MINUTES OF THE REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, NOVEMBER 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: Kathryn Latsis, Chair Pro Tem; Randall Miller; Brooke Moore; 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); Ceila Rethamel, Engineering Services Division Manager; Loretta Daniel, Long Range Planning Manager; Gretchen Ricehill, Planner; Kat Hammer Senior Planner; Sue Liu, Engineer; Ernie Rose, Senior Planner; Emily Gonzalez, Engineer; 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 October 21, 2025, Planning Commission meeting, as submitted:** **The ayes prevailed, and minutes were approved.**
	The motion was made by Ms. Latsis and duly seconded by Ms. Sauve to approve the minutes of the October 28, 2025, Planning Commission meeting, as submitted: **The ayes prevailed, and minutes were approved.**
PUBLIC HEARING ITEMS:	
ITEM 1	**CASE NO. LR25-001, BYERS SUB-AREA DEVELOPMENT PLAN / LAND DEVELOPMENT CODE AMD – LORETTA DANIEL, LONG RANGE PLANNING PROGRAM MANAGER; GRETCHEN RICEHILL, PLANNER**

	Mr. Hader stated the Land Development Code record contained evidence that the Chapter 5 - Section 2 requirements had been met; therefore, the PC had jurisdiction to proceed. Ms. Daniel outlined the key elements of the subarea plan update to include 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 recent comments and suggestions; and a revised document format with identified actions in an implementation matrix. She presented the five key themes that emerged from the surveys and open houses that influenced the Plan's goals and policies: • **Preserve** the **rural and small-town character** of Byers. • Focus on **managed and controlled growth**. • **Attract small businesses** and community amenities. • **Improve the appearance** of the community and implement infrastructure improvements. • **Maintain a sense of community** and quality of life for families and senior residents. She concluded that the 2025 Byers Subarea Plan reflected the aspirations of the community and was an appropriate update to the 2003 Plan. She affirmed it was prepared with extensive involvement of residents, businesses, and stakeholders and the vision, goals, policies, and actions aligned with the 2018 Comprehensive Plan. She stated the PC had the authority to adopt the Plan and submit the Plan to the BOCC for approval and Staff was recommending approval of case and adoption by reference. Mr. Mohrhaus opened the hearing for public comments. There were six members of the public present, two expressed concerns about the mixed use change to the Comp Plan and one who spoke in strong support of the application due to the economic development opportunities it supported that would strengthen the Town of Byers, 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 Mr. Miller, in the case of LR25-001, Arapahoe County 2018 Comprehensive Plan Amendment to adopt, by reference, the Byers Subarea Plan, I have reviewed the staff report including all exhibits and attachments, and have listened to staff's presentation and any public comment as presented at the hearing, and hereby move to adopt this Comprehensive Plan amendment based on the findings in the staff report and submit the Byers Subarea Plan to the Arapahoe County Board of County Commissioners for approval.** **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. GDP25-001, MAY FARMS RV RESORT AND SANCTUARY / GENERAL DEVELOPMENT PLAN (GDP) – 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 the applicant, Mr. Jep Seman, on behalf of May Farms RV Resort and Sanctuary at Byers LLC (owner), was requesting a positive recommendation from the Planning Commission to the Board of County Commissioners for a General Development Plan (GDP) for a 150-acre parcel located south of E. Colfax Avenue, west of Highway 36, in Byers. The application that included a mixed-use development comprised of a Recreational Vehicle (RV) resort, commercial and residential recreational development, was offering camping accommodations, and age-restricted housing, along with supporting uses such as a water park, hiking, and equestrian trails, general store, a clubhouse, and restaurant. She said the applicant was proposing two access points, would dedicate adequate right-of-way providing access from the south of the site connecting the site to US Highway 36 with secondary access rural road connecting to East 15th Avenue/East Colfax Avenue. She reported that if this application was approved, the applicant would be required to submit a 1041 application for a Major Water and Sewer Project, an associated Location and Extent (LE) for the extension of Byers Water and Sewer, a Specific Development Plan (SDP), Administrative Site Plan (ASP), preliminary plat and final plat applications for review and approval. She described the property as unplatted, zoned A-1 and A-E and vacant. She confirmed that the applicant sent mailed notice of this application to property owners within one-quarter of a mile of the subject property on March 17, 2025, prior to the formal application submittal and the applicant held outreach meetings with the fire district, school district, local businesses and other leaders, Core Electric Cooperative and the Regional Economic Advancement Partnership (REAP). She concluded that Staff recommended approval of this GDP case, Mr. Seman further described the park that was modeled after Jellystone Resort Parks state-wide and across the nation. He stated it would provide employment opportunities for local residents especially seasonal part-time employment for students and young adults. Mr., Matt Small, RVI Principal Planner, described how it would provide opportunities for families to experience nature and the outdoors in a rural agricultural setting, amenities such as Water Park and Nature Preserve for both guest and residents. He explained the parks age-restricted living areas as providing housing for those who lived the RV lifestyle and might want to have a more permanent tiny house residence for a summer home base from which to roam the country. Mr. Mohrhaus opened the hearing for public comments. There were three members of the public present, two with many questions about development

