

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, JULY 2, 2024**

<p><b>ATTENDANCE</b></p>	<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: Rodney Brockelman; Kathryn Latsis; Randall Miller; Dave Mohrhaus, Chair Pro-Tem; Richard Sall; and Lynn Sauve, Chair.</p> <p>Also, present were Robert Hill, Senior Assistant County Attorney (attending by phone); Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Development Review Planning Manager (moderator); Molly Orkild-Larson, Principal Planner; Ceila Rethamel, Engineer; and Kim Lynch, Planning Technician.</p>
<p><b>CALL TO ORDER</b></p>	<p>Ms. Sauve called the meeting to order at 6:30 p.m. and roll was called. The meeting was held in person and through the Granicus Live Manager platform with telephone call-in for staff members and public.</p>
<p><b>PUBLIC HEARING ITEMS:</b></p>	
<p><b>ITEM 1</b></p>	<p><b>CASE NO LE23-004, SSPRD COLUMBINE MANOR PARK / LOCATION AND EXTENT – MOLLY ORKILD-LARSON, PRINCIPAL PLANNER; CEILA RETHAMEL, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD)</b></p> <p>Ms. Sauve asked the County Attorney if the Planning Commission (PC) had jurisdiction to proceed. Mr. Hill said that LE23-004 had been properly noticed and the PC had jurisdiction to proceed.</p> <p>Ms. Orkild-Larson said the subject property was located at the northwest corner of W. Ken Caryl Road and S. Platte Canyon Road and was 4.89 acres in size. She described the parcel as zoned RR-B and located in Commissioner’s District 1. She said the applicant and owner, South Suburban Parks and Recreation District, sought approval of a Location and Extent application to renovate the existing Columbine Manor Park. She stated this renovation proposed a new playground with modern equipment, a more effective layout of the sports fields and backstop, a new pavilion, port-a-let screening, repair of the existing concrete path, and a new path along the west property line to connect to a future path in the Columbine Manor development. She added that another concrete path was also proposed in the southeast corner of the park and the path would tie directly into the path at the intersection of W. Ken Caryl and S. Platte Canyon Roads and provide access to the</p>

RTD bus stop along W. Ken Caryl Road. She said it would be built by the Colorado Department of Transportation (CDOT) and was not part of this application. She described the parking lot with 17 spaces (one of which would be made into an ADA accessible space) and said it would be resurfaced and restriped. She explained it was unclear when this park was built and there was no record of it that was reviewed and approved through an Arapahoe County planning process and without past approval, the County required the park to be reviewed and documented through a Location and Extent application. She concluded this park was fully developed and provided the surrounding community with a valuable place for residents to exercise, play and sports field activities brought visitors who used the existing parking lot and surrounding neighborhood for parking. She concluded based on the findings in the staff report, staff was recommending approval for the application.

Ms. Melissa Reese-Thacker, of South Suburban Parks & Recreation District, gave a PowerPoint presentation. She introduced the architect for the project, Julie Hendrickson from Concilium Design Group. She explained that the park was developed and built in 1984 through the State of Colorado, and DRCOG was the local authority who reviewed the project. She stated the reason for moving the shelter and playground as proposed in this project was to allow for parents who have children participating on the fields to be able to be with other children on the playgrounds and to ensure their safety while creating a better line of sight to the fields. She outlined the CDOT project that would improve access to the park that was not a part of this application. She stated the existing playground equipment was over 40 years, out of warranty and very difficult to find replacement parts for the maintenance and repair. She spoke of ongoing negotiations with Littleton Soccer to address some of the concerns raised by congestion, games too close together and parking issues in the surrounding neighborhood.

There was discussion around the following questions:

- Was it possible to ask Littleton Soccer Association to encourage carpooling?
- Could playground design can be altered for younger children?
- Was any of this park fenced?

Ms. Reese-Thacker agreed that it was possible for South Suburban Parks & Recreation District to suggest that carpooling be used for games at this park, but it could not be enforced. She affirmed that her staff was willing to work with the community to meet concerns about playground design for the younger children and to consider the concerns regarding the undulating track that surrounded it. She said there was no fencing however all amenities were at least 50 feet from

the right of way to Ken Caryl and reiterated that they were willing to work with the community to meet these concerns.

Ms. Sauve opened the hearing for public comments. There were seven members of the public present, four of whom wished to speak. All were concerned about some aspects of the application and two were in favor. There were no callers. The concerns voiced are summarized here:

- Children’s safety from playground proximity to a busy through street and tripping hazard from the undulating track designed for fledgling bike riders.
- Street parking crowding issues in the area including inadequate number of spaces in the lot to service sports field activities with no down time between game times.
- Parking in front of adjacent residences resulting in being blocked in and not affording residents any street parking.
- What would happen to the memorialized benches that were being replaced?

The public hearing was closed.

Ms. Reese-Thacker spoke about the possibility of requesting parking restriction signage but stated regulation of on street parking not within the P&R jurisdiction. She reminded all that the frustration experienced by those present was not unique to this park. She said that field use was limited to spring and fall soccer leagues only and making the field larger should limit the number of games. Ms. Orkild-Larson she believed that a parking restriction option would push the parking problem further into the neighborhood. Ms. Rethamel suggested adding another space to the cul-de-sac parking could be problematic but could be reviewed further with some small gain to added space. Ms. Reese-Thacker affirmed the policy of her organization was to replace old benches and to memorialize each as they had been previously.

The original motion was made by Ms. Latsis and duly seconded by Mr. Brockelman, to recommend approval of the application as submitted. There followed much discussion that resulted in a motion to amend the motion.

**The motion to amend the original motion was made by Mr. Mohrhaus and duly seconded by Mr. Brockelman, in the case of LE23-004, Columbine Manor Park Location and Extent to recommend approval with a second condition, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:**

	<p>1. <b>Prior to the signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.</b></p> <p>2. <b>The applicant must follow their policy to re-memorialize benches as they are replaced and to return the existing memorial bench to the resident who had commissioned the memorial.</b></p> <p><b>The vote was:</b></p> <p><b>Mr. Brockelman, Yes; Ms. Latsis, Yes; Mr. Miller, No; Mr. Mohrhaus, Yes; Mr. Sall, No; Ms. Sauve, Yes; Ms. Wollman, Absent.</b></p> <p><b>The original motion was made by Ms. Latsis and duly seconded by Mr. Brockelman and amended with a 2<sup>nd</sup> condition based on the motion to amend, in the case of LE23-004, Columbine Manor Park / Location and Extent, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:</b></p> <p>1. <b>Prior to the signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.</b></p> <p>2. <b>Applicant will ensure memorial bench replacement policy is implemented as written and return existing memorial benches to the residents who had commissioned them.</b></p> <p><b>The vote was:</b></p> <p><b>Mr. Brockelman, Yes; Ms. Latsis, Yes; Mr. Miller, No; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes; Ms. Wollman, Absent.</b></p>
<b>ANNOUNCEMENTS</b>	<p>Mr. Reynolds reported that the Board of County Commissioners (BOCC) had denied the CMRS (Commercial Mobile Radio Service) application for a 65-foot mono-pine wireless antenna that was approved by the Planning Division Manager and now is in the applicant’s court for an appeal. He added there was an land development code amendment coming forward to allow production facilities to produce pharmaceutical grade marijuana-infused products for use by federal agencies for use in clinical trials. Ms. Pecherzewski added there would be a public hearing on July 16, 2024, regarding a code amendment to the Land Development Code.</p>
<b>ADJOURNMENT</b>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>

