

Elbert County Comprehensive Plan

Steering Committee Meeting #7

Joint Meeting with Planning Commission and BOCC

February 9, 2026, 5:00 – 6:30 PM



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

Pres White

Shelly
Manning

Steve
Balcerovich

Tyler
Dreisbach



Agenda

1. Open House Results: **10 min**
2. Key themes from the Steering Committee: **5 min**
3. What does “Rural” mean?: **5 min**
4. The Colorado Revised Statutes: **5 min**
5. Future Land Use Map Review: **55 min**
6. Wrap Up (buffer): **10 min**



Open House #2 – General Feedback

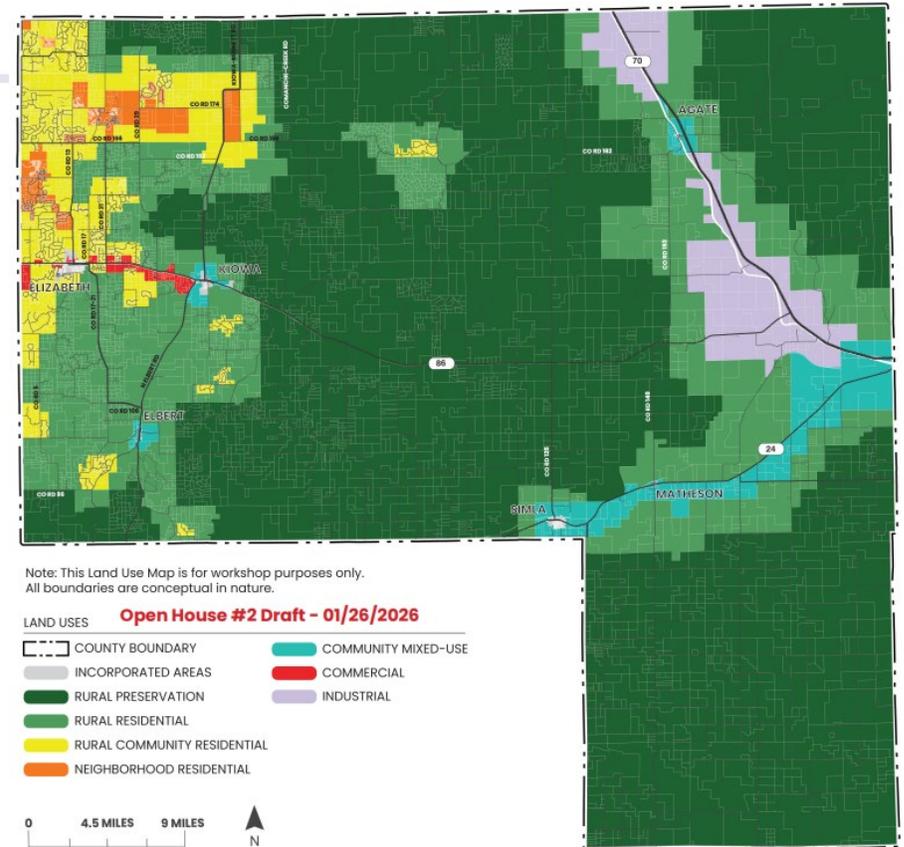
Summary of Feedback

1. Support preserving rural character, protecting agricultural land, and maintaining open space.
2. Desire for managed, context-appropriate growth that safeguards natural resources, infrastructure, and community character.
3. Concerned about water availability, including reliance on wells, sewer needs, and the risk of wells running dry.
4. Opposed to high-density housing, big-box commercial uses, and large-scale renewable energy projects, with some openness to renewables along existing transmission corridors.
5. Ongoing infrastructure challenges highlighted: roadway conditions, light pollution, heavy truck traffic, and the need for expanded public safety, utilities, and developer impact fees.
6. Preference for placing industrial and higher-density development near towns, along with requests for senior urgent-care services, utility-connected development, and more open space and trails.



