

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, SEPTEMBER 16, 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: 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 Program Manager; Molly Orkild-Larson, Principal Planner; Sue Liu, Engineer; Kat Hammer, Senior Planner; Loretta Daniel, Long Range Planning Manager Gretchen Ricehill, Long Range 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:	
APPROVAL OF THE MINUTES	The motion was made by Ms. Sauve and duly seconded by Ms. Latsis to approve the minutes of the August 19, 2025, Planning Commission meeting, as submitted: The vote was: Ms. Howe, Absent; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.
	The motion was made by Ms. Latsis and duly seconded by Ms. Sauve to approve the minutes from the September 2, 2025, Planning Commission meeting, with a correction to spelling Rethamel to Rethamel in paragraph 1 of Study Session Item 1: The vote was: Ms. Howe, Absent; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.

PUBLIC HEARING ITEMS:	
ITEM 1	CONTINUED FROM 08-19-2025 - CASE NO. PP23-002, THE RANCH AT WATKINS FARM #01 / PRELIMINARY PLAT (PP) – MOLLY ORKILD-LARSON, PRINCIPAL PLANNER; SUE LIU, ENGINEER; PUBLIC WORKS AND DEVELOPMENT (PWD) Ms. Orkild-Larson stated the applicant, who was calling in from a location out of state where he was attending a class, had requested a continuance to date certain of 10-21-2025. Mr. Mohrhaus stated that since the hearing had been previously closed for public comments, he was requesting a motion. The motion was made by Ms. Latsis and duly seconded by Mr. Miller, in the case PP23-002, The Ranch at Watkins Farm Filing No. 1 Preliminary Plat, I move to continue this hearing on a date certain of October 21, 2025. The vote was: Ms. Howe, Absent; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.
ITEM 2	CASE NO. LE25-002, BOX ELDER DISCHARGE PIPELINE / LOCATION AND EXTENT (LE) – KAT HAMMER, SENIOR PLANNER; SUE LIU, ENGINEER – 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. Ms. Hammer stated that Pure Cycle Corporation, on behalf of Rangeview Metropolitan District, was requesting approval of a Location and Extent application for a new reclaimed water pipeline and discharge outfall from the Sky Ranch Wastewater Reclamation Facility (WRF). She reported this line would extend from existing reclaimed lines in the Sky Ranch development east to Box Elder Creek, and the proposed pipeline alignment would be constructed within a mix of private easements and Arapahoe County right-of-way (ROW). She affirmed that the construction of this line was needed to allow for operational flexibility of the reclaimed water produced by the Sky Ranch WRF as the community grew. She explained that treated wastewater from the WRF had historically been used to irrigate parks and open space within the Sky Ranch development; however, storage capacity was limited, and there were times of the year when the supply of water exceeded irrigation demands. She said this project would allow excess reclaimed water to be released to Box Elder Creek. She concluded that staff had visited the site and reviewed the plans, supporting documentation, and referral comments in response to this application and based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the subdivision

regulations, and analysis of referral comments, Staff was recommending approval of this application.

Mr. Brent Brouillanr, Engineer of Pure Cycle Corporation, stated that any discharged water released to Box Elder Creek would be highly treated and exceed the stringent water quality requirements set forth by the Colorado Department of Public Health and Environment (CDPHE). He said the proposed pipeline would be a 12-inch high-density polyethylene line buried a minimum of six feet below grade, and directional boring would be utilized to cross beneath roadways and floodplains, along with a concrete headwall and duckbill check valve to be installed at the pipe outfall in the Box Elder Creek bank. He described how the headwall would be securely installed in the channel bank, and riprap would be applied to the bank to prevent future floods from scouring the bank around the outfall, and how it would also be installed below the outfall to dissipate energy from reclaimed water discharges and eliminate artificial erosion of the stream bed. He added that a buried manhole would be constructed just upstream of the outfall, containing a pressure-sustaining/flow control valve, sampling station, and butterfly valve that would be used for temporary monitoring of water quality and pressure regulation of the outfall. He explained how irrigation demands were variable and, therefore, excess reclaimed flow would be dealt with by an outfall. He described the drainage basin with sand beds that would immediately absorb into the aquifer rather than pump into a dry basin that would erode into any of the 3 properties close to the outfall. He reiterated that the discharged water would be of the highest quality, the same quality as the treated water used as irrigation in Sky Ranch, and as such would be subject to stringent testing in perpetuity. He affirmed all significant local and national permits had been applied for and acquired.

Mr. Mohrhaus opened the hearing for public comments. There were two members of the public present, both of whom spoke, and there were no callers who wished to speak. They raised concerns about water rights and their expectation of damage to their respective properties from this proposed project. The public hearing was closed.

There was discussion regarding the following:

- What was the role of Pure Cycle Corporation in this project?
- How would the outflow pipeline be routed?
- Could the flow rate of this outflow be discontinued in the event of a major flood event?
- Could easements and ownership be provided to respond to citizen testimony?

