ELBERT COUNTY
Meeting Minutes
PLANNING COMMISSION
BOCC WILL BE IN ATTENDANCE
REVEAL OF COMPREHENSIVE PLAN / FINAL DRAFT
ELBERT COUNTY FAIRGROUNDS AP BUILDING
95 UTE AVE. KIOWA, CO 80117
APRIL 24, 2018

Note: These meeting minutes are only a summary of the meeting. Duplication of the audio recording is available, for a fee, by contacting Community & Development Services.

The Planning Commission Meeting was called to order at 7:00 pm by Dan Rosales.

PRAYER: None

PLEDGE OF ALLEGIANCE: Led by BOCC

ROLL CALL:

Commission members present: Dan Rosales; Linda Krausert; Jim Keen; Kipp Parker; Dan Michalak; Bob Lewis; Paula Wilderman; Ron Turner

Staff present: Sam Albrecht, County Manager and Tracey Aaron, CDS Administration

Dan Rosales speaks of the completion of the Comprehensive Plan. Introduces Paula Wilderman and Bob Lewis who put the presentation together.

PAULA WILDERMAN PRESENTATION:
- Serving on PC for a couple years and has been involved in the Master Plan for about a year and half
- What is a Master or Comprehensive Plan:
  - Framework and a guide for accomplishing community aspirations and intentions
  - Plan elements will include:
- Objectives of policies and programs
- Land uses
- Transportation and housing
- Cultural and historical perspectives
- Energy and environment plans
- Recreation and tourism
  - Designed to direct and guide future growth and development
  - Not regulatory
  - Simply a plan
- Previous Master Plan was developed in 1996
- Revised and updated
- Elbert County Transportation Plan
- Elbert County Open Land Study
- Rural Water Supply Study
- Plan should be revisited every two years; revised and updated as the county changes as well as its goals
- “Living Document”
- Those involved in Master Plan:
  - Planning Commission
  - Elbert County employees – Sam Albrecht, Tracey Aaron, Kyle Fenner
  - Consultant – Design Workshop
  - Elbert County citizens and Citizen Task Force
- Received a DOLA grant – approximately $140,000
- Stakeholders meeting reviewed the draft to ensure all targets were hit on the Master Plan
- Key components of Master Plan:
  1. Future growth, property rights, water
  2. Economic activities / growth
  3. Achievable: supportive infrastructure and services
  4. Residential growth, transportation networks, and environmental risks
  5. Easily reviewed, validated, and updated

END PAULA WILDERMAN PRESENTATION

BOB LEWIS PRESENTATION:
- Master Plan must be “scaled” to anticipate growth
- Elbert County is growing; by 2030 possible double in numbers
- 10 acres lots are where there is much growth in Elbert County – allows individual wells and septic system
- 35 acre lots is a use by right
- More rural settings
  (Shows power point presentation development of different sized lots and growth)
- Vision Statement: “Elbert County, being rich in heritage, has a vision where property rights are respected, and agriculture, commerce, industry and residential growth are encouraged, thereby creating a path to economic prosperity.”
• Goals and Policies:
  o Land use
    ▪ Residential development
  o Community Resources
    ▪ Services and facilities
  o Natural Resources
    ▪ Balance between natural and development environment
  o Economic Development
    ▪ Strong diverse
  o Recreation and Tourism
    ▪ Encourages both opportunities
• Visionary document
• Not regulatory
• Reinforce the vision, goals, and policies

END BOB LEWIS PRESENTATION

DAN ROSALES:
• Comprehensive Plan will be on Elbert County website
• It is now official
• Guide to the future
• In closing - Thanked: BOCC, Design Workshop, Sam Albrecht, Tracey Aaron, Kyle Fenner, Wendy Welp, John Dorman, citizens of Elbert County, stakeholders, and Planning Commissioners

CHRIS RICHARDSON: Thanked Dan and the Planning Commission.
• Spoke of the amount of effort and passion which went into this plan
• There’s a lot to be proud of

GRANT THAYER: Foundation of rewriting and updating of our planning, zoning, and subdivision regulations
• “Have to build the foundation before the Cathedral”

DANNY WILCOX: Gives thanks to the Planning Commission for putting this together and all the effort put into it. Thanked all the different groups and citizens.

DAN ROSALES: Encourages Elbert County citizens to share their ideas with them.
• All decisions will be based on the regulations
• Next phase will be tough
• Announcements: May 1st, next PC hearing of two applications. Applications are being accepted for the Planning Commission

RON TURNER: When the Comprehensive Plan gets up on the website, pay particular attention to the goals and the policies under each of those goals and the implementation plan. Thanked the Planning Commissioners.
END MASTER PLAN PRESENTATION

Dan Michalak makes a motion to adjourn the meeting, second by Ron Turner.

MEETING ADJOURNED AT 7:48PM