



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the Agriculture Building

December 14, 2023 at 1:00 PM

631675 B: 841 P: 193 MM

01/11/2024 08:58:39 AM Page: 1 of 4 R 0.00 D
Rhonda Braun Recorder, Elbert County, Co



A. CALL TO ORDER AND ROLL CALL

The Land Use Hearing was called to order at 1:02 PM. Deputy Clerk Emily Backhus-Irwin called the roll and all commissioners were present.

B. LAND USE HEARINGS 1:00 P.M. - LOCATED AT THE AG BUILDING

Motion: To Open a Public Hearing for EC West Preliminary Plat and concurrently with EC West PUD Rezoning.

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for EC West Preliminary Plat and concurrently with EC West PUD Rezoning. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 1:02 PM

1. EC West Preliminary Plat PP-21026 & EC West Planned Unit Development (PUD) PD-22-0060

Commissioner Schroeder made comments about the 2 fire districts and asked how that would work. A second review of the map helped clear up his concerns. Commissioner Schroeder also questioned the applicant if the water from the Denver/Arapahoe aquifers would support the water usage for the project and future builds.

Mr. Yates confirmed yes that the projected water usage throughout the project is reviewed and updated with new plats as the build continues.

Commissioner Richardson asked the applicant if they were expecting to call the subdivision anything but EC West.

Mr. Yates stated it will could change once approved.

Commissioner Thayer voiced concerns about the water range. Commissioner Thayer stated the Lower Dawson aquifer that was not included in the presentation but on the water tabulation should not be included at all. Mr. Thayer also requested more specificity for the road improvements during the phases.

Mr. Yates stated they are working with Public Works Director Monty Hankins for the future improvements. Mr. Yates also said it is difficult on a 5 year basis to say how the improvements are going to look.

County Attorney Bart Greer stated that he has been working really hard for a long time with Craft to be sure the fees are in line where they should be. Making sure the fees are the same for anyone else.

Mr. Yates stated there is a lot of risk for his company if fees have changed after they make an agreement. Mr. Yates also noted his staff has worked really hard with Mr. Greer on how to protect the county and minimize risk for Craft Companies.

Attorney Greer stated there were a lot of discussion and solution building on this project.

Commissioner Schroeder commented on the significant investment on Craft Companies to get started. The waste water treatment, retention ponds and potable water in the first 10 years would cause a lot of problems if Craft were to walk away from it at that point.

Mr. Yates stated that they aren't just committed to this project, but to Elbert County as well.

Mr. Thayer asked about the numbers changes in the future because of actual usage.

Mr. Yates said that is correct. Mr. Yates stated they are trying to keep the higher density areas to the interior and the bigger lots to the exterior.

Commissioner Richardson asked the applicant if they were looking into building lower price range homes first.

Mr. Yates stated they are beginning with a commercial center, a section of townhomes and then smaller lots, about 100 units cumulatively.

Commissioner Thayer stated the project has to be approved first before applying for the Metro District.

Commissioner Richardson asked the applicant if there was a condition of approval regarding financing service plans.

Mr. Yates said yes, by the end of 2024 Craft Companies has 6 months into 2025 to provide an alternative if not finalized.

Commissioner Schroeder asked Mr. Greer if he sees anything specific in the plans that shows a red flag that the commissioners need to look at.

Mr. Greer stated they went through every aspect multiple times. Confident there are no red flags. Mr. Greer also stated that the fees should be paid at the time they are incurred and that was really his only concern.

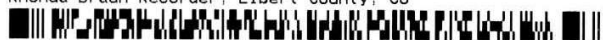
Motion: To Approve EC West PUD Rezoning (Case PD-22-0060)

Commissioner Schroeder made a motion to Approve EC West PUD Rezoning (Case PD-22-0060) with conditions as listed. Commissioner Thayer seconded the motion.

Yes: Chris Richardson, Grant Thayer, Dallas Schroeder

No: None

631675 B: 841 P: 193 MM
01/11/2024 08:58:39 AM Page: 2 of 4 R 0.00 D
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Motion: To Approve EC West Preliminary Plat (Case PP-21026)

Commissioner Schroeder made a motion to Approve EC West Preliminary Plat (Case PP-21026) with conditions as presented. Commissioner Thayer seconded the motion.

Yes: Chris Richardson, Grant Thayer, Dallas Schroeder

No: None

Motion: To Close a Public Hearing for EC West PUD Rezoning (Case PD-22-0060) and concurrently EC West Preliminary Plat (Case PP-21026)

Commissioner Schroeder made a motion to Close a Public Hearing for EC West PUD Rezoning (Case PD-22-0060) and concurrently EC West Preliminary Plat (Case PP-21026). Commissioner Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 1:52 PM

C. ADJOURNMENT

Motion: To Adjourn

Commissioner Grant Thayer made a motion to Adjourn. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

The meeting Adjourned at 1:56 PM

631675 B: 841 P: 193 MM
01/11/2024 08:58:39 AM Page: 3 of 4 R 0.00 D
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BOARD OF COUNTY COMMISSIONERS

ELBERT COUNTY, COLORADO

CHRIS RICHARDSON, Chair, COMMISSIONER District 1

DALLAS SCHROEDER, COMMISSIONER District 2

GRANT THAYER, Vice-Chair, COMMISSIONER District 3

ATTEST: Emily Backhus-Irwin

Deputy County Clerk

BY:

Deputy Clerk to the Board of County Commissioners; Emily Backhus-Irwin