

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, FEBRUARY 4, 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: Rodney Brockelman; Brooke Howe; Kathryn Latsis; Randall Miller; Dave Mohrhaus, Chair Pro-Tem; Richard Sall; and Lynn Sauve, Chair.</p> <p>Also, present were Matt Hader, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Development Review Planning Manager; Molly Orkild-Larson, Principal Planner; Ceila Rethamel, Engineering Services Division Manager; and Kim Lynch, Planning Technician.</p>
CALL TO ORDER	Ms. Sauve called the meeting to order at 6:30 p.m. and roll was called. The meeting was held in person and through the Granicus Live Manager platform.
GENERAL BUSINESS ITEMS:	
APPROVAL OF THE MINUTES	<p>The motion was made by Mr. Mohrhaus and duly seconded by Mr. Brockelman to accept the minutes from the <u>January 21, 2025</u> Planning Commission meeting, as submitted.</p> <p>The vote was:</p> <p>Mr. Brockelman, Yes; Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; and Ms. Sauve, Yes.</p>
ITEM 1	<p>LR22-008 – COPPERLEAF PARCEL O COMPREHENSIVE PLAN AMENDMENT POSTPONEMENT - JASON REYNOLDS, PLANNING DIVISION MANAGER - PUBLIC WORKS AND DEVELOPMENT (PWD)</p> <p>Mr. Reynolds recounted on December 3, 2024; the Planning Commission voted to table the proposed Comprehensive Plan Amendment proposal to classify Copperleaf Parcel O as multi-family. He reported the applicant was conducting additional public outreach for their proposed development and after the neighborhood meeting, this item would be scheduled at a future Planning Commission meeting. He stated Staff recommended that the Planning Commission vote to remove this item from “tabled” status and vote to “postpone” it because the item was tabled and not continued to a date certain, holding another hearing would require new public notice. He explained if a motion was tabled under Robert’s Rules of Order, it must be removed from the</p>

table for future action. He said under Robert’s Rules of Order, tabling was intended for setting aside a motion during a meeting so it could be returned to later in that same meeting. He added some reference sources said that a tabled motion was automatically killed if not acted on by the end of the next meeting and The Planning Commission Bylaws did not address tabling of items; instead, they define “postponed” as “[t]he Planning Commission takes no formal action, and the item is held to a future time, but not to a date certain (requires new notice).” He concluded Staff recommended that the Planning Commission vote to remove this item from the table and subsequently vote to postpone case LR22-008 and this would both clarify the project’s status and align the action with the Planning Commission Bylaws so the proposed Comprehensive Plan Amendment could be re-noticed for another public hearing at a future Planning Commission meeting.

There was discussion regarding whether the item had been denied approval by vote at the last hearing and what bearing it had on additional action. Mr. Reynolds stated this postponement would clarify the message regarding the Comp Plan and the vote when the case was reheard.

The motion was made by Mr. Mohrhaus and duly seconded by Mr. Sall, in the case of LR22-008, consideration of an application to amend the 2018 Arapahoe County Comprehensive Plan in the vicinity of S. Gun Club Road and E. Belleview Avenue, I move to remove this item from the table for additional action.

The vote was:

Mr. Brockelman, Yes; Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, No; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.

The motion was made by Mr. Mohrhaus and duly seconded by Ms. Latsis in the case of LR22-008, consideration of an application to amend the 2018 Arapahoe County Comprehensive Plan in the vicinity of S. Gun Club Road and E. Belleview Avenue, I move to postpone this item.

The vote was:

Mr. Brockelman, Yes; Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, No; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.

STUDY SESSION ITEMS:

ITEM 1

DEVELOPMENT REVIEW OF TRAFFIC IMPACTS AND INFRASTRUCTURE – CEILA RETHAMEL, ENGINEERING SERVICES DIVISION MANAGER – PUBLIC WORKS AND DEVELOPMENT (PWD)

	<p>Ms. Rethamel said over the last couple of months, several questions had come up in Planning Commission meetings regarding traffic and infrastructure improvements. She affirmed the Engineering Services Division was the group responsible for reviewing land use applications to ensure that roadways and stormwater were constructed to the County’s standards. She added impacts to traffic were included in that review. She discussed the following:</p> <ul style="list-style-type: none"> • Answers to recent questions regarding traffic and infrastructure improvements by either the public or Commissioners; • Overview of the Development Review Process concerning traffic and infrastructure that were required during the land use applications, and describing how roadways are improved; • Traffic Impact Studies (TIS) made in the county; • Description of Traffic Warrants; and, • Overview of the Transportation Master Plan. <p>Ms. Rethamel described the TIS process as extensive and discussed the waiver criteria and minimum requirements for these studies. She explained that the required frontage and additional infrastructure improvements were based on project impacts and existing roadway capacities.</p> <p>She introduced Mr. Karl Packer, Traffic Operations Manager who described traffic warrants criteria and questions regarding the Transportation Plan and future revisions and updates to the 2035 Transportation Master Plan.</p> <p>Ms. Rethamel explained in more detail the process of traffic systems development and the important role played by Development Partners (public and private funding sources) and described this balancing act that drives such development.</p> <p>Action Item: The Planning and Engineering team will provide requested information on the Roadway Grading System Levels Of Service (LOS) based on the cycles of lights required to meet the criteria for developing traffic systems in the county.</p>
ANNOUNCEMENTS	<p>Mr. Matt Hader, Senior Assistant County Attorney who replaced Mr. Bob Hill was introduced.</p> <p>Mr. Reynolds spoke about the Bennett Subarea Plan to update three focus areas in Eastern Arapahoe County. He stated there would be an Open House on February 12th and PC members were invited to attend.</p> <p>Ms. Orkild-Larson announced there would be a rezoning hearing on Gun Club Rd. for the Planning Commission meeting upcoming on February 18th.</p>
ADJOURNMENT	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>