

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, JANUARY 20, 2026**

ATTENDANCE	<p>A regular meeting of the Arapahoe County Planning Commission (PC) was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code.</p> <p>The following Planning Commission members were in attendance: Kathryn Latsis, Chair Pro Tem; Randall Miller; Dave Mohrhaus, Chair; Lynn Sauve.</p> <p>Also present were Matt Hader, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Development Review Planning Manager (moderator); Molly Orkild-Larson, Principal Planner; Raye Fields, Planner I and Kim Lynch, Planning Technician.</p>
CALL TO ORDER	<p>Mr. Mohrhaus called the meeting to order at 6:30 p.m., and the roll was called. The meeting was held in person and through the Granicus Live Manager platform with telephone call-in for staff members and the public.</p>
GENERAL BUSINESS ITEMS:	
APPROVAL OF THE MINUTES	<p>The motion was made by Ms. Sauve and duly seconded by Ms. Latsis to accept the minutes from the December 2, 2025 Planning Commission meeting, as submitted:</p> <p>The vote was:</p> <p>Ms. Howe, Absent; Ms. Latsis, Abstain; Mr. Miller, Abstain; Mr. Mohrhaus, Yes; Mr. Sall, Absent; Ms. Sauve, Yes.</p>
PUBLIC HEARING ITEMS:	
ITEM 1	<p>CASE NO. LDC25-001, ELECTRIC VEHICLE CHARGING STATIONS/ LAND DEVELOPMENT CODE (LDC) AMENDMENT AND DEVELOPMENT APPLICATION MANUAL (DAM) AMENDMENT – MOLLY ORKILD-LARSON, PRINCIPAL PLANNER AND RAYE FIELDS, PLANNER I – PUBLIC WORKS AND DEVELOPMENT (PWD)</p> <p>Mr. Mohrhaus asked the County Attorney if the case had been properly noticed. Mr. Hader said newspaper with the requirements of the LDC</p>

regarding signage and mailing that were met, and said that the PC had jurisdiction to proceed.

Ms. Orkild-Larson stated the Planning Division proposed to add Electric Vehicle (EV) Charging Stations to Table 3-2 (Permitted Uses Table), Section 3-3.11, Transportation, and Chapter 7 (Definitions) of the LDC and update various portions of Section 2 of the DAM per HB24-1173 signed into law on May 21, 2024. She explained this law requires subject municipalities (with 10,000 or more residents) and counties (with 20,000 or more residents) to implement one of the three compliance EV charger options into their land development codes, and that Arapahoe County has over 20,000 residents, therefore was required to comply with this house bill. She described how the bill's goal was to expand EV use, cost-effectiveness, convenience, and viability across the state and to advance Colorado's goals to reduce local air pollution and greenhouse gas emissions. She said this bill would also encourage a more standardized and streamlined local permitting process for EV charging and development. She stated the Colorado Energy Office (CEO) produced a model EV charging code and is responsible for auditing the adopted codes of affected jurisdictions. She explained, as per HB24-1173, local municipalities and Board of County Commissioners (BOCC) must develop and adopt an administrative review process with objective standards in their LDC to facilitate EV charging station permitting. This code amendment was to be incorporated into the LDC on or before December 31, 2025, per the legislation. However, the CEO informed County staff that code adoption could occur in early 2026 due to the amount of review required by the public, staff, PC, and BOCC.

Ms. Fields presented the specific LDC Permitted Use Table changes and described the definitions and differences between primary and secondary uses. She outlined public outreach and responses to comments raised that were discussed during the previous study session with the PC. She clarified that the primary use was a stand-alone charging station versus an accessory use, such as EV units available at a gas station or convenience store. She stated the number of charging units was not the defining difference between the two uses.

Ms. Avery Wolfe consultant, to the CEO, attending by call-in, replied that EV charging stations like those provided at gas stations could become profitable at other sites, such as grocery and convenience stores, as they are being developed going forward. She said that EV charging units were subject to stringent federal requirements and building review which could limit impacts to the electrical grid. She confirmed that gas and convenience stores providing snacks, restrooms and waiting areas for chargers were seen as the ultimate primary usage that was anticipated for future development.

	<p>The public hearing was opened, and there were no people present nor callers who wished to speak. The public hearing was closed.</p> <p>The motion was made by Ms. Sauve and duly seconded by Mr. Miller, in the case of LDC25-001, Electric Vehicle Charging Stations / Land Development Code and Development Application Manual Amendments, I have reviewed the staff report, including all exhibits and attachments, and have listened to the staff presentation and any public comment as presented at the hearing and hereby move to recommend approval of the proposed amendment of the Land Development Code and Development Application Manual as presented in the staff report. Further, the County Attorney, and Staff with the approval of the County Attorney, is authorized to make appropriate modifications to correct errors or omissions as necessary to incorporate the approved amendment into the text of the Land Development Code and Development Application Manual.</p> <p>The vote was:</p> <p>Ms. Howe, Absent; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Absent; and Ms. Sauve, Yes.</p>
ANNOUNCEMENTS	<p>Ms. Orkild-Larson said the Planning Commission meeting for February 3rd would likely be canceled. She reported the February 17th meeting would hear the Sky Ranch Specific Development Plan and a Conventional Rezone for the Mountain View Gardens project.</p>
ADJOURNMENT	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>