Open House #2 – FLUM Feedback

- **Rural Preservation:** Participants want more Rural Preservation on the map.
- **Rural Residential:** Opinions vary, but overall feedback leans toward maintaining or increasing Rural Residential.
- **Rural Community Residential:** Participants generally favor keeping or reducing Rural Community Residential, with limited support for expanding it.
- **Neighborhood Residential:** Participants show a tendency toward less Neighborhood Residential, with some wanting to keep it the same.
- **Community Mixed-Use:** Feedback generally favors maintaining or slightly increasing Community Mixed-Use.
- **Commercial:** Participants generally support maintaining or increasing commercial areas.
- **Industrial:** Participants generally support maintaining or increasing industrial land use



Key Themes from the Steering Committee

1. Retain rural character throughout the county.
2. Transitions between land uses.
3. Economic development opportunities in Eastern Elbert County.
4. Industrial development opportunities along the I-70 corridor.



Land Use Best Practices

1. Transitional Land Uses

1. Reduce land use conflicts
2. Improve compatibility
3. Support efficient infrastructure planning
4. Avoid isolated “islands” of development
5. Prevent unnecessary strain on public systems

2. Compatibility Along County Boundaries

1. Coordinate with neighboring jurisdictions
2. Promote complementary land uses
3. Support regional connectivity
4. Create seamless transitions between communities
5. Local approach

3. Corridor Focus Area

1. Designated corridors for industrial/commercial
2. Reduce impact on residential areas
3. Supports economic development
4. Provides long-term benefits



Rural Lot Sizes in Surrounding Counties

How adjacent Counties categorize “Rural” development:

Lincoln County:

- Rural Design Development Overlay: Allows for development of lot sizes below 35 acres. Allows for residential, commercial, and industrial uses.
 - Source: Section 2-230 – Lincoln County Zoning Resolution

El Paso County:

- Rural Placetype: 1 dwelling unit/5-acres.
 - Source: 2021 Your El Paso Master Plan

Douglas County:

- Rural: 1 dwelling unit/2-10-acres.
- Zoning Code: 2+ acre lots within Rural Site Plans, Comprehensive Plan allows for 10-acre lots for transitional areas.
 - Source: 2040 Comprehensive Master Plan and Section 305A Rural Site Plan – Site Design Criteria (Douglas County Zoning Resolution)

Arapahoe County:

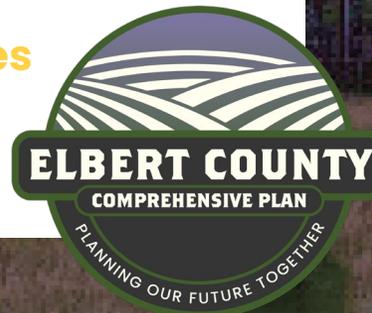
- The Comprehensive Plan identifies rural areas in Tier 2 as 19-acre lots (page 24) however, they do not have a “rural” land use designation.
- Single-Family Detached / Light Intensity: 2.5+ Acre Lots (lowest density land use provided in Comprehensive Plan).
 - Source: 2018 Arapahoe County Comprehensive Plan

Land Use Categories:

Rural Preservation: 35+ acres

Rural Residential: 10–35 acres

Rural Community Residential: 2–10 acres



The Colorado Revised Statutes

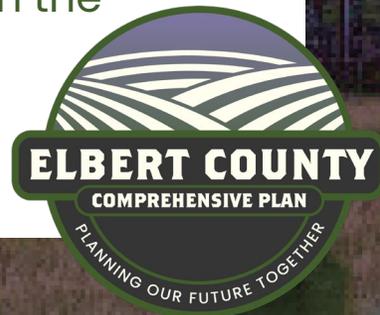
- **Compliance with Senate Bill 24-174**

- **Housing Needs Assessment:**

- Updated every 6 years.
 - Identifies current population/demographic trends.
 - Estimates existing housing stock, housing needs sorted by income level and dwelling type, number of jobs sorted by annual salary and wage, and the allocation of housing based on the number of jobs.

