally Described as Lot 36 Unit 12, Colorado City. **(10 minutes)**

- Commissioners' Comments (5 minutes)

10:04 AM ADJOURN

The next BOCC Land Use Meeting will be held on September 10, 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.)

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