

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, JUNE 3, 2025**

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: Brooke Howe; Kathryn Latsis, Chair Pro-Tem; Dave Mohrhaus, Chair; Richard Sall; Lynn Sauve.</p> <p>Also, present were Matt Hader, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Development Review Planning Manager; Jim Katzer, Transportation, Division Manager; Joe Schiel, Engineering Services Division Program Manager; Molly Orkild-Larson, Principal Planner; 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. Latsis and duly seconded by Ms. Sauve to approve the minutes from the April 15, 2025, Planning Commission meeting, as submitted:</p> <p>The vote was:</p> <p>Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Absent; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.</p>
STUDY SESSION ITEMS:	
ITEM 1	<p>PRESENTATION AND DISCUSSION REGARDING BUILDING OUT THE COUNTY'S INFRASTRUCTURE – JOE SCHIEL, ENGINEERING PROGRAM MANAGER; JAMES KATZER, TRANSPORTATION DIVISION MANAGER – PUBLIC WORKS AND DEVELOPMENT (PWD)</p>



	<p>Mr. Schiel said the purpose of this presentation was to discuss how roadway and stormwater infrastructure was built within the County and to describe the role that private development played in the funding, land acquisition, and construction of public improvements. The slide presentation gave specific examples of recent instances where private developers had constructed their fair share of public improvements in accordance with County regulations, the Comprehensive Plan, and other planning documents. Mr. Katzer also discussed opportunities where future development could continue to play a role in constructing infrastructure within the County.</p> <ul style="list-style-type: none">• Coordination of Development Review and Master Plans• County Needs for Traffic Improvements• Case Studies of Working with Partners• Future Opportunities to Meet those Needs <p>There was discussion regarding grant funding provided by state and federal sources, how increasing infrastructure development costs could impact the upcoming move to provide more affordable housing here at the local level. Staff concluded there would likely be some incentive to provide tax breaks, reduced planning and engineering fees, expedited plan review time, additional height allowances along with reduced open space development fees.</p> <p>The chair thanked the team for the informative presentation and discussion.</p>
ANNOUNCEMENTS	<p>Ms. Orkild-Larson said the Planning Commission meeting for June 17, 2025 would include 2 public hearing items and there was no agenda yet for July 3, 2025.</p>
ADJOURNMENT	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>