

Elbert County Comprehensive Plan

Steering Committee Meeting #2

August 14, 2025



Attendance – Steering Committee Members

Andrea
Richardson

Chris
Hatton

Danny
Willcox

Jeanine
Foster

Jim
Marshall

Joe Pepper

Ken
Madsen

Kevin
Kirkwood

Kim Wills

Larry Gable

Lee
Benjamin

Nicole Hunt

Press White

Shelly
Manning

Steve
Balcerovich

Tyler
Dreisbach



Agenda

1. Recap of Meeting #1 (5 mins)
2. Community Engagement Update (5 mins)
3. Comprehensive Plan Structure (15 mins)
4. Group Discussion: (30 mins)
5. Schedule Update/Next Steps (5 mins)



Recap Meeting #1

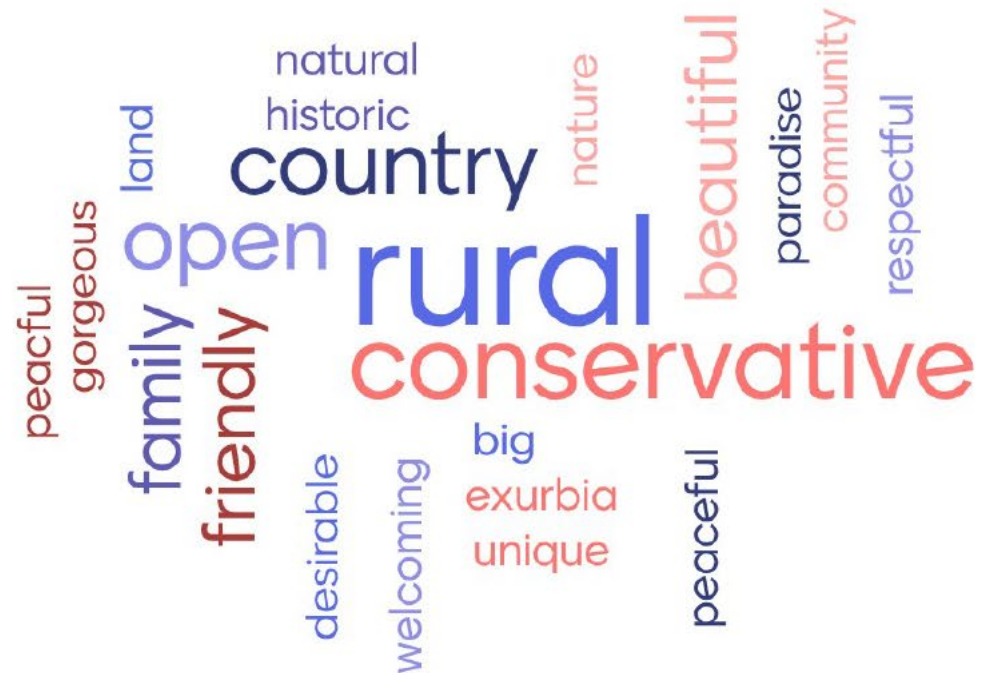
Purpose and Intent of Menti Questionnaire

- Establishes a baseline. These results provide a control group to compare with the survey results
- Any major discrepancies between the Menti questionnaire, survey results, and engagement events will be brought forward to this group for further discussion
- The Menti Questionnaire does not replace the community survey – reinforces our findings



