

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, AUGUST 4, 2026**

ATTENDANCE	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 (LDC). The following Planning Commission members were in attendance: Kelly Boren; Brooke Howe; Carissa Koran; Randall Miller, Chair; Richard Sall; Lynn Sauve, Chair Pro-Tem; and Adrienne Wolf. Also present were Matt Hader, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Current Planning Program Manager (moderator); Molly Orkild-Larson, Principal Planner; and Kim Lynch, Planning Technician.
CALL TO ORDER	Mr. Miller 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.
GENERAL BUSINESS ITEMS:	
APPROVAL OF THE MINUTES	The motion was made by Ms. Sauve and duly seconded by Ms. Howe to approve the minutes of the July 7, 2026, Planning Commission meeting, as submitted: The ayes prevailed, and minutes were approved.
STUDY SESSION ITEMS:	
ITEM 1	CASE NO. LDC25-002 – GROUP LIVING – LAND DEVELOPMENT CODE (LDC) AMENDMENT – MOLLY ORKILD-LARSON, PRINCIPAL PLANNER – PUBLIC WORKS AND DEVELOPMENT (PWD) Ms. Orkild-Larson stated the purpose of this study session was to obtain input from the PC on the LDC amendment that would refine and clarify the definition of a group home to align with the Fair Housing Amendments Act (FHAA), establish residential occupancy limits as per the International Property Maintenance Code (IPMA), and include additional types of group living land uses in the permitted use table. She explained that presently, the LDC discusses two types of Group Homes (A and B), and the Group Home definition was unclear and confusing.

She said while reviewing a potential group residential facility, it came to the staff's attention that code language and definitions needed refinement with respect to group living situations. She added Staff brought the draft code amendments to a BOCC study session in September 2025, where the commissioners directed staff to continue processing this amendment and requested that staff provide an update memo to keep the Board apprised of any updates. She reported Staff worked further with Clarion on the code amendment and obtained input from referral agencies to ensure compliance with their regulations.

Proposed Regulations:

1. Addition of uses to Table 3-2.1 Permitted Use Table, including: Group Living, Group Home, Group Residential Facility, Nursing Home, Detoxification Facility, Hospital, and Freestanding Emergency Room.
2. Provides standards for all Residential Uses. This includes any residential use required to obtain a license, permit, inspection, or other approval from the state or the federal government in order to operate, and to obtain the required approval prior to operation, and maintain or renew each such required approval so that it is valid and in good standing at all times during operation. It also establishes the maximum number of people occupying any single dwelling unit in order to avoid overcrowding as per the IPMC.
3. Defines Group Homes. The proposed Group Homes are defined as residential facilities located in a single structure on a single lot and occupied by those experiencing physical or mental/developmental disabilities whose right to live together in housekeeping units is protected by the FHAA.
4. Defines Group Residential Facilities. Other group living uses are defined as Group Residential Facilities, which will require Use by Special Review approval in all the residential districts and are permitted uses in the four business districts. This aligns with the treatment of multifamily residential uses, which are also permitted uses in the four business districts. This avoids any claim that the County is restricting group living uses more than general residential uses and allows the County the ability to approve "one-off" facilities (such as domestic violence shelters) in the residential districts on a case-by-case basis after a Special Review hearing. The proposed Group Residential Facility is a residential land use that does not meet the Group Home definition. These include establishments that can provide occasional medical support, assistance with daily living activities, specialized social services, or a community living environment requiring custodial care, as well as group living facilities that do not provide those services. This definition includes, but is not limited to:
 - All forms of group living for individuals whose right to live together under conditions similar to those available to the

	general public is NOT protected by the provisions of the federal Fair Housing Act Amendments of 1988, or by any similar legislation of the State of Colorado, or by regulations issued pursuant to those laws or court decisions interpreting those laws (i.e., uses identified under the third bullet); • All group living facilities occupying more than one structure on a single lot or on contiguous lots operated as a single residential or operational entity; and • A domestic violence shelter, a homeless shelter, an assisted living facility, a dormitory, a sorority or fraternity, a monastery or nunnery, and a “Group Home, Elderly” as defined in C.R.S 30-28-115 (2)(b). In all cases, Group Homes, Group Residential Facilities, and all dwelling units, occupancy of a dwelling unit would be subject to the maximum occupancy levels stated in the IPMC. Doing so would make those limits applicable and enforceable through the County without requiring that the County adopt the IPMC in its entirety. A table has been added to the code identifying the maximum occupancy limits allowed. 5. Further clarifies definitions to better align with the code amendments. These definitions are as follows: detoxification facility, family, freestanding emergency room, group home, group living, group residential facility, hospice care center, hospital, house living, noise-sensitive uses, nursing home, rehabilitation facility, surgical outpatient, and urgent care. 6. Adds a table identifying the maximum occupancy limits allowed. 7. Removal of Group Home – Types A and B narrative in the LDC. Ms. Orkild-Larson said Staff would like the Planning Commission to evaluate these draft code regulations and provide feedback and any recommendations to be incorporated in advance of taking the final version to public hearings. There was discussion regarding Fair Housing Act Amendment of 1988. Mr. Don Elliot of Clarion spoke to differences between Part 1 and Part 2, differences between group living and medical facilities, social media houses that are rented and lived in for a short period to make social media content, and noise-sensitive uses.
ANNOUNCEMENTS	Ms. Orkild-Larson said the August 18th meeting would be a Study Session for Transit Oriented Communities Rezoning. Jason Reynolds gave further explanation on what this rezoning involves. On September 15th, there will be a study session on the Water Supply Element of the Comp Plan Amendment.
ADJOURNMENT	The meeting was adjourned