



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room
March 11, 2026 at 9:00 AM

649857 B: 858 P: 786 MM
03/26/2026 07:51:52 AM Page: 1 of 9 R 0.00 D
Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE:

Pastor Farthing of Elbert Christian Church provided the Invocation and led the Pledge of Allegiance.

B. CALL TO ORDER AND ROLL CALL

The regular meeting was called to order at 9:02 AM. County Clerk Rhonda Braun called the roll.

Dallas Schroeder - Present
Mike Buck - Present
Byron McDaniel - Present

C. APPROVAL OF AGENDA

Motion: Approval of Agenda as presented.

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

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck
Nay - None

D. CONSENT AGENDA

Motion: Approval of Consent Agenda as presented

Commissioner Schroeder made a motion to Approve the Consent Agenda as presented. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck
Nay - None

1. Approval of CDS Mylars as needed
2. Approval of Vouchers as needed
3. Approval of February 18, 2026 Special Meeting Minutes
4. Approval of February 25, 2026 Meeting Minutes
5. Approval of March 4, 2026 Special Meeting Minutes
6. Approval of CDS Development Projects Report

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Commissioner Schroeder provided an update to current bills that CCI is following:

- *HB26-107 Modifications to CORA - P. I. Paused Indefinitely
- *HB26-1272 Extreme Worker Protection - CCI and Elbert County Opposed
- *HB26-1278 Transmission Lines - P. I. Paused Indefinitely
- *HJR26-1018 Pines & Plains Scenic Byway Designation became Official
- *HB26-062 Rodenticide Use Restrictions - Opposed
- *SB26-097 Decriminalize Adult Commercial Sexual Activity - Opposed

Community and Economic Development Director Jennifer Jones provided two updates:

- 1) Public Notice Signs -
 - *Yellow - Public Hearing Notices
 - *White - Community Meeting Notices
 - *Light Blue - Administrative Decision Notices
- 2) Guest Speakers will be attending Planning Commission Meetings for 2026 to educate the PC about the types of review.

F. CITIZEN PUBLIC COMMENT

None

G. DISCUSSION ITEMS

1. Wildfire Code Resiliency Code Presentation

Building Department Manager JR Trout provided an update on the Wildfire Code Resiliency Code.

Commissioners Schroeder and Buck voiced concerns that still need to be addressed.

Public Comment -
Jon Hill - Ranchland News

H. ACTION ITEMS

1. Consideration of a Resolution Approving Spring Valley Ranch Filing 5, Phase 1 for Asphalt Maintenance Only

Public Works Director Monty Hankins recommends approval of both Spring Valley Ranch and Independence maintenance resolutions.

Motion: Approve a Resolution for Approving Spring Valley Ranch Filing 5, Phase 1 for asphalt maintenance only

Commissioner Schroeder made a motion to Approve Resolution Approving Spring Valley Ranch Filing 5, Phase 1 for asphalt maintenance only. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck
Nay - None



2. Consideration of a Resolution Approving Filing 2 and 3, Areas 1 and 2 Roads in the Independence Subdivision for Full County Road Maintenance

Motion: Resolution Approving Filing 2 and 3, Areas 1 and 2 Roads in the Independence Subdivision for Full County Road Maintenance

Commissioner Schroeder made a motion to Approve a Resolution Approving Filing 2 and 3, Areas 1 and 2 Roads in the Independence Subdivision for Full County Road Maintenance. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

3. Consideration of a Resolution to Appoint RuthAnn Stricker to the Pines & Plains Library Board of Trustees

Motion: Resolution to Appoint RuthAnn Stricker to the Pines & Plains Library Board of Trustees

Commissioner McDaniel made a motion to Approve a Resolution to Appoint RuthAnn Stricker to the Pines & Plains Library Board of Trustees. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

I. EXECUTIVE SESSION

Motion: Enter Executive Session to discuss a negotiated position under Section 24-6-402(4)(e) regarding an application for a solar facility in Elbert County that has concerns about the fee structures Elbert County has adopted.