	impacts to residents and one who spoke in strong support of the application, and there were no callers who wished to speak. The public hearing was closed. There was discussion regarding how Byers High School students summer employment opportunities were planned as internships in science with the planned pollinator corridor and potential to work with Broomfield's Butterfly Pavillion to establish a prairie location; opportunities for students to learn about the hospitality industry, the resort and restaurants proposed, and it was clarified that pollinator corridor outdoor education opportunities would be for local residents as well as resort guests. The age restricted housing was more clearly described as manufactured housing like a tiny home with RV slip for use by seasonal owners and square footage dependent on lot size where required setbacks would apply. These would be deed restricted, meaning ownership could only be transferred to another person 55+. The ADU classification was described as a small home like an ADU but manufactured and assembled on sight not transported in as mobile homes were. It was discussed they would be ground leased by the developer and all building permit requirements must be met. Mr. Miller said this development would be a large change for the community, but he felt that overall, this development would be a good move. **The motion was made by Ms. Latsis and duly seconded by Mr. Miller, in the case of GDP25-001, May Farms RV Resort and Sanctuary, General Development Plan, 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 conditions:** **1. Prior to the signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.** **2. This approval is contingent upon the approval of the County-initiated update to the 2003 Byers Sub-Area Plan, case number LR25-001.** **3. The applicant shall provide a map of the Mule Deer Winter Concentration Area with the SDP application.** **4. The applicant shall submit an environmental report with the Specific Development Plan.** **5. The applicant shall submit a weed management plan with the Specific Development Plan and Administrative Site Plan applications.**

	6. **The applicant shall submit a draft risk analysis with the Specific Development Plan application and a draft response plan with the Administrative Site Plan application.** **The vote was:** **Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.**
ITEM 3	**CASE NO. UASI25-002, DENVER PIPELINE EXPANSION / USE BY SPECIAL REVIEW (USR) – ERNIE ROSE, SENIOR PLANNER; EMILY GONZALEZ, 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. Mr. Rose described the proposed Use by Special Review (USR) involving 121 parcels of land in eastern Arapahoe County, zoned A-1 (Agricultural One), A-E (Agricultural Estate), MU (Mixed Use), and RR-A (Rural Residential A) where the majority of the subject parcels were used for agricultural purposes. He stated the applicant, Perennial Environmental Services, on behalf of the owner, Magellan Pipeline Company, L.P. (Magellan) aka OneOK, sought approval for Use by Special Review to install 33 miles of new buried petroleum pipeline, 10 to 16 inches in diameter, at a depth of four feet, along with several above-ground remote monitoring valves and trap facilities along the new pipeline alignment. He explained that after construction, a 30-foot to 50-foot-wide permanent easement would be centered on the new pipeline and the operational impacts of the land use would include newly graveled areas around small above-ground facilities (such as remote monitoring valves) and occasional mowing of the permanent pipeline easement would be required. He reported the proposed pipeline would deliver refined petroleum products to the Denver metro area and out of the proposed 235 miles of pipeline, 33 miles ran through Arapahoe County, entering near South Barnley Road and County Line Road in the southeastern part of the county continuing northwesterly to East Colfax and Hayesmount Road, where it then entered Adams County. He affirmed that the pipeline's destination was Denver International Airport (DIA). He summarized the results of public outreach for the project and stated Staff had met frequently with the Applicant's team and reviewed the plans, supporting documentation, referral comments, and public input in response to this application and based upon the review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis Staff recommended approval of this application. Jason Brinklley, Attorney for Magellan (subsidiary OneOK) and Fawn McWilliams, Asst Project Manager for OneOK were introduced and

	presented an overview of the OneOK refined product pipeline system across 15 states in the central United States that supplied jet fuel via pipeline to 7 major airports. They explained current use of the nation's 3rd busiest airport and the growth projected at Denver International Airport defined the economic benefit and need for this pipeline expansion. They discussed their Integrity Management Program with included regular in-line inspections, pressure testing for structural integrity, ground and aerial patrols to observe surface conditions along pipeline easements, and integrity studies such as computerized leak detection assessments. They reported that before construction, erosion controls would be installed as needed to minimize impacts on nearby wetlands, making any effects from the crossing brief and minor, and the features would be restored to pre-construction conditions after the project was finished. They outlined the 24 hour, 7 days week and 365 days a year monitoring provided from a staff of highly trained controllers. Mr. Brinklly described the existing pipeline installed and operating since 1973 that would continue to run in the expanded easement for the new pipeline. He stated that OneOK had acquired 100% of easements in the county, and that permits had been acquired and construction begun in the Kansas to Elbert County portion of the project. Mr. Mohrhaus opened the hearing for public comments. There were 4 members of the public present, one who spoke as owner representative for AC Open Spaces, and there were no callers who wished to speak. Ms. Michele Frishman of AC Open Spaces Department, spoke here as owner representative in public testimony. She reported that an agreement was yet to be finalized with the Applicant regarding the plan for the pipeline through an Open Spaces parcel that would be impacted by this project. The public hearing was closed. There was discussion regarding why there were so many conditions of approval. The project team proposed a refinement of these conditions and changes to the staff report and the exclusion of one condition that was duplicative and said they had been presented at the time of this hearing. Mr. Rose stated this information had not yet been reviewed by Staff. Ms. Sauve spoke to the sense the project was rushed for review of 33 miles of pipeline in the County and suggested continuance to resolve questions posed here by the Open Spaces parcel owner's representative. Mr. Hader recommended the changes to staff report and conditions proposed be reviewed before a PC continuance hearing. Ms. Latsis agreed a continuance would provide the time needed to make an appropriate recommendation and this would manageable within the time frame needed to meet reposting requirements for the decision hearing that was scheduled at the BOCC on February 3, 2026. **The motion was made by Ms. Sauve and duly seconded by Mr. Miller, in the case of UASI25-002 Denver Expansion Project [Magellan Pipeline], I hereby move to continue this hearing on a date certain of**

	December 2, 2025 to obtain further information for consideration with testimony heard today. **The vote was:** **Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.**
ANNOUNCEMENTS	There were no announcements.
ADJOURNMENT	The meeting was adjourned.