Mr. Mark Harding, president of the Rangeview Metropolitan District, affirmed that Pure Cycle was the engineering entity that provided services to the Rangeview Metro District as the water provider to Sky Ranch. Mr. Brouillard explained the coordination with the oil and gas pipeline in the

	immediate area that would allow this buried outflow pipeline to be located in the 55 feet of space available between two existing pipelines. He said the outflow could be regulated in a flooding event, but the discharge would still go under the fence and off the neighboring properties into the outfall system that was designed to minimize erosion to the existing creek bed. Mr. Harding assured the Planning Commission that aerial imagery could be provided to show easements and ownership. Ms. Latsis commented that this hearing was not intended to establish any water rights; rather, its purpose was to approve the discharge proposed that would be adding treated irrigation water back into the groundwater system in the area. The motion was made by Ms. Sauve and duly seconded by Ms. Latsis, in the case of LE25-002, Box Elder Discharge Pipeline - Location and Extent, 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 approve this application based on the findings in the staff report, subject]to the following conditions: 1. Prior to signature of the final copy of these plans, the applicant must address Public Works The vote was: Ms. Howe, Absent; Ms. Latsis, Yes; Mr. Miller, No; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.
STUDY SESSION ITEMS:	
ITEM 1	BYERS SUB-AREA PLAN PRESENTATION AND DISCUSSION – LORETTA DANIEL, LONG-RANGE PLANNING MANAGER; GRETCHEN RICEHILL, LONG-RANGE PLANNER; PUBLIC WORKS AND DEVELOPMENT (PWD) Ms. Daniel stated the purpose of this study session was to update the Planning Commission on the progress of revising the current Byers Sub-Area Plan, which was adopted by the Planning Commission in 2003. She outlined the key elements of the subarea plan update: • A community-based vision for Byers for the next 20 years. • A range of feasible population growth scenarios. • Goals, policies, and actions that reflected the community's comments and suggestions; and • A revised document format with identified actions in an implementation matrix.

She reported the updated draft Byers Subarea Plan would provide guidance to staff and County officials on a range of policy topics over the next 20 years. She explained the population projection in the 2003 Byers Sub-Area Plan for 2020 was envisioned to be approximately 5,000; however, growth of this magnitude had not occurred, and in fact, the 2020 Census identified the population as 1,322, and that Byers' population had increased by only seven percent since 2000, much less than that of Bennett, Strasburg, and Deer Trail. She said that the project was now in the draft Plan Development phase, where meetings were held with the Advisory Committee to distill important themes and update the Future Land Use map. She emphasized that an open house was scheduled for October 2, 2025, which would start a public review period. She outlined the next Phase 4 – Approval Process, where comments from the public review would be incorporated into the adoption draft of the Plan, and public hearings would be scheduled for the Planning Commission and the BOCC.

She emphasized the overriding theme that emerged from the surveys and open house that Byers should retain its rural, small-town character, which resulted in the staff focusing on the unique attributes of Byers, including its history. She outlined the 10 chapters of the plan:

1. Introduction. This chapter explains the purpose of the Plan, identifies related plans, and explains the community engagement process.
2. Community Context. To better understand the attributes of Byers, the environment, historical timeline, and the planning area are described. Important demographic data, primarily from the 2020 Census, compares Byers with the county as a whole. This chapter also presents three population growth scenarios.
3. Vision and Themes. The vision statement and the five guiding themes are based on community input from the public engagement process. The vision and themes form the basis for the goals, policies, and actions in the following chapters.
4. Land Use, Development, and Housing. While Byers has not recently experienced rapid population growth, there may be changes in the future. This chapter identifies physical conditions that can influence development, the 11 land use categories and the Future Land Use Map, and goals, policies, and actions that reflect the vision and themes identified in Chapter 3.
5. Transportation and Mobility. This chapter outlines the community's vision for a safe, well-maintained, and connected transportation network. From community input, policies and actions that recommend pedestrian and bicycle connections are included.
6. Parks, Open Space, and Recreation. Enhancing the quality of life in Byers by improving its parks, trails, and open spaces, and offering more recreational opportunities are community ideas that are included in this chapter's policies and actions.

	7. Community Facilities and Infrastructure. Water and sanitation infrastructure and stormwater management are addressed in this chapter. 8. Economic Development and Tourism. Based on public comments, this chapter identifies approaches for improving the business opportunities in Byers through encouraging investment and tourism. 9. Heritage and Community Identity. Recognizing that the history of Byers contributes to its uniqueness, this chapter identifies policies and actions that can increase awareness of Byers' heritage. 10. Implementation. The recommended actions in the Implementation Matrix are consolidated from the previous chapters and include capital projects, policy recommendations, and ongoing programs that implement the Plan. Comparative costs and timelines are also identified. She concluded that there would be a study session with the BOCC on September 23, 2025, where comments from the Planning Commission and the BOCC will be incorporated into a revised draft Plan. She added that the draft Byers Subarea Plan would be presented at an open house on October 2, 2025, at the Kelter Library in Byers, which would commence a four-week public review and referral period, whereupon comments received would be analyzed and incorporated into the adoption draft of the Byers Subarea Plan. She closed by requesting that any comments to staff be provided before October 31, 2025. There was a discussion regarding the reasons why a subplan had been recommended. The Long Range team explained that the town didn't fit usual models, was the only unincorporated town in Arapahoe County, and that the number of children under the age of 10 was dropping, indicating a general slowing of growth.
ANNOUNCEMENTS	Ms. Orkild-Larson reported there would be two public hearing items for plats at K & F and the Arapahoe Retail project, and one more study session item on the proposed amendments to the Land Development Code for EV Charging Stations at the next PC meeting on October 7, 2025. There was additional discussion regarding options for public input at the October 21, 2025, continuance hearing for PP23-002, The Ranch at Watkins Farm.
ADJOURNMENT	The meeting was adjourned.