

COMMUNITY & DEVELOPMENT SERVICES

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PLANNING COMMISSION REGULAR MEETING WITH WORK SESSION

Tuesday, August 19, 2025, 7:00 PM

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

1. **CALL TO ORDER:** 7:00 PM – Chair Kirkwood called the meeting to order.
2. **INVOCATION/PLEDGE OF ALLEGIANCE:** Chair Kirkwood provided the Invocation and led the Pledge of Allegiance.
3. **ROLL CALL/ATTENDANCE:** Wendy Doyle called the roll.
Commissioners Present: Chair Kevin Kirkwood, Vice Chair Robert Poletiek, Dede Schott-Grace, Kyle DeNardo, Diana Edstrom, Nicole Hunt, Dan McCallin, and John Gresham.
Commissioners Absent: None.
Vacant Seat: District 3.
Meeting Staff: Jennifer Jones, Community & Development Services Director; Danny Klibaner, Land Use Planner; and Wendy Doyle, PC Recording Secretary.
Other Staff: Mars Garcia, Information Technology.
4. **STAFF REPORT/CHAIR COMMENT:** Jennifer Jones reported informational updates and recent actions of the Board of County Commissioners. Chair Kirkwood announced an adjustment to the order of Public Hearings: Coyote Ridge PUD (PUD-2024-0258) will be heard first, followed by Prairie Rock Ranch Rezone (RZ-2025-0005).
5. **CITIZEN COMMENTS:** Chair Kirkwood. None unrelated to public hearings.
6. **APPROVAL OF MEETING MINUTES:** Chair Kirkwood
Commissioner Edstrom requested Commissioner Gresham be added as a commissioner present.
Commissioner Edstrom moved to approve the August 5, 2025, meeting minutes as revised.
Commissioner Hunt seconded the motion. **Motion Passed 8 – 0.**
7. **PUBLIC HEARING PROCESS:** Chair Kirkwood discussed the role of the Planning Commission and the public hearing process.

PUBLIC HEARING #1: 7:08 PM Chair Kirkwood

COYOTE RIDGE PUD (PUD-2024-0258)

The July 1, 2025, Public Hearing was continued (by majority vote during the Board Motion and Roll Call Vote) to date and time certain August 19, 2025, 7:00 PM.

Staff Presentation: Jennifer Jones presented a revised presentation containing updates and changes to the proposed application requesting approval to rezone approximately 112 acres from Agriculture (A) to Planned Unit Development (PUD). The subject property is located at the northeast corner of County Road 13 and County Road 178. Applicant Representative - Julie Gamec, THK Associates, Inc. Property Owners - Dave Quatrochi and Bill Hart.

Based upon review of the approval criteria found in Elbert County Zoning Regulations Article VII.F for all PUD Applications and the findings in the Staff Report, *staff provided considerations for decision and potential conditions of approval.*

Applicant Comment: Chair Kirkwood. No comment presented.

Public Testimony – Chair Comment: No verbal public comment presented. Public Testimony had been opened and closed during the July 1, 2025, public hearing. Following discussion, the commission agreed to register a written comment received after the procedural closure.

Applicant Rebuttal: Chair Kirkwood. No rebuttal presented.

Commission Discussion: Chair Kirkwood

Brief discussions held between Planning Commissioners, Staff, and Applicant included number of zoning entitlements and platted lots; public comment; noticing/continuance noticing; housing numbers in nearby PUDs; home/garage designs; water rights/deeds; traffic related concerns; impact fees; housing needs assessment; updated parcel lines/acreage/PUD parcel legal description; deed of trust; exterior boundary lines of 112 acres; Colorado Parks and Wildlife comments-open space and trails; traffic study; and property intended to be sold to builders.

Call for Motion: Chair Kirkwood

Commissioner DeNardo moved the Planning Commission makes a recommendation of denial to the Board of County Commissioners for case PUD-2024-0258, Coyote Ridge PUD, based upon Elbert County Zoning Regulations Article V11.F.1, 4, and 6.

Commissioner Schott-Grace seconded the motion.

Call for Roll Call Vote: Chair Kirkwood

AYES: *Nicole Hunt; Kyle DeNardo; Dan McCallin;*

DeDe Schott-Grace – My biggest reason is 2,400 cars a day on that road is a no-go. I drive it every single day when I come out here and it's already getting terrible. It's very dangerous right now and I think that it's just unheard of that you're going to put 2,400 more cars on that road;

Diana Edstrom – In the criteria, the first one, I don't believe that it complies with the water quality with RD2 which is keeping the rural character and developments should be within 300 the three-mile service and or influence areas in county towns and this is farther than three miles from any of our towns; noxious weed in the comprehensive plan was not addressed; wildlife which Kyle brought up; public safety, which has to do with the sheriffs; and, then of course, it's not compatible with the surrounding land uses which is the second; and just for the record, the packet is not complete. We have not received all the required documents per the County zoning regulations.

Kevin Kirkwood – I vote aye for reasons 1, 4, 6, compatibility, traffic, safety concerns in that area. I was hopeful that y'all would rethink your strategy when I saw the signs come down. I said that earlier. I think there's a good use for that land. I think it's a beautiful property and so I agree with the motion of denial.

NAYS: *John Gresham* – I believe that the applicant has met the requirements for the PUD; some of these questions are for the next step; and

Robert Poletiek – I believe they've met the requirements for the PUD rezone only and other subjects are needing to be adjudicated at a later time.

