ELBERT COUNTY
Community & Development Services

PLANNING COMMISSION

TRAINING and REGULAR MEETING with WORK SESSION

Tuesday, August 4, 2026, 6:00 PM

Administration Building, 215 Comanche Street, 2nd Floor, Public Hearing Room, Kiowa, CO 80117

1. **TRAINING:** 6:00 PM Guest Speaker. Jill Carlson, Engineering Geologist, Colorado Geological Survey (CGS). CGS is about applied geology and protecting people and property in Colorado from the impacts of geologic hazards, problematic subsurface conditions, and helping guide responsible development of minerals, mineral fuels and geothermal and water resources throughout the state. Ms. Carlson is a part of the land use group that reviews geologic hazards for proposed subdivisions, school sites, and matters of state interest. State statute requires the group to review four types of development activities: proposed subdivisions that will produce lots of less than 35-acres in unincorporated areas (reviewed before or at Preliminary Plat); 1041 matters of state interest (frequently dams, interstate road widening/re-aligning, solar/wind facilities); major municipal activities (5-acres or more In incorporated areas); and school sites (new proposed sites/additions/modifications involving a change in building footprint). CGS's reviews are advisory, not regulatory, and it is cognizant of property rights, development rights, and the existence of platted lots and their uses. Referral reviews within Elbert County include drainages; setbacks in drainages to avoid flooding, erosion, and slumping hazards; subsurface groundwater flow/observations/geotechnical reports/lab testing results; and expansive/compressible/collapsible soils. A questions and answers session was held.

2. **CALL TO ORDER:** 6:23 PM Chair Kirkwood.

3. **INVOCATION/PLEDGE OF ALLEGIANCE:** 6:23 PM Chair Kirkwood.

4. **ROLL CALL/ATTENDANCE:** 6:24 PM Wendy Doyle.
   Commissioners Present: Chair Kevin Kirkwood, Vice Chair Robert Poletiek, Kyle DeNardo, John Gresham, Dan Guthrie, Ken Madsen, Dede Schott-Grace, and Nicole Hunt.
   Commissioner Absent: Dan McCallin.
   Meeting Staff: Jennifer Jones, Community & Development Services Director; Danny Klibaner, Land Use Planner; Kelsey Lanham, Land Use Planner; Wendy Doyle, PC Recording Secretary; and Mars Garcia, CDS Digital Media Specialist.

5. **STAFF REPORT:** 6:25 PM Jennifer Jones reported recent actions of the Board of County Commissioners.

6. **CITIZEN COMMENTS:** 6:25 PM Chair Kirkwood. None.

7. **APPROVAL OF MEETNG MINUTES:** 6:26 PM Chair Kirkwood.
   Commissioner Poletiek moved to approve the meeting minutes of July 7, 2026, as presented.
   Commissioner Guthrie seconded the motion.
   Call for Vote: Chair Kirkwood. **Motion Passed 7 – 0.** Commissioner Hunt abstained.

8. **PUBLIC HEARING PROCESS:** 6:26 PM Chair Kirkwood discussed the role of the Planning Commission and the

public hearing process.

9. **PUBLIC HEARINGS:** 6:27 PM Chair Kirkwood.

PUBLIC HEARING #1, THE RIDGE AT SPRING VALLEY METRO DISTRICT NOS. 1-5 SERVICE PLAN, SD-2026-0002 OPENED: 6:27 PM Chair Kirkwood.

Staff Presentation: On behalf of Lance Ingalls, County Attorney, Jennifer Jones stated that Mr. Ingalls reviewed and provided comments on project SD-2026-0002, an application to approve a service plan or plans for The Ridge at Spring Valley Metropolitan District. Service plan recommendations are based on Elbert County Zoning Regulations, Article 16, and refer solely to the statutory approval criteria found in Section 32-1-203, #2, of the Colorado Revised Statutes. The applicant is present to present the reasons they believe they comply with all such criteria and why the planning commission should recommend approval to the Board of County Commissioners.

