



ELBERT COUNTY

Community & Development Services

PLANNING COMMISSION

TRAINING and REGULAR MEETING

Tuesday, July 7, 2026, 6:00 PM

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

1. **TRAINING:** 6:01 PM Guest Speaker. Lori Ellefson, GIS Specialist/Appraiser with the Elbert County Assessor's Office shared an overview of the office team's credentials and her involvement in pre-application meetings and application review processes. The GIS Specialist reviews account and parcel numbers; access points; coordinates with Emergency Services (addressing) and Road and Bridge (private roads); subdivision names (avoid duplications/similarities); commercial endeavors (potential tax implications); lot sizes (CAD files); and verification of legal descriptions. The Assessor's Office handles the "splitting" of land (subdividing and land survey plats) into lots 35 acres or greater.
Commissioners Present: Chair Kevin Kirkwood, Kyle DeNardo, John Gresham, Dan Guthrie, Ken Madsen, Dede Schott-Grace, and Dan McCallin.
Commissioners Absent: Vice Chair Robert Poletiek and Nicole Hunt.
Meeting Staff: Jennifer Jones, Community & Development Services Director; Lance Ingalls, County Attorney; Danny Klibaner, Land Use Planner; Wendy Doyle, PC Recording Secretary; and Mars Garcia, CDS Digital Media Specialist.
2. **CALL TO ORDER:** 6:12 PM Chair Kirkwood.
3. **INVOCATION/PLEDGE OF ALLEGIANCE:** 6:12 PM Chair Kirkwood.
4. **ROLL CALL/ATTENDANCE:** 6:14 PM Wendy Doyle.
Commissioners Present: Chair Kevin Kirkwood, Kyle DeNardo, John Gresham, Dan Guthrie, Ken Madsen, Dede Schott-Grace, and Dan McCallin.
Commissioners Absent: Vice Chair Robert Poletiek and Nicole Hunt.
Meeting Staff: Jennifer Jones, Community & Development Services Director; Lance Ingalls, County Attorney; Danny Klibaner, Land Use Planner; Wendy Doyle, PC Recording Secretary; and Mars Garcia, CDS Digital Media Specialist.
5. **STAFF REPORT:** 6:14 PM Jennifer Jones reported recent actions of the Board of County Commissioners.
6. **CITIZEN COMMENTS:** 6:15 PM Chair Kirkwood. None.
7. **APPROVAL OF MEETING MINUTES:** 6:15 PM Chair Kirkwood.
Commissioner DeNardo moved to approve the meeting minutes of June 2, 2026, as presented.
Commissioner McCallin seconded the motion. **Call for Vote:** Chair Kirkwood. **Motion Passed 7 – 0.**
8. **PUBLIC HEARING PROCESS:** 6:16 PM Chair Kirkwood discussed the role of the Planning Commission and the

public hearing process.

9. PUBLIC HEARINGS: 6:16 PM Chair Kirkwood.

PUBLIC HEARING #1, COYOTE RIDGE METRO DISTRICT SERVICE PLAN, SD-2026-0001 OPENED:

6:16 PM Chair Kirkwood.

Staff Presentation: Lance Ingalls provided a brief explanation of metropolitan district service plans and Statutory Authority/Criteria. Mr. Ingalls referenced the Staff Memorandum presenting Project Summary; Service Plan Review; Statutory Authority/Criteria; and Findings information. The Coyote Ridge Planned Unit Development (PUD) was approved by the Board of County Commissioners (BOCC) on November 19, 2025 (Resolution 25-54). The approved PUD allows for up to 221 residential units on the approximately 112-acres site located at the northeast corner of County Roads 13 and 178. The Coyote Ridge Preliminary Plat is currently under review.

Applicant Presentation: 6:17 PM On behalf of Property Owners/Applicants Dave Quatrochi and Bill Hart, Coyote Ridge LLC, Counsel to the Applicant – Karlie Ogden with Icenogle Seaver Pogue P.C. Project team in attendance: Jennifer Ivey -Icenogle Seaver Pogue, P.C.; John - Piper Sandler; and Eric Tuin - 2N Civil, LLC. Information presented included a vicinity map of the district; project information/timeline/next steps; infrastructure map; overlapping districts; and an overview of Metropolitan Districts information and responsibilities generally. Ms. Ogden highlighted water and sewer Improvements – forthcoming intergovernmental agreement (IGA) with Spring Valley Metropolitan District No. 1 and property comprising the district is within boundaries of Rattlesnake Fire Protection District. Details of district responsibilities (Fund Public Improvements, Maintenance/Enforcement, and Special Purposes) were presented along with Special District Act/Statutory criteria, debt and service plan limitations, and bond structure and repayment.

Public Testimony Opened/Closed: 6:33 PM Chair Kirkwood. None.

Applicant Rebuttal: Chair Kirkwood. None.

Board Discussion: 6:33 PM Chair Kirkwood.

