

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, NOVEMBER 18, 2025**

<b>ATTENDANCE</b>	<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; Brooke Moore; Dave Mohrhaus, Chair; Richard Sall; and 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); Ceila Rethamel, Engineering Services Division Manager; Loretta Daniel, Long Range Planning Manager; Gretchen Ricehill, Planner; Kat Hammer Senior Planner; Sue Liu, Engineer; Ernie Rose, Senior Planner; Emily Gonzalez, Engineer; and Kim Lynch, Planning Technician.</p>
<b>CALL TO ORDER</b>	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.
<b>GENERAL BUSINESS ITEMS:</b>	
<b>APPROVAL OF THE MINUTES</b>	<p><b>The motion was made by Ms. Sauve and duly seconded by Ms. Latsis to approve the minutes of the October 21, 2025, Planning Commission meeting, as submitted:</b></p> <p><b>The ayes prevailed, and minutes were approved.</b></p>
	<p><b>The motion was made by Ms. Latsis and duly seconded by Ms. Sauve to approve the minutes of the October 28, 2025, Planning Commission meeting, as submitted:</b></p> <p><b>The ayes prevailed, and minutes were approved.</b></p>
<b>PUBLIC HEARING ITEMS:</b>	
<b>ITEM 1</b>	<b>CASE NO. LR25-001, BYERS SUB-AREA DEVELOPMENT PLAN / LAND DEVELOPMENT CODE AMD – LORETTA DANIEL, LONG RANGE PLANNING PROGRAM MANAGER; GRETCHEN RICEHILL, PLANNER</b>

Mr. Hader stated the Land Development Code record contained evidence that the Chapter 5 - Section 2 requirements had been met; therefore, the PC had jurisdiction to proceed.

Ms. Daniel outlined the key elements of the subarea plan update to include a community-based vision for Byers for the next 20 years; a range of feasible population growth scenarios; goals, policies, and actions that reflected the community's recent comments and suggestions; and a revised document format with identified actions in an implementation matrix. She presented the five key themes that emerged from the surveys and open houses that influenced the Plan's goals and policies:

- **Preserve the rural and small-town character** of Byers.
- Focus on **managed and controlled growth**.
- **Attract small businesses** and community amenities.
- **Improve the appearance** of the community and implement infrastructure improvements.
- **Maintain a sense of community** and quality of life for families and senior residents.

She concluded Staff found that the 2025 Byers Subarea Plan reflected the aspirations of the community and was an appropriate update to the 2003 Plan. She affirmed it was prepared with extensive involvement of residents, businesses, and stakeholders and the vision, goals, policies, and actions aligned with the 2018 Comprehensive Plan. She stated the PC had the authority to adopt the Plan and submit the Plan to the BOCC for approval and Staff was recommending approval of case and adoption by reference.

Mr. Mohrhaus opened the hearing for public comments. There were six members of the public present, two expressed concern about the mixed use change to the Comp Plan and one who spoke in strong support of the application due to the economic development opportunities it supported that would strengthen the Town of Byers, and there were no callers who wished to speak. The public hearing was closed.

**The motion was made by Ms. Sauve and duly seconded by Mr. Miller, in the case of LR25-001, Arapahoe County 2018 Comprehensive Plan Amendment to adopt, by reference, the Byers Subarea Plan, I have reviewed the staff report including all exhibits and attachments, and have listened to staff's presentation and any public comment as presented at the hearing, and hereby move to adopt this Comprehensive Plan amendment based on the findings in the staff report and submit the Byers Subarea Plan to the Arapahoe County Board of County Commissioners for approval.**

**The vote was:**

**Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.**