Applicant Presentation: 6:28 PM On behalf of Property Owner/Applicant Jim Marshall, Spring Valley Land Investments, LLC, Counsel to the Applicant – Karlie Ogden with Icenogle Seaver Pogue P.C. introduced the project team Financial Advisor-Piper Sandler and Engineer-2N Civil, LLC. Overview of the proposed consolidated service plan for five distinct, separate legal entities operating under a single service plan with the authorities and limitations shared between them was presented. Information reviewed included a vicinity map; proposed initial boundaries; inclusion area; project information/timing; water and sanitation (forthcoming intergovernmental agreement – Spring Valley Metropolitan District No. 1); overlapping districts; and general Metropolitan Districts information and responsibilities (Fund Public Improvements, Maintenance/Enforcement, and Notable Improvements) were presented along with Special District Act/Statutory criteria; debt limitations; financial impacts; infrastructure map (concept lotting plan); summary of probable construction costs-water and sanitation; service plan limitations; bond structure and repayment; and time frame/next steps. Jim Marshall commented on the inclusion of Spring Valley Metropolitan District No. 1 for water and sanitation services and public disclosure requirements.

Public Testimony Opened/Closed: 6:44 PM Chair Kirkwood. None.

Applicant Rebuttal: Chair Kirkwood. None.

Board Discussion: 6:45 PM Chair Kirkwood.
Staff, Counsel to the Applicant, and Applicant addressed questions. Topics included delivery plan long term preparedness; proposed one operating district/4 bonding districts; debt/interest/funding/bonds/mill levy; numerical plan initial estimate; geological efforts; project phases, water and wastewater; purchaser disclosures, developer control to resident control transition process; and next steps.

Call for Motion: 7:10 PM Chair Kirkwood.
Commissioner Hunt moved the Planning Commission recommend approval for SD-2026-0002 to the Board of County Commissioners and further recommend that the Board of County Commissioners consider requesting the applicant to amend the Service Plan to include language that would describe that anticipated transition from the developer to residential governance as early as is permitted under Colorado law.
Commissioner Madsen seconded the motion.
Call for Roll Call Vote: Chair Kirkwood.
Ayes: Dan Guthrie, Ken Madsen, Kyle DeNardo, John Gresham, Dede Schott-Grace, Kevin Kirkwood, Robert Poletiek, and Nicole Hunt. **Nays:** None. **Motion Passed 8 - 0.**

PUBLIC HEARING #1, THE RIDGE AT SPRING VALLEY METRO DISTRICT NOS. 1-5 SERVICE PLAN, SD-2026-0002 CLOSED: 7:12 PM Chair Kirkwood.

Meeting Recess: 7:12 PM – 7:16 PM Chair Kirkwood.

PUBLIC HEARING #2, TPLO2GO SUR, SUR-2025-0002 OPENED: 7:16 PM Chair Kirkwood.

Staff Presentation: Kelsey Lanham presented the application requesting approval of a Special Use by Review (SUR) to construct and operate a small-scale veterinarian surgery center at 37631 County Road 21. The surgery center is proposed to be open no more than 5 days a week, with patients strictly being canines and felines. Information reviewed included project summary; background and existing conditions; site characteristics; public notification; community meeting and public comment; referral process; consideration for decision; findings and review criteria; and potential conditions of approval.

Applicant Comments: Applicants Jenny Van Deventer and Dustin Devine expressed appreciation and available to address questions.

Public Testimony Opened: 7:27 PM Chair Kirkwood.
Comments in opposition: Robert Green, Elizabeth and Chalice Coward, Elizabeth. Topics included retail/commercial operations in residential/agricultural communities; local commercial locations w/infrastructure; County Road 21 infrastructure/traffic/safety/weather closures/retail business precedent; responsible development; impacts to wildlife; lighting; and signage.
Comments in favor: None.
Public Testimony Closed: 7:36 PM Chair Kirkwood.

