



**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, SEPTEMBER 2, 2025**

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| 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; Ceila Rethamel, Division Manager; Joe Schiel, Engineering Services Division Program Manager; Molly Orkild-Larson, Principal Planner; Sue Liu, Senior Engineer; 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> |
| STUDY SESSION ITEMS: | |
| ITEM 1 | <p>PRESENTATION AND DISCUSSION REGARDING ARAPAHOE COUNTY'S FLOODPLAIN MANAGEMENT PROGRAM – CEILA RETHAMEL, ENGINEERING SERVICES DIVISION PROGRAM MANAGER – PUBLIC WORKS AND DEVELOPMENT (PWD)</p> <p>Ms. Rethamel stated Arapahoe County's Floodplain Management Program was managed through the Engineering Services Division (ESD). She said the purpose of this program was to review and approve floodplain activities, then permit and inspect those floodplain activities that complied with the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) in order to ensure our residents had clean stormwater runoff and were protected from flood events. She explained this study session was to provide background and history on floodplains, why they were regulated by FEMA, what was managed by the County's program, and how floodplain reviews operated for development projects.</p> <p>The study session covered the following topics:</p> <ul style="list-style-type: none">• Historical Flooding In the United States and Colorado |



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| | <ul style="list-style-type: none">• Need to Regulate/FEMA• County’s Floodplain Management Program• Floodplain Reviews <p>There was discussion regarding allowing concrete trails to exist in the 100-year floodplain fringe and whether there were any structures not permitted in the fringe. Ms. Liu said that a case-by-case study was always required to prove minimum impacts in the 100-year floodplain. Non-permeable impervious surfaces discussion followed, and staff reiterated that there was a Master Drainage Plan that existed for all projects expressly for this purpose. Ms. Rethamel explained that ESD’s role was to work with these agencies in managing the floodplain over time as more development occurred. She added that there was Southeast Metro Storm Water Authority (SEMSWA) involvement whenever any new development was proposed.</p> <p>The chair thanked the team for the informative presentation and discussion.</p> |
| ANNOUNCEMENTS | Ms. Orkild-Larson said the Planning Commission meeting for September 16, 2025, would include two public hearing items and a Study Session regarding the Byers Subarea Plan. |
| ADJOURNMENT | There being no further business to come before the Planning Commission, the meeting was adjourned. |