

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, FEBRUARY 18, 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: Rodney Brockelman; Brooke Howe; Kathryn Latsis; Randall Miller; Dave Mohrhaus, Chair Pro-Tem; and Lynn Sauve, Chair. Also, present were Matt Hader, Senior County Attorney; Ava Pecherzewski, Development Review Planning Manager (moderator); Molly Orkild-Larson, Principal Planner; Joseph Boateng, Engineer; and Kim Lynch, Planning Technician.
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 with telephone call-in for staff members and the public.
GENERAL BUSINESS ITEMS:	
APPROVAL OF THE MINUTES	The motion was made by Mr. Mohrhaus and duly seconded by Mr. Brockelman to accept the minutes from the <u>February 4, 2025</u> Planning Commission meeting, as submitted. The vote was: Mr. Brockelman, Yes; Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Absent; and Ms. Sauve, Yes.
PUBLIC HEARING ITEMS:	
ITEM 1	CASE NO. CZ24-001, LOWRY [SUNSHARE SMALL SOLAR FACILITY] CONVENTIONAL REZONE (CZ) – MOLLY ORKILD-LARSON, PRINCIPAL PLANNER; JOSEPH BOATENG, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD) Ms. Sauve asked the County Attorney if the PC had jurisdiction to proceed. Mr. Hader said that Case No. CZ24-001 had been properly noticed, and the PC had jurisdiction to proceed. Ms. Orkild-Larson said the applicant, Beau Scott with SunShare LLC, on behalf of the property owner, Lowry Environmental Protection Cleanup Trust Fund, sought approval of a rezoning for 56.7 acres zoned MU to A-1 to develop a 5 megawatt (MW) small solar facility on the property. She explained small solar

facilities (solar panels generating 5MW or less) are only permitted on Agricultural and Industrially zoned property and if the rezone is approved, the proposed solar facility would need to obtain approval of an Administrative Energy Facility site plan application. She stated the proposed solar garden would be unmanned and therefore would not require water and sanitary sewer service. She reported a neighborhood outreach meeting was held on November 15, 2023, at the Central Recreation Center where no public or adjacent property owners attended the meeting. She described the gas and electric lines that traversed the eastern boundary of the subject property and stated they would be left undisturbed, however the solar facility proposed to connect to Xcel Energy distribution lines. She said the facility would have access from S. Gun Club Road and was anticipated to generate 20 to 40 vehicle trips per day during construction (two to four months) but once construction was complete, only two site visits were expected to occur every quarter. She stated the Lowry Trust Master Plan identified the subject site as being located in Section 1 which allowed renewable energy generation, solar farms, and other forms of renewable energy production and the proposed land use associated with this rezone request was in alignment with the Lowry Trust Master Plan. She concluded Staff had reviewed the plans, supporting documentation, referral comments, and external agency input in response to this application and based upon a review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, Staff recommended approval of the project.

Mr. Scott described the parcel as an undeveloped agricultural property that was currently dryland-farmed and abutted the Lowry Landfill which had operated as a landfill since 1964 and accepted both municipal solid and industrial liquid waste. He reported the landfill had been undergoing extensive containment remedy since its listing as a Superfund site in 1984 and although the terms did not require it of the EPA-selected remedy, Denver and Waste Management and Lowry Environmental Protection Cleanup Trust Fund had purchased properties a half mile around the site as an additional level of assurance for the remedy to ensure the protection of public health and the environment and to control future land use around the site. He reiterated that this proposed project offered a land use with no permanent human occupied structures and did not require access to water and sanitary sewer services, thereby removing any concern for contamination from the Superfund site. He concluded the site would mainly be developed with unmanned solar panels.

Ms. Sauve opened the hearing for public comments. There were no members of the public present and there were no callers. The public hearing was closed.

Ms. Latsis expressed her support of this project which offered a great way to use buffer zones without any of the usual land development impacts that occur with major development cases.

The motion was made by Ms. Latsis and duly seconded by Mr. Mohrhaus, in the case of CZ24-001, Lowry Rezoning, the Planning Commission and 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 this application based on the findings in the staff report, subject to the following condition: 1. Prior to signature of the final copy of these plans the applicant must address Public Works and Development staff comments and concerns. The vote was: Mr. Brockelman, Yes; Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Absent; Ms. Sauve, Yes.
ANNOUNCEMENTS	Ms. Orkild-Larson announced one hearing and one study session for the Planning Commission meeting upcoming on March 4th and the March 18th public hearing will be held at the 5334 S Prince St. Admin Building in the East Hearing Room. Ms. Sauve reported that the Parking Ordinance that was passed early this year had resulted in 146 tickets issued and 120 vehicles towed already per the Sheriff's report at a recent Four Square Mile HOA meeting. It was suggested the increase to \$150 ticket fees has proven an effective means for reducing the parking problems in the Four Square Mile area.
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.