

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, JUNE 16, 2026**

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 (LDC). The following Planning Commission members were in attendance: Carissa Koran; Kathryn Latsis; Randall Miller, Chair; Brooke Howe; Richard Sall; Lynn Sauve, Chair Pro-Tem; and Adrienne Wolf. Also present were Matt Hader, Senior Assistant County Attorney (by call-in); Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Current Planning Program Manager (moderator); Ceila Rethamel, Engineering Services Division Manager; Molly Orkild-Larson, Principal Planner; Gretchen Ricehill, Planner/Project Specialist; and Kim Lynch, Planning Technician.
CALL TO ORDER	Mr. Miller 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 June 2, 2026, Planning Commission meeting, as submitted: The ayes prevailed, and minutes were approved.
PUBLIC HEARING ITEMS:	
ITEM 1	CASE NO. LR25-002 – ARAPAHOE COUNTY 2018 COMPREHENSIVE PLAN AMENDMENT TO ADOPT, BY REFERENCE, STRASBURG 2050: STRASBURG SUBAREA PLAN GRETCHEN RICEHILL, PLANNER/PROJECT SPECIALIST – PUBLIC WORKS AND DEVELOPMENT (PWD) Mr. Hader cited the Comprehensive Plan and the Land Development Code Chapter 5 - Section 2.2 notice requirements and stated they had been met; therefore, the PC had jurisdiction to proceed.

Ms. Ricehill said Arapahoe County proposed to amend the 2018 Arapahoe County Comprehensive Plan to adopt, by reference, the updated Strasburg Subarea Plan through 2050 that would provide guidance to staff and County officials on a range of goals and policies over the next 25 years. She stated it would serve as a framework for public and private investment within the Strasburg area and provided a list of implementation actions to accomplish the goals outlined in the Plan, intending to make this a “living” document that had practical, actionable steps.

She described Strasburg as an unincorporated community of roughly 4,700 people that straddled both Adams and Arapahoe counties, with Colfax Avenue (Highway 36) being the common boundary. She reported the current Strasburg Plan was adopted by Adams and Arapahoe County Planning Commissions in 2002, incorporated by reference into each of the county’s comprehensive plans, and was intended to guide the community for about 20 years. In 2024, Adams County Community and Economic Development Department staff initiated and led the planning process with Arapahoe County staff providing support. Adams County staff formed a Steering Committee as well as a Technical Advisory Committee with representatives from the Strasburg School District, I-70 REAP, the Parks and Recreation District, Comanche Crossing Museum, Colorado Department of Transportation, Strasburg Fire, CORE