Commissioner McDaniel made a motion to Enter Executive Session pursuant to Section 24-6-402(4)(e). Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Mike Buck Byron McDaniel

Nay - None

Entered Executive Session at 9:27 AM and also Recess until the Land Use Hearings at 1:00 PM.

J. BOARD PLANNING

1. Agenda Items for Next Meeting

- A) Special Meeting March 18, 2026, at 10:00 AM for Legislative Review
- B) Work Study Session April 12, 2026, at 2:00 PM for the Wildlife Resiliency Code
- C) The Sheriff's Office collective bargaining agreement expiring at the end of December 2026 needs renegotiating.

2. Workshops/Study Sessions

- A) March 12, 2026 at 2:00 PM for Regulations for Solar Energy Facilities and Battery Storage Systems
- B) March 19, 2026 at 10:30 AM to meet with Colorado Agrivoltaic Learning Center

K. LAND USE HEARINGS 1:00 P.M.

County Attorney Lance Ingalls stated they had come out of Executive Session, no decisions were made, no action was taken.

**1. Bighorn Ridge Final Plat: FP-2025-0002**

Motion: To Open a Public Hearing for Bighorn Ridge Final Plat: FP-2025-0002

Commissioner Schroeder made a motion to Open a Public Hearing for Bighorn Ridge Final Plat: FP-2025-0002. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:02 PM

Community and Economic Director Jennifer Jones presented the application to the Commissioners. Staff recommends approval.

Applicant Representative, Grace Erickson, with Providence Consulting made a brief presentation.

The Commissioners and the applicant's representative had discussions about the project.

Public Comment - None

Motion: Approve Bighorn Ridge Final Plat: FP-2025-002

Commissioner McDaniel made a motion to Approve Bighorn Ridge Final Plat: FP-2025-002 with conditions as presented. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Bighorn Ridge Final Plat: FP-2025-002

Commissioner McDaniel made a motion to Close a Public Hearing for Bighorn Ridge Final Plat: FP-2025-002. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 1:15 PM

2. The Estates at Cypress Ridge Preliminary Plat: PP-2025-0004

Motion: To Open a Public Hearing for the Estates at Cypress Ridge Preliminary Plat: PP-2025-0004

Commissioner Schroeder made a motion to Open a Public Hearing for the Estates at Cypress Ridge Preliminary Plat: PP-2025-0004. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None



Public Hearing Opened at 1:15 PM

Land Use Planner Danny Klibaner presented the application to the Commissioners. Staff recommends approval.

John Prestwich with PCS, a land planning landscape architectural firm and Jim Marshall, the applicant gave a brief presentation.

Public Comment -
Brad Eidt - Elizabeth

The Commissioners and Applicants had discussions about the metro districts, traffic controls and meetings with CDOT.

Motion: Approve the Estates at Cypress Ridge Preliminary Plat: PP-2025-0004

Commissioner Schroeder made a motion to Approve the Estates at Cypress Ridge Preliminary Plat: PP-2025-0004 with conditions as presented. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck
Nay - None

Motion: To Close a Public Hearing for the Estates at Cypress Ridge Preliminary Plat: PP-2025-0004

Commissioner Schroeder made a motion to Close a Public Hearing for the Estates at Cypress Ridge Preliminary Plat: PP-2025-0004. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck
Nay - None

Public Hearing Closed at 2:13 PM

3. Ensign EDZ Site Plan: EDZS-2025-003

Motion: To Open a Public Hearing for Ensign EDZ Site Plan: EDZS-2025-003

Commissioner McDaniel made a motion to Open a Public Hearing for Ensign EDZ Site Plan: EDZS-2025-003. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck
Nay - None

Public Hearing Opened at 2:20 PM

Community and Economic Director Jennifer Jones presented the application to the Commissioners.

Owner/Applicant Candice Ensign provided a presentation to the Commissioners.

Public Comment -
Debbie Ullom - Elizabeth - Submitted written comments to Commissioners during the meeting.