Motion Passed 6 – 2.

PUBLIC HEARING #1, COYOTE RIDGE PUD (PUD-2024-0258) CLOSED: 8:11 PM Chair Kirkwood

PUBLIC HEARING #2: 8:12 PM Chair Kirkwood

PRAIRIE ROCK RANCH REZONE (RZ-2025-0005)

Commissioner Edstrom Disclosure: The commissioner stated she knows Grace Erickson (Applicant Representative) in a professional function and is not recusing herself because she knows she can still make a fair and reasonable decision based upon the evidence.

Staff Presentation: Danny Klibaner presented the proposed application requesting approval to rezone 38.123 acres from Agriculture (A) to Residential Agriculture (RA) for the purpose of future development. The subject property currently known as Parcel No. 9419300081 has historically been ranchlands with no structures and is located at the northwest corner of County Road 106 and Judge Adams Road. Applicant - Bruce Ricci, Prairie Rock Ranch; Applicant Representative – Grace Erickson, Providence Consulting; and Subject Property/Owner – Prairie Rock Ranch, LLP.

Based upon review of the approval criteria found in Elbert County Zoning Regulations Article III.C.4 and the findings in the Staff Report, *staff provided considerations for decision and potential conditions of approval.*

Applicant Comments: Grace Erickson emphasized the proposed rezone is compatible with the surrounding zoning and land uses and the application does meet all of Elbert County's criteria for rezone.

Public Testimony Opened: Chair Kirkwood

Testimony in opposition. Pamela Steinman, Elizabeth, CO 80107; Laura Dulcie, Elizabeth, CO 80107; Jennifer Little, Elizabeth, CO 80107.

Topics included recorded mutual covenants of private roads and land/change requirements/enforcement; surrounding acreage sizes; traffic, safety, and flooding.

Testimony in favor. None.

Public Testimony Closed: Chair Kirkwood

Applicant Rebuttal: Ms. Erickson addressed land use compatibility, zoning/rezoning, and the matter of recorded covenants.

Commission Discussion: Chair Kirkwood

Topics included recorded mutual covenants (County staff not involved; landowners fully responsible; unsettled matter not included/documented in agenda packet; due diligence; civil issue; Ms. Erickson has a letter from the applicant's attorney she can provide to Elbert County); title documents; compatibility-surrounding lot uses/sizes; Comprehensive Plan goals, noxious weeds; referral responses; and intended subdivision lots to be sold.

Call for Motion for Continuance: Chair Kirkwood

Commissioner Poletiek moved the Planning Commission continue case RZ-2025-0005, to date and time certain October 7, 2025, 7:00 PM, based upon getting the additional information from the applicant and having enough time for County Legal to review and provide feedback to the Planning Commission.

Commissioner DeNardo seconded the motion.

Call for Roll Call Vote: Chair Kirkwood

AYES: Dede Schott-Grace, Kyle DeNardo, and Robert Poletiek.

NAYS: John Gresham; Dan McCallin;

Nicole Hunt – I'm going to say nay because I think that the Planning Commission should make a recommendation for denial based on failure to meet Article III.C.4.b. which is compatibility;

Diana Edstrom – I'm a nay also for the same reasons. I think we should be voting to deny; and

Kevin Kirkwood – Nay and for the same reason.

Motion Failed 3 - 5.

Call for Motion to Deny: Chair Kirkwood

Commissioner Hunt moved the Planning Commission makes a recommendation of denial to the Board of County Commissioners for case RZ-2025-0005, based on the fact that it fails to meet Article III.C.4.b. criteria in the Zoning Regulations.

Commissioner Edstrom seconded the motion.

Call for Roll Call Vote: Chair Kirkwood

AYES: Dede Schott-Grace, John Gresham, Dan McCallin, Nicole Hunt, Diana Edstrom, Robert Poletiek, and Kevin Kirkwood.

NAY: Kyle DeNardo.

Motion Passed 7 - 1.

PUBLIC HEARING #2, PRAIRIE ROCK RANCH REZONE (RZ-2025-0005) CLOSED: 8:57 PM Chair Kirkwood

Meeting Recess: 8:58 PM thru 9:07 PM Chair Kirkwood

8. WORK SESSION: 9:07 PM Chair Kirkwood

Open to the public; no public comment permitted.

TOPICS OF DISCUSSION:

COMPREHENSIVE PLAN UPDATE:

Jennifer Jones reported the community survey is active and available online through 5:00 PM, September 5, 2025.

RESOLUTION 25-36. A RESOLUTION ADOPTING A CODE OF CONDUCT FOR ELBERT COUNTY APPOINTED BOARDS AND COMMISSIONS, Approved by the Board of County Commissioners on the 13th day of August, 2025:

Jennifer Jones distributed Resolution 25-36 and Exhibit A: Elbert County Boards, Commissions and Committees Code of Conduct. Brief discussion held.

ELBERT COUNTY ZONING REGULATIONS UPDATES:

Brief discussions held. Meetings and group working sessions to be scheduled.

WORK SESSION ENDED: 9:15 PM Chair Kirkwood

9. ADJOURNMENT: 9:15 PM Chair Kirkwood

Commissioner Hunt moved to adjourn.

Commissioner Poletiek seconded the motion.

Motion Passed 8 – 0.

NOTICE:

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