

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, JULY 15, 2025**

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. The following Planning Commission members were in attendance: Brooke Howe; Kathryn Latsis, Chair Pro-Tem; Randall Miller; Dave Mohrhaus, Chair; Richard Sall; and Lynn Sauve. Also, present were Matt Hader, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Development Review Planning Manager (moderator); Joe Schiel, Engineering Services Division Program Manager; Molly Orkild-Larson, Principal Planner; Ernie Rose, Senior Planner; and Kim Lynch, Planning Technician.
CALL TO ORDER	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.
GENERAL BUSINESS ITEMS:	
ADOPT AGENDA AS AMENDED	The motion was made by Ms. Sauve and duly seconded by Ms. Latsis to adopt tonight's agenda as amended to postpone Public Hearing Item 2: CASE NO. PP23-002, THE RANCH AT WATKINS FARM #01 / PRELIMINARY PLAT (PP) until August. The vote was: Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.
APPROVAL OF THE MINUTES	The motion was made by Ms. Latsis and duly seconded by Mr. Miller to approve the minutes from the June 17, 2025 Planning Commission meeting, as submitted: The vote was: Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Abstain; Ms. Sauve, Yes.



PUBLIC HEARING ITEMS:

ITEM 1

CASE NO. LDC24-007, WIRELESS ANTENNAS / LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENT – ERNIE ROSE, SENIOR PLANNER; PUBLIC WORKS AND DEVELOPMENT (PWD)

Mr. Hader cited the Land Development Code Chapter 5 - Section 2 requirements and stated they had been met; therefore, the PC had jurisdiction to proceed.

Mr. Rose introduced this County-initiated project that proposed modifying the LDC concerning Wireless Communication Facilities (WCF), which are currently referred to as Commercial Mobile Radio Service (CMRS) in the LDC. He explained the proposed amendment retitled the CMRS regulations to WCF and established specific regulations for these facilities. He defined WCF as including cell towers, base stations, and related equipment, Commercial Mobile Radio Service (CMRS) which is a type of wireless communication, satellite, infrared, Wi-Fi, Wireless to Broadband (including 3G, 4G, and 5G cellular networks), and mobile communication systems, all of which enabled data transmission without the need for physical wires. He stated the County's current regulations for wireless communication facilities on private property were problematic because they did not allow for minor modifications to existing facilities, encourage or mandate colocation, or provide alternative locations, such as rooftops. He added that the existing wireless section of the code failed to effectively communicate to the public that FCC regulations significantly constrained the County's authority to deny or impose conditions on "eligible facilities" that did not result in substantial expansion or alteration of current wireless structures. He reported these proposed regulations were listed as a priority to ensure compliance with federal law and to mitigate potential public misunderstanding and controversy over decisions that were not within the County's control. He described the proposed revisions:

- Incorporated potential technological advances across all types of wireless communications, including Commercial Mobile Radio Service (CMRS).
- Complied with the Federal Communications Commission (FCC) regulations.
- Delineated the criteria for "eligible facilities."
- Promoted the collaborative use of both new and existing WCF Locations.
- Emphasized that the applicant must demonstrate that other sites are not feasible for new tower structures.
- Outlined a structured administrative process for replacing, modifying, repairing, and upgrading equipment through the building permit application process.

Mr. Rose introduced Don Elliot of Clarion Associates, who consulted in the drafting of the modifications to the LDC. Mr. Elliot provided clarification



	of each of the six proposed modifications to the code. There was discussion around the reasons for modifications to definitions, response times, and technical language of the LDC that were proposed. Mr. Rose said a significant benefit of the amendments would be to limit the number of new cell tower wireless communications facilities in the County going forward. He concluded, considering the findings presented and other information provided in the staff report, staff recommended approval of these amendments to the LDC. Mr. Mohrhaus opened the hearing for public comments. There were no members of the public present who spoke, 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 Ms. Latsis, in the case of LDC24-007, Wireless Communication Facilities / Land Development Code CMRS Text Amendment, 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 recommend approval of proposed amendment as presented in the staff report, subject to the following conditions: 1. Staff is authorized to make minor corrections or revisions to the proposed language, with the approval of the County Attorney, if necessary to incorporate the approved amendment into the text of the Land Development Code. The vote was: Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.
ITEM 2	CASE NO. PP23-002, THE RANCH AT WATKINS FARM #01 / PRELIMINARY PLAT (PP) –MOLLY ORKILD-LARSON, PRINCIPAL PLANNER – PUBLIC WORKS AND DEVELOPMENT (PWD) <i>THIS ITEM WAS POSTPONED TO AN AUGUST MEETING</i>
ANNOUNCEMENTS	Ms. Orkild-Larson said the Planning Commission meeting August 5, 2025 would include the public hearing on the Land Development Code Amendment for Affordable Housing. Mr. Reynolds said there had been no applications for Commissioner #7 yet, and Mr. Sall was officially re-appointed to serve another term.
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.