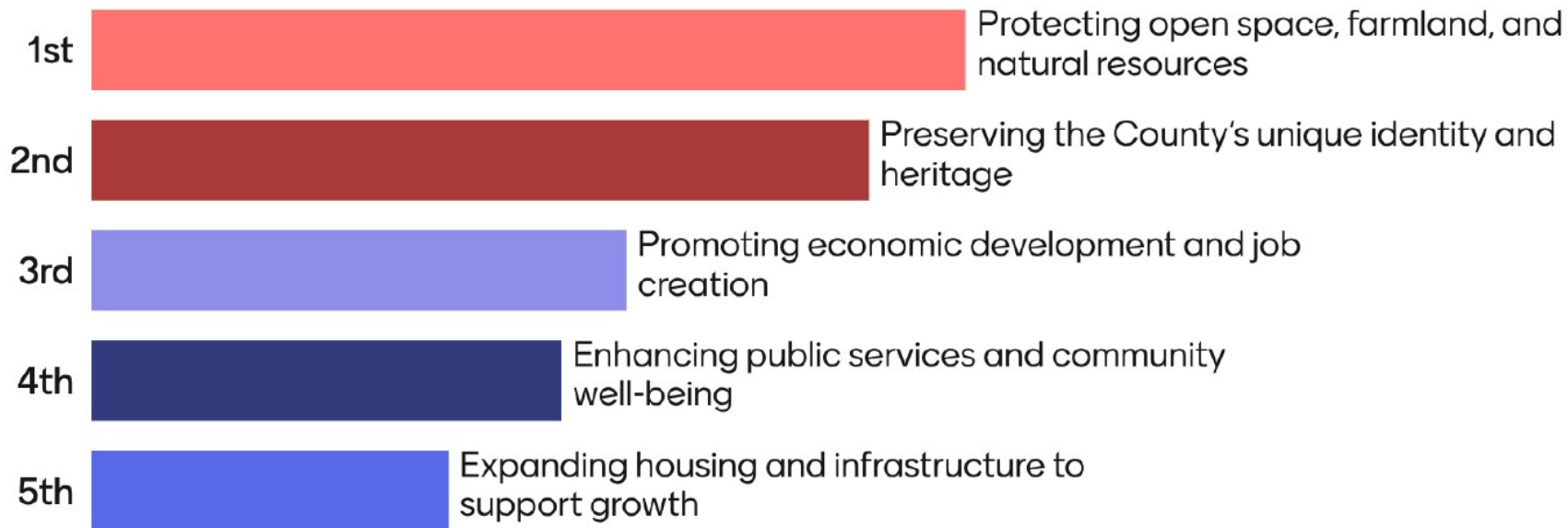
Menti Questionnaire Summary

Vision: In one word, how would you describe Elbert County?



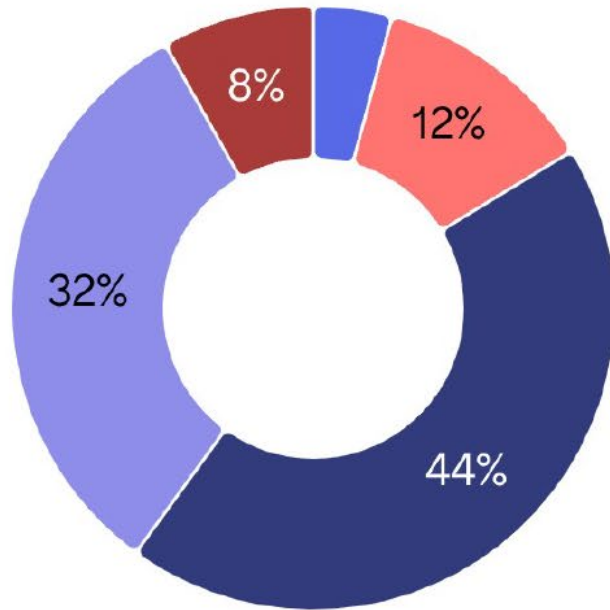
Menti Questionnaire Summary

Vision: Rank what should be the County's top priorities when planning for the future



Menti Questionnaire Summary

Goals: How should the County balance growth while preserving its character?



- 4% Prioritize economic development and housing, even if it changes the community's look and feel.
- 12% Focus on preserving historic and rural character, even if it limits growth opportunities.
- 44% Encourage smart growth strategies that guide development to specific areas while protecting open space and heritage.
- 32% Promote community-driven design standards that ensure new development reflects local character.
- 8% Balance growth and preservation through incentives for sustainable and context-sensitive development.