- **Housing Action Plan:**

- Updated every 6 years.
 - Must be responsive to an accepted Housing Needs Assessment and demonstrate the local government's commitment to address demonstrated housing needs, and guide the local government in developing legislative actions, promoting regional coordination, and informing the public of the local government's efforts to address housing needs in the local government's jurisdiction.

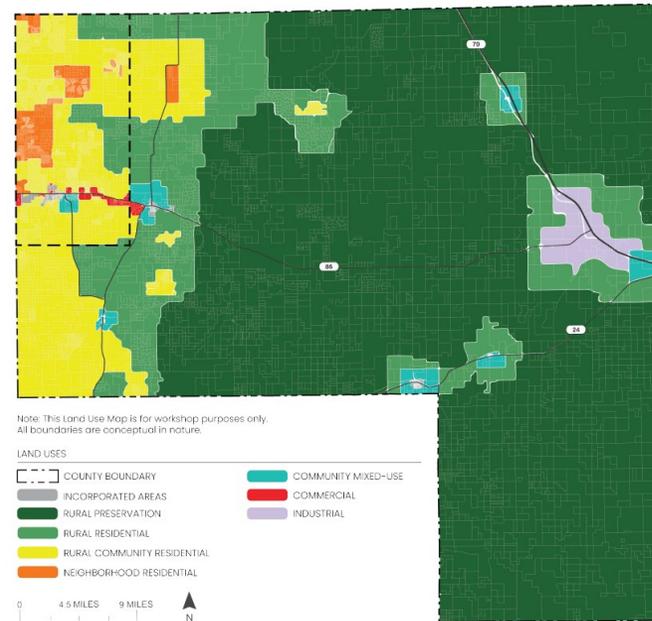


Draft 1 vs. Draft 2

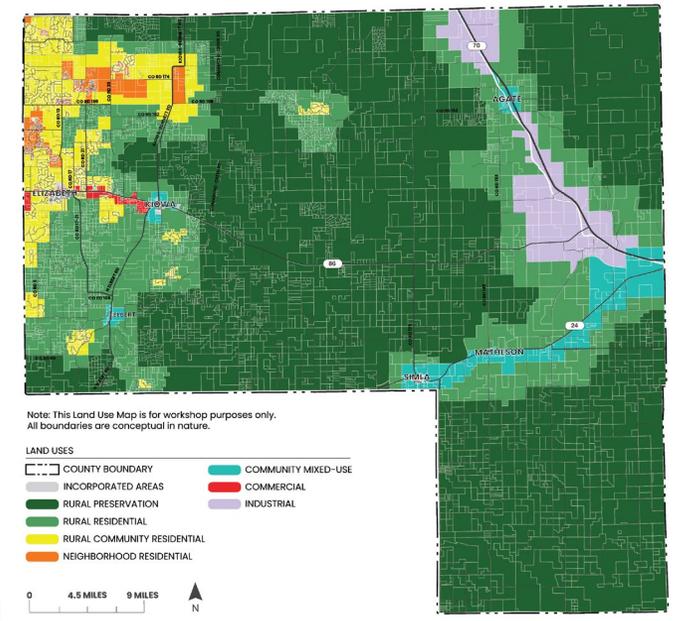
• Changes between the drafts:

- Reflect existing approved PUDs (orange)
- Increased Industrial (purple) along the I-70 corridor
- Increased the Community Mixed-Use (teal) along Hwy 24 and reduced these areas around Elizabeth and Kiowa
- Reduced the Rural Community Residential (yellow) throughout. Reflect existing conditions while showing a quicker transition to Rural Residential (light green)
- Increase Rural Residential (light green) south of Elizabeth
- Increase Rural Preservation (dark green) throughout