Topics included board of directors; anticipated IGA with Spring Valley Metropolitan District No. 1 (related discussions and Will Serve letter); BOCC zoning and land use approvals; debt mill levy; sanitation and water delivery costs and responsibilities; and alignment with the approval criteria that are in statute.

Call for Motion: 6:42 PM Chair Kirkwood.

Commissioner DeNardo moved the Planning Commission recommend approval of SD-2026-0001 as presented in the staff report.

Commissioner Schott-Grace seconded the motion.

Call for Roll Call Vote: Chair Kirkwood.

Ayes: Dan Guthrie, Ken Madsen, Kyle DeNardo, John Gresham, and Dede Schott-Grace.

Nays: Dan McCallin and Kevin Kirkwood.

Motion Passed 5 - 2.

PUBLIC HEARING #1, COYOTE RIDGE METRO DISTRICT SERVICE PLAN, SD-2026-0001 CLOSED:

6:44 PM Chair Kirkwood.

PUBLIC HEARING #2, VIGIL FAMILY FINAL PLAT, FP-2026-0003 OPENED: 6:46 PM Chair Kirkwood.

Staff Presentation: Danny Klibaner presented the application requesting approval for a Final Plat to subdivide 57.45-acres zoned Agriculture Residential (AR) into five lots at least ten acres in size and include building envelopes. The subject property currently known as Parcel No. 8433200498 is located at 30951 Private Road 23, Elizabeth, CO 80107. Rezone and Preliminary Plat applications were approved by the Board of County Commissioners (BOCC) on November 19, 2025. Due to the unique shape of the parcel, Private Road 23 intersects one of the lots. During the Preliminary Plat, a request for a minor modification to allow for the layout of the lots with the road intersection was approved. Mr. Klibaner reviewed information including project summary; background and existing conditions; site characteristics; public notification; community meeting and public comment; referral process; consideration for decision; findings and review criteria; and potential conditions of approval.

Applicant Comments: 7:01 PM Applicant Representative Jill Repella (Cornerstone Insight) for property owners Shane Jensen and Sean MacEgan. Comments included previous support from the Planning Commission during rezoning and preliminary platting, access, and an existing easement that does not align with the existing road.

Meeting Recess: 7:02 PM – 7:04 PM Chair Kirkwood.

Public Testimony Opened: 7:04 PM Chair Kirkwood.

Comments in opposition: Justin Grady, Elizabeth, CO; Glenn Swezgart, Elizabeth, CO; and Travis Johnson, Elizabeth, CO. Topics included current road condition/use/maintenance responsibilities; emergency services; easement/road not up to county standards; adjacent land former Titan missile site ground water contamination/test wells; road use liability; desire for county road maintenance; and mass subdivision of lots- keep County rural.

Comments in favor: None.

Public Testimony Closed: 7:18 PM Chair Kirkwood.

Applicant Rebuttal: Chair Kirkwood.

Jill Repella addressed the points raised in public testimony with emphasis on subdivision of lots for Vigil family, road improvements/maintenance of Vigil family's portion of the road, and water/soil studies.

Board Discussion: 7:22 PM Chair Kirkwood.

Topics included property ownership; ground water and topographical soil issues/studies; former Titan missile site monitoring wells; building envelopes; Vigil family's Road Maintenance Agreement/recording/termination clause/communications with neighbors; process and preparedness for road maintenance; referral agencies; septic systems; fencing; and County policy to not accept maintenance of private roads. Brief discussions related to a potential amendment to the Vigil Family Road Maintenance Agreement following discussions with neighbors/experts and potential additional conditions of approval were held.

Call for Motion: 7:46 PM Chair Kirkwood.

Commissioner DeNardo moved the Planning Commission recommend approval of Vigil Family Final Plat, FP-2026-0003 to align with the conditions in the staff report along with the additional conditions as such:

1. **Road Maintenance Agreement Termination:** The applicant shall revise the Road Maintenance Agreement to provide that the agreement may only be terminated upon acceptance of the private road by Elbert County as a public road to be maintained by the County or if a new Agreement is executed with the surrounding neighbors outside the subdivision.

2. **Snow Removal:** The applicant shall revise the Road Maintenance Agreement to require that snow removal on the private road be performed in accordance with Elbert County road maintenance standards for public roads, including timely and adequate snow removal to maintain safe and passable conditions.
3. **Road Maintenance Standards:** The Road Maintenance Agreement shall require that all ongoing maintenance, repair, and improvements to the private road be performed in accordance with current Elbert County road construction and maintenance standards, as determined by the Elbert County Public Works Department.
4. **Road Standards Prior to Access Permits:** No access permits shall be issued for any lot within the subdivision until the private road has been constructed or improved to meet current Elbert County road standards, as verified and approved by the Elbert County Public Works Department.

Commissioner McCallin seconded the motion.

Call for Roll Call Vote: Chair Kirkwood.

Ayes: Kevin Kirkwood, Dan McCallin, Dan Guthrie, Ken Madsen, Kyle DeNardo, John Gresham, and Dede Schott-Grace.

