ELBERT COUNTY

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PLANNING COMMISSION
TRAINING 6:00 PM/REGULAR MEETING 7:00 PM
Tuesday, May 5, 2026

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

1. **TRAINING:** 6:07 PM Guest Speakers Michael Matz and Ariel Hacker, Colorado Division of Water Resources (DWR), Department of Natural Resources Division.

   Commissioners Present: Nicole Hunt, Kyle DeNardo, Dan McCallin, Dan Guthrie, and Ken Madsen.

   Commissioners Virtual: Chair Kirkwood and John Gresham.

   Commissioner Absent: Dede Schott-Grace and Vice Chair Robert Poletiek.

   Meeting Staff: Jennifer Jones, Community & Development Services Director; Kelsey Lanham, Land Use Planner, and Wendy Doyle, PC Recording Secretary. Other Staff: Mars Garcia, Information Technology.

   Ms. Hacker discussed major responsibilities; statutory "type" of groundwater (Tributary/Nontributary/Designated Groundwater); Denver Basin Aquifers; Colorado Ground Water Commission; Initial Water Development; Augmentation Plans; Well Permit Basics; Exempt and Non-Exempt Wells outside designated basins; and Small Capacity & Large Capacity Wells inside designated basins. Mr. Matz discussed types of land development referrals, what DWR is looking for during review, and how it responds to referrals; and the GWS 76 form. Other topics included Non-Subdivision Referral and Review; Subdivisions and Subdivision Referral and Review/Required Information; Source is a Denver Basin Aquifer that has been formally allocated; and Existing Wells. A questions and answers session was held along with a request for a DWR's hydrology team presentation.

2. **CALL TO ORDER:** 7:00 PM Chair Kirkwood called the meeting to order.

3. **INVOCATION/PLEDGE OF ALLEGIANCE:** 7:00 PM Chair Kirkwood provided the Invocation and led the Pledge of Allegiance.

4. **ROLL CALL/ATTENDANCE:** 7:02 PM Wendy Doyle called the roll.
   Commissioners Present: Nicole Hunt, Kyle DeNardo, Dan McCallin, Dan Guthrie, and Ken Madsen.
   Commissioners Virtual: Chair Kevin Kirkwood and John Gresham.
   Commissioner Absent: Dede Schott-Grace and Vice Chair Robert Poletiek.
   Meeting Staff: Jennifer Jones, Community & Development Services Director; Kelsey Lanham, Land Use Planner; and Wendy Doyle, PC Recording Secretary. Other Staff: Mars Garcia, Information Technology.

5. **STAFF REPORT:** Jennifer Jones. None presented.

6. **CITIZEN COMMENTS:** Chair Kirkwood. None presented.

7. **APPROVAL OF MEETNG MINUTES:** 7:03 PM Chair Kirkwood.
   Commissioner DeNardo moved to approve the meeting minutes of March 3, 2026, as presented.
   Commissioner McCallin seconded the motion.

Call for Vote: Chair Kirkwood.
Motion Passed 5 - 0. *Commissioners Hunt and Guthrie abstained.*

8. PUBLIC HEARING PROCESS: 7:04 PM Chair Kirkwood omitted the public hearing process as no land use applications are being presented.

9. PUBLIC HEARING: Chair Kirkwood.

PUBLIC HEARING #1, SUBDIVISION AND ZONING REGULATIONS REVISIONS: 7:03 PM Chair Kirkwood.

Staff Presentation: Jennifer Jones reviewed proposed revisions intended to correct an error, a misspelling, or an inconsistency within the Regulations. The Regulations revisions will be noticed in the newspaper, as required per ECZR Art. II E, prior to consideration by the Board of County Commissioners.

Applicant Comments: Not Applicable.

Board Discussion: Chair Kirkwood.
Staff addressed questions.

Public Testimony Opened/Closed: 7:08 PM Chair Kirkwood. None Presented.

Applicant Rebuttal: Not Applicable.

Call for Motion: 7:09 PM Chair Kirkwood.
Commissioner Guthrie moved the Planning Commission accept the Subdivision and Zoning Regulations Revisions as presented.
Commissioner Madsen seconded the motion.
Call for Vote: Chair Kirkwood.
Motion Passed 7 – 0.

PUBLIC HEARING #1, SUBDIVISION AND ZONING REGULATIONS REVISIONS CLOSED: 7:09 PM Chair Kirkwood.

Meeting Recess 7:10 PM – 7:13 PM Chair Kirkwood.

10. WORK SESSION – Comprehensive Plan Discussion 7:13 PM Chair Kirkwood.
Topics included county growth; commercial/industrial businesses; Economic Development Zone (EDZ), current housing costs; high density and affordable housing; public emergency services; and status of comments submitted. Next steps to include additional Planning Commission work sessions to review/discuss/revise current draft and considerations related to DOLA Grant requirements/timelines and Kimley-Horn consultant contract timelines/costs.

Meeting Recess 8:16 PM – 8:23 PM Chair Kirkwood.

Work Session resumed for a future work session schedule discussion.

11. ADJOURNMENT: 8:31 PM Chair Kirkwood.
Commissioner Guthrie moved to adjourn.
Commissioner Madsen seconded the motion.
Call for Vote: Chair Kirkwood.
Motion Passed 7 – 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