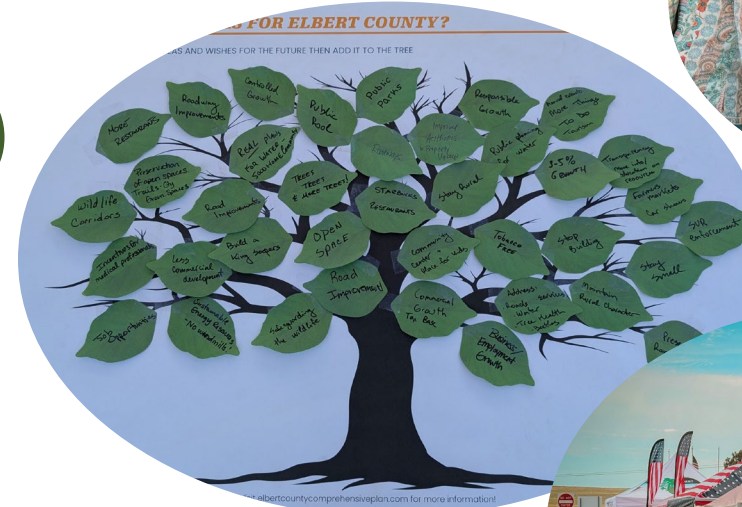
Community Engagement Update

1. Survey Results

- 426 responses (as of 8/7)

2. Elbert County Fair (8/2)

- Reinforced the need to preserve rural character
- Main topics of discussion:
 - Roadway improvements
 - Parks and open space
 - Limit growth



Community Engagement – Upcoming Schedule

1. Community Survey

- Open from July 22nd – September 5th

2. Simla Days

- Monday, September 1st

3. Open House #1

- Thursday, October 2nd (tentative)

4. Open House #2

- Thursday, November 13th (tentative)



Comprehensive Plan – State Required Elements

- Narrative description of the procedure used for the development and adoption of the Comprehensive Plan
- Recreation and Tourism strategies
- Strategic Growth elements
- Water Supply elements



Comprehensive Plan – Recent Bills

SB24-174

- **Housing Needs Assessment** (required for all jurisdictions with 1,000+ residents)
 - Elbert County HNA adopted in 2022
 - Addresses challenges in developing housing for Coloradans of all budgets. Identifies and analyzes unique housing needs, act based on those needs, and implement strategies for growth. **NOTE: Adoption needed by December 31st, 2026**
- **Housing Action Plan**
 - Supplements the HNA with action items. Builds upon the Comprehensive Plan goals and strategies related to housing. **NOTE: Adoption needed by January 1st, 2028**
- **Water Supply Element (*Part of Comp Plan*)**
 - Identification of general location and extent of an adequate and suitable supply of water
 - Identification of supplies and facilities sufficient to meet the needs of local infrastructure
 - Water conservation policies
- **Strategic Growth Element (*Part of Comp Plan*)**
 - A description of existing and potential policies and tools to promote strategic growth and prevent sprawl;
 - An analysis of vacant and underutilized sites and the use of those sites for the development of housing; and
 - An analysis of underdeveloped sites that are not adjacent to developed land for the use of those sites for residential use.

HB24-1007

- **Residential Occupancy**
 - A local government shall not limit the number of people who may live together in a single dwelling based on familial relationship

SB25-002

- **Factory Built Structures**
 - Prohibits a unit owners' association of a common interest community from, through any declaration or bylaw, rules, or regulation adopted or amended by an association on or after July 1, 2024, prohibiting or restricting the construction of accessory dwelling units or middle housing if the zoning laws of the association's local jurisdiction would otherwise allow such construction.



Comprehensive Plan Structure

Chapters to be included:

- Chapter 1: Introduction
 - Chapter 2: Existing Conditions
 - Chapter 3: Outreach & Community Engagement
 - **Chapter 4: Vision & Core Principles** (*main topic for today's discussion*)
 - Chapter 5: Future Land Use
 - Chapter 6: Community & Housing
 - Chapter 7: Employment & Fiscal Sustainability (Strategic Growth)
 - Chapter 8: Open Space & Natural Resources
 - Chapter 9: Transportation & Infrastructure
 - Chapter 10: Community Resilience
 - Chapter 12: Implementation
- ***This is an initial draft of the structure of the document and subject to change***



Vision and Core Principles

- The Comprehensive Plan vision statement will serve as a foundational guide for the Plan
- The core principles will serve as refined values and priorities to supplement the vision statement



What is a Vision Statement?