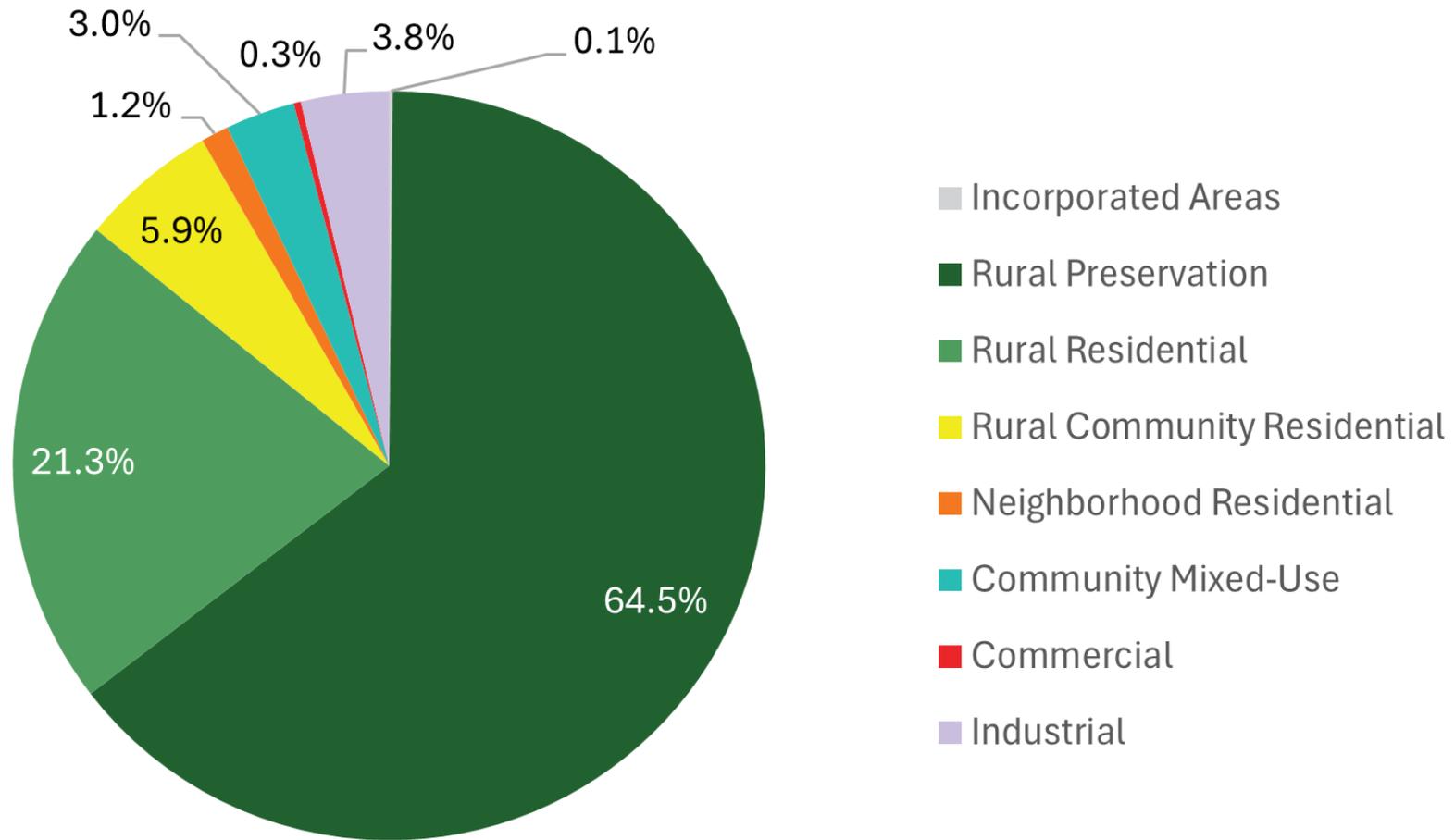
Draft 1



Draft 2



Draft 2 Land Use Breakdown



Discussion– Land Use Map

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Menti Questions

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Feel Free to Reach Out

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