



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room
October 24, 2024 at 10:00 AM

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Rhonda Braun Recorder, Elbert County, Co



A. CALL TO ORDER AND ROLL CALL

The regular meeting of the Board of County Commissioners was called to order at 10:04 AM. Deputy Clerk Emily Backhus-Irwin called the roll and all Commissioners were present.

B. APPROVAL OF AGENDA

Motion: To Approve the Agenda as presented.

Commissioner Grant Thayer made a motion to Approve the Agenda as presented. Commissioner Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

C. LAND USE HEARINGS

1. EC East - Planned Unit Development (PUD)

Motion: To Open a Public Hearing for EC East – Planned Unit Development (PUD)

Commissioner Schroeder made a motion to Open Public Hearing for EC East – Planned Unit Development (PUD). Commissioner Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Public Hearing Opened at 10:04 AM

2. EC East - Preliminary Plat

Motion: To Open a Public Hearing for EC East – Preliminary Plat

Commissioner Schroeder made a motion to Open Public Hearing for EC East – Preliminary Plat. Commissioner Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Public Hearing Opened at 10:04 AM

Logan Simpson Design, Senior Associate, Sandra Hoffman presented both applications for EC East PUD and EC East Preliminary Plat.

Ms. Hoffman said the rezoning application was requested to rezone 1,290 acres from Agricultural (A) and



Agricultural Residential (AR) to Planned Unit Development (PUD). Ms. Hoffman said EC East will be developed providing a minimum 50% open space, clustered neighborhoods with a maximum of 2,450 dwelling units, 48.2 acres of Commercial Services, and 49.2 acres of Industrial Uses at full build out. The project will be build in phases over at least 20 years. Staff recommends approval subject to conditions.

Applicant, Jim Yates, with Colorado Ranch and Land Holdings II presented a slideshow for EC East as well.

Legal Counsel, Carolynne White, with Brownstein Hyatt Farber Schreck confirmed and elaborated the staff presentation highlighting some key criteria for the project.

Bruce Lytle, with Lytle Water Solutions, gave a brief explanation for the EC East water supply.

Transportation Consultant, Chris McGranahan, with LSC presented regarding transportation requirements associated with the project to the Commissioners.

Economic and Planning Systems, Andrew Knudtsen, provided infrastructure and fiscal impact highlights.

Mr. Yates also highlighted community outreach that started in 2022.

The Commissioners and applicant had lengthy discussions regarding water and phases of the project for each of the applicants team to answer.

Public Comment –

Beverly Durant – 40968 Kiowa-Bennett Rd – Ms. Durant said there wasn't proper notice to neighbors about the hearing. Ms. Durant also said signs were not taken down, the wind blew them down. Ms. Durant is concerned about the water supply and schools being overloaded.

Nic Meyer – Elizabeth – Mr. Meyer representing Jim and Jill Duvall of Elizabeth read a letter in regard to concerns about EC East water.

Austin Kane – Denver – Mr. Kane representing Steve Bacerovich read a letter from Ms. Bacerovich supporting the project Craft Companies is doing.

Shelly Manning – 1160 Elbridge Cir – Ms. Manning said she loves Elbert County and is a 3rd generation resident. Ms. Mannings' supports the EC East project and believes Craft Companies is providing opportunities for affordable housing along with small warehouse manufacturing they plan on building to future jobs.

Valerie Cameron – Douglas County – Ms. Cameron said she tried to purchase a home in Elbert County recently but the housing shortages prevented that. Ms. Cameron supports the EC East project.

Quentin Miller – 41002 Comanche Creek Rd – Mr. Miller said he does not support the EC East project. Mr. Miller said his family has been in Elbert County for more than 100 years.

Leslie Smith – 12243 CR 154 – Ms. Smith said she is concerned about her home with the new development and does not support EC East.

Peter Demag – 9001 CR 174 – Mr. Demag said his family came from the east coast and bought land here to build his forever home. Mr. Demag feels strongly that Craft Companies is doing a good job with their developments.

Commissioner Richardson called a recess at 12:05 PM and returned at 1:02 PM



Crisy Howell – 7131 S. Shenandoah Dr – Ms. Howell said Craft Companies have always been respectful of the interests in the communities and has good intention of community and schools. Ms. Howell also said she hopes they pay attention to drilling as to not drill into the Dawson Aquifer.

Larry Willard – 13250 CR 154 – Mr. Willard said this is the wrong time, wrong place and wrong person for this proposal. Mr. Willard said this is the Commissioners chance to turn it down.

James Begin – 42789 Ethan Ct – Mr. Begin said he reached out to Mr. Yates about the drilling and doesn't think he should do business in Elbert County.

Close Public Comment

Commissioner Richardson called a brief recess to review additional public comment and returned at 1:10 PM.

Commissioner Richardson asked Mr. Yates to address public comment. Ms. White provided additional information as well.

Mr. Lytle explained about the water determination and methods for drilling depths. Mr. Lytle believes the water supply for EC East meets the 300 year requirement.

There was lengthy discussion between the Commissioners and the Applicant's team about water depths and adjustments to the plans during the project.

Commissioner Richardson said he has to hear all sides to make determinations and all rules must be followed. Mr. Richardson appreciated the public comment and appreciated the presentation from Craft saying it was done very well.

The condition for Recordation of all documents within 180 days was added and the applicant agreed.

Motion: To Approve EC East PUD Rezoning with modification of approval

Commissioner Thayer made a motion to Approve EC East PUD Rezoning with modification of approval. Commissioner Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Motion – To Approve EC East Preliminary Plat as presented with modification of approval

Commissioner Schroeder made a motion to Approve EC East Preliminary Plat as presented with modification of approval. Commissioner Thayer seconded the motion

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None



Motion – To Close a Public Hearing for EC East PUD Rezoning

Commissioner Thayer made a motion to Close Public Hearing for EC East PUD Rezoning. Commissioner Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Motion – To Close a Public Hearing for EC East Preliminary Plat

Commissioner Schroeder made a motion to Close Public Hearing for EC East Preliminary Plat. Commissioner Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

D. ADJOURNMENT

Motion: To Adjourn

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

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

The meeting Adjourned at 1:57 PM



BOARD OF COUNTY COMMISSIONERS

ELBERT COUNTY, COLORADO

CHRIS RICHARDSON, Chair, COMMISSIONER District 1

DALLAS SCHROEDER, Vice-Chair, COMMISSIONER District 2

GRANT THAYER, COMMISSIONER District 3

ATTEST: Emily Backhus-Irwin

Deputy Clerk

BY:

Deputy Clerk to the Board of County Commissioners