Nays: None. **Motion Passed 7 – 0.**

PUBLIC HEARING #2, VIGIL FAMILY FINAL PLAT, FP-2026-0003 CLOSED: 7:48 PM Chair Kirkwood.

Meeting recess 7:48 PM – 7:56 PM Chair Kirkwood.

**PUBLIC HEARING #3, FREEDOM VALLEY RANCH REZONE, RZ-2025-0008 AND
PUBLIC HEARING #4, FREEDOM VALLEY RANCH PRELIMINARY/FINAL PLAT, FP-2025-0005
OPENED:** 7:56 PM Chair Kirkwood.

Chair Comment: Public Hearing #3 and Public Hearing #4 will be presented concurrently with separate votes.

Staff Presentation: Danny Klibaner.

Applicant: Katharine “Kathy” Goodman.

Property Owners: Aspen Visionary Development Company, LLC & Visionary Development Company, LLC.

Parcel Numbers 6425400003, 6425400001, 6425100022, 6425400004, and 6425100020.

Freedom Valley Ranch Rezone: The applicant is requesting to rezone 200.28-acres zoned Agriculture (A) to Residential Agriculture (RA) at the above stated parcels. Residential Agriculture zoned properties allow for 10-acre minimum lot sizes. Information reviewed included background and existing conditions; site characteristics; timeline of project; public notification; community meeting and public comment; referral process; considerations for decisions; findings and review criteria; and potential conditions of approval.

Freedom Valley Ranch Preliminary/Final Plat: The applicant is requesting approval of a concurrent Preliminary and Final Plat to subdivide 200.28-acres to create 20, 10-acre lots with 40.27-acres of open space easements at the above stated parcels. 106-foot-wide open space easements (designed as equestrian easements) encircle the 20 lots. All setbacks will be measured from the equestrian easements and are not being used in place of required Residential Agriculture standard setbacks. Information reviewed included background and existing conditions; site characteristics; timeline of project; public notification; community meeting and public comment; referral process; considerations for decisions; findings and review criteria; and potential conditions of approval.

Applicant Presentation: Kathy Goodman and Paige McLaughlin (Associate)

Ms. Goodman shared she is creating a small community with spacious lots, private wells, and rural lifestyle. Ms. McLaughlin provided an overview of the subdivision with emphasis on open space; addressing referral agencies’ comments; and completed road improvements.

Public Testimony Opened: 8:20 PM Chair Kirkwood.

Comments in opposition: Nathan McNally, Elizabeth, CO and Anthony Simonetti, Elizabeth, CO. Topics included compatibility; wildlife impacted; plans for land changed from first introduction of 40-acre lots; County growth's long-term repercussions; and property values.

Comments in favor: None. **Public Testimony Closed:** 8:25 PM. Chair Kirkwood.

Applicant Rebuttal: Chair Kirkwood. None.

Board Discussion: 8:26 PM. Chair Kirkwood.

Topics included sole water source Denver Basin; 320-acre lot legally split into 8, 40-acre lots via process outside of the Planning Department; Minor Subdivision Plat and Preliminary/Final Subdivision Plat regulations; and open space. Staff clarified the Denver Basin contains multiple aquifers; the Denver Aquifer is the proposed project's water source.

Freedom Valley Ranch Rezone, RZ-2025-0008

Call for Motion: 8:35 PM Chair Kirkwood.

Commissioner DeNardo moved the Planning Commission recommend approval of Freedom Valley Ranch Rezone, RZ-2025-0008 with the conditions presented by staff.

Commissioner Schott-Grace seconded the motion.

Call for Roll Call Vote: Chair Kirkwood.

Ayes: Kevin Kirkwood; Dede Schott-Grace; John Gresham; Kyle DeNardo; Dan McCallin; Ken Madsen; and Dan Guthrie.

Nays: None.

Motion Passed 7 – 0.

Freedom Valley Ranch Preliminary/Final Plat, FP-2025-0005

Call for Motion: 8:37 PM Chair Kirkwood.

Commissioner DeNardo moved the Planning Commission recommend approval of Freedom Valley Ranch Subdivision Filing 3, FP-2025-0005 with the conditions presented by staff.

Commissioner Schott-Grace seconded the motion.

Call for Roll Call Vote: Chair Kirkwood.

Ayes: Dan Guthrie, Ken Madsen, Dan McCallin, Kyle DeNardo, John Gresham, Dede Schott-Grace, and Kevin Kirkwood.

Nays: None.

Motion Passed 7 – 0.

**PUBLIC HEARING #3, FREEDOM VALLEY RANCH REZONE, RZ-2025-0008 AND
PUBLIC HEARING #4, FREEDOM VALLEY RANCH PRELIMINARY/FINAL PLAT, FP-2025-0005
CLOSED:** 8:38 PM. Chair Kirkwood.

10. ADJOURNMENT: 8:39 PM Chair Kirkwood.

Commissioner Schott-Grace moved to adjourn. Commissioner McCallin seconded the motion.

Call for Vote: Chair Kirkwood. **Motion Passed 7 – 0.**

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