Applicant Rebuttal: Applicants Jenny Van Deventer and Dustin Devine addressed the points raised in public testimony.

Board Discussion: 7:41 PM Chair Kirkwood.
Staff and Applicants addressed questions. Topics included specialized service, business hours; daily surgeries; property residency; lighting; signage; site location, structure size; commercial driveway, loss-of-patient disposal (confirmed offsite), County Road 21 safety/distractions/turn constraints; due diligence with neighbors/community, and water supply/requirements.

Call for Motion: 8:06 PM Chair Kirkwood.
Commissioner DeNardo moved the Planning Commission recommend approval of the SUR-2025-0002, TPLO2GO application, as presented by staff and with the conditions presented by staff.
Commissioner Poletiek seconded the motion.
Call for Roll Call Vote: Chair Kirkwood.
Ayes: Kevin Kirkwood, Robert Poletiek, Dan Guthrie, Ken Madsen, Kyle DeNardo, John Gresham, and Dede Schott-Grace, Nicole Hunt. **Nays:** None. **Motion Passed 8 – 0.**

PUBLIC HEARING #2, TPLO2GO SUR, SUR-2025-0002 CLOSED: 8:07 PM Chair Kirkwood.

Meeting Recess: 8:07 PM – 8:14 PM Chair Kirkwood.

PUBLIC HEARING #3, VAIL REZONE, RZ-2026-0002 OPENED: 8:14 PM Chair Kirkwood.

Staff Presentation: Danny Klibaner presented the application requesting to rezone 35-acres zoned Agriculture (A) to Agriculture Residential (AR) at 43248 Meadowbrook Circle, Parker, CO, Parcel No. 6526300137, to allow for additional residential lots. AR zoned properties allow for 10-acre minimum lot sizes. Information reviewed included project summary; background and existing conditions; site characteristics; timeline of project; public notification; community meeting and public comment; referral process; considerations for decision; findings and review criteria; and potential conditions of approval.

Applicant Presentation: Applicant Representative Camille Courtney, Courtney and Associates, on behalf of property owners Jena Vail and Hubert Aguirre, Jr., stated there are no concerns about the staff's report and/or conditions of approval and she is available to answer questions.

Public Testimony Opened: 8:25 PM Chair Kirkwood.
Comments in opposition: John Steven Jones, Parker. Topics included ranching/farming lots; development within a development; and setting precedent.
Comments in favor: None.
Public Testimony Closed: 8:25 PM. Chair Kirkwood.

Applicant Rebuttal: Applicant Representative Camille Courtney addressed the points raised in public testimony.

Board Discussion: 8:27 PM. Chair Kirkwood.
Staff, Applicant Representative, and Property Owner Hubert Aguirre, Jr., addressed questions. Topics included HOA, private road maintenance/usage, applicant's residency; communications with neighbors; access road/county specifications; and compatibility.

Call for Motion: 8:34 PM Chair Kirkwood.
Commissioner DeNardo moved the Planning Commission recommend approval of the Vail Rezone, RZ-2026-0002, with the conditions as presented by staff.
Commissioner Schott-Grace seconded the motion.
Call for Roll Call Vote: Chair Kirkwood.
Ayes: Kevin Kirkwood; Robert Poletiek; Dede Schott-Grace; John Gresham; Kyle DeNardo; Ken Madsen; Nicole Hunt; and Dan Guthrie. **Nays:** None. **Motion Passed 8 – 0.**

PUBLIC HEARING #3, VAIL REZONE, RZ-2026-0002 CLOSED: 8:36 PM. Chair Kirkwood.

Meeting recess: 8:36 PM – 8:46 PM Chair Kirkwood.

10. **WORK SESSION:** 8:46 PM Chair Kirkwood.
Topic of Discussion: Elbert County Comprehensive Plan.

11. **ADJOURNMENT:** 9:57 PM Chair Kirkwood.

NOTICE: These minutes are Action Minutes and summarize actions taken during the meeting. The full audio/video and agenda packet is available at https://www.elbertcounty-co.gov