- **Aspirational**
- **Future-focused**
- **Foundational**
- **All-encompassing**
- Provides a guide for all goals and strategies within the Plan
- Each goal and strategy needs to reinforce the vision statement and can help implement different core principles

Vision Example :

"A place where rural heritage, natural beauty, and community values are preserved and celebrated. A future where progress and preservation go hand in hand, ensuring the community remains a distinctive and welcoming place for generations to come."



Group Discussion – What is your Vision Statement?

- **Purpose and Intent:**

- To workshop a vision statement together
- We do not anticipate reaching a final vision statement during this meeting

- **Steering Committee Homework Assignment #1:**

- Please provide 1-2 Sentences for your vision of Elbert County



What is a Core Principle?

- Summarizes and highlights the importance of high priority elements and key areas of the Plan
- Provides a guide for all goals and strategies within the Plan
- 1 or more core principles will directly relate to each chapter of the Plan as a priority action

Core Principle Examples :

1. *Manage growth to ensure a variety of compatible land uses that preserve the character of the County.*
2. *Preserve existing neighborhoods and communities for future generations.*
3. *Connect all areas of the County with a safe and efficient transportation network.*



Group Discussion – What are your Core Principles?

- **Purpose and Intent:**

- To workshop 4–5 core principles
- Each core principle is 1 short sentence
- We do not anticipate reaching consensus on these principles during this meeting

- **Steering Committee Homework Assignment #2:**

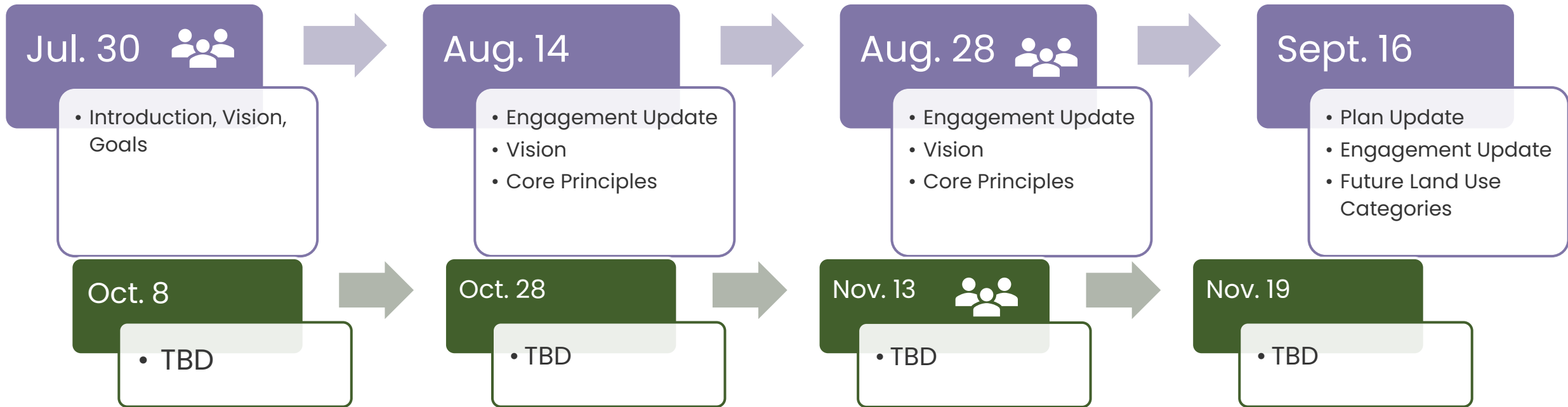
- Please provide 4–5 Core Principles to guide your vision of Elbert County

Example topics from what we've heard so far:

- Rural County Character
- Livability and Quality of Life
- Sustainability and Resilience
- Infrastructure
- Water Supply and Quality
- Open Space/Agricultural preservation
- Employment Opportunities



Steering Committee Schedule (5-6pm)



In-Person meeting at Elbert County Admin Building (Kiowa)



Feel Free to Reach Out

Blake Young

Blake.young@kimley-horn.com

720-647-6163

Jennifer Jones

jennifer.jones@elbertcounty-co.gov

720-595-3618

Next Meeting:

August 28
In-Person

