



ELBERT COUNTY

Community & Development Services

AGENDA

PLANNING COMMISSION MEETING

BOCC Hearing Room

215 Comanche St. Kiowa

DATE: August 4, 2026 - - TIME: 6:00 PM

1. TRAINING

A. Guest Speaker: Jill Carlson, Technical Reviewer, Colorado Geological Survey

2. CALL TO ORDER Reminder to turn off Cell Phones

3. PRAYER AND PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S) PERTAINING TO MATTERS OF THIS BOARD

6. CITIZEN COMMENTS

7. APPROVAL OF MEETING MINUTES

A. PC Minutes, July 7, 2026

8. PUBLIC HEARING PROCESS

Chairperson Statement: This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial and material evidence received during this hearing.

All testimony must be competent, on topic and not repetitious.

Chairperson - The order of business for Public Hearings will be as follows:

1. Open Public Hearing
2. Staff Presentation
3. Applicant Presentation (if any)
4. Public Testimony
5. Public Comment Closed
6. Applicant Rebuttal
7. Board Only Discussion



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- 8. Board Motion and Roll Call Vote
- 9. Close Public Hearing

Note: Once the Public Hearing has been closed, no further testimony will be taken.

9. PUBLIC HEARINGS

- A. **The Ridge at Spring Valley Metro District Service Plan: SD-2026-0002**
- B. **TPLO2GO SUR: SUR-2025-0002**
- C. **Vail Rezone: RZ-2026-0002**

10. WORK SESSION

- A. Comprehensive Plan

11. ANNOUNCEMENTS

12. ADJOURNMENT (NO LATER THAN 10:00 PM PER PLANNING COMMISSION BYLAWS)