Diana Edstrom - Elbert
Jim Whelan - Elizabeth
Rick Kinsch - Elizabeth
Kathleen McClellan - Douglas County



The Commissioners and Owner/Applicant addressed the public comment and questions and discussed the project.

Public Works Engineer Dale Guillen provided some insight for questions from the Commissioners.

Motion: Continuance

Commissioner McDaniel made a motion to Continue the Public Hearing for Ensign EDZ Site Plan: EDZS-2025-003 to April 8, 2026 at 1:00 PM in the BOCC. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck
Nay - None

Motion: To Close a Public Hearing for Ensign EDZ Site Plan: EDZW-2025-003

Commissioner McDaniel made a motion to Close a Public Hearing for Ensign EDZ Site Plan: EDZW-2025-003. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck
Nay - None

Public Hearing Closed at 3:54 PM

4. Revision to Community Meetings Regulations

Motion: To Open a Public Hearing for Revision to Community Meeting Regulations

Commissioner McDaniel made a motion to Open a Public Hearing for Revision to Community Meeting Regulations. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck
Nay - None

Public Hearing Opened at 3:54 PM

Community and Economic Director Jennifer Jones presented the revisions to the Commissioners.

Public Comment -
Diana Edstrom - Elbert
Jim Marshall - Greenwood Village

The Commissioners addressed the public concerns raised.

Motion: Approve Revisions to Community Meeting Regulations for Subdivision Regulations



Commissioner Schroeder made a motion to Approve Revisions to Community Meeting Regulations for Subdivision Regulations. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: Approve Revisions to Community Meeting Regulations for Zoning Regulations

Commissioner Schroeder made a motion to Approve Zoning Regulation Changes and Subdivision Regulation Changes as presented to Move All Community Meetings to a County Facility. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Revisions to Community Meeting Regulations

Commissioner McDaniel made a motion to Close a Public Hearing for Revisions to Community Meeting Regulations. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 4:09 PM

5. Revisions to Subdivision Regulations, Article XI (continued from January 14, 2026)

Motion: To Open a Public Hearing for Revisions to Subdivision Regulations, Article XI

Commissioner McDaniel made a motion to Open a Public Hearing for Revisions to Subdivision Regulations, Article XI. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 4:10 PM

Community and Economic Director Jennifer Jones presented the revisions to the Commissioners.

Public Comment -

Jim Marshall - Greenwood Village

Motion: Move Residential Density Subsection K from Open Space to Section F Water and Sanitation

Commissioner Schroeder made a motion to Move Residential Density Subsection K from Open Space to Section F Water and Sanitation. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: Make corrections to Section H.1.a

Commissioner McDaniel made a motion to make corrections to Section H.1.a. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: Continue 3 items to April 8, 2026

Commissioner Schroeder made a motion to Continue to April 8, 2026:

- Elimination of the multiple housing type requirement in the Residential Density subsection.
- Addition of a new subsection 5. Water Supply / Aquifers. This language has been slightly updated since January based on legal discussions.
- K.5.(a) and (b) potential updates to acreage requirements for open space calculations.

Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Mike Buck, Byron McDaniel

Nay - None

Motion: To Close a Public Hearing for Revisions to Subdivision Regulations, Article XI

Commissioner McDaniel made a motion to Close a Public Hearing. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 4:29 PM

L. ADJOURNMENT

Motion: To Adjourn

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

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

The meeting Adjourned at 4:30 PM

NOTICE:

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



BOARD OF COUNTY COMMISSIONERS

ELBERT COUNTY, COLORADO

Mike Buck, CHAIR, COMMISSIONER DISTRICT 1

Dallas Schroeder, COMMISSIONER DISTRICT 2

Byron McDaniel, VICE CHAIR, COMMISSIONER DISTRICT 3

Attest: Rhonda Braun

COUNTY CLERK

By:

CLERK TO THE BOARD OF COUNTY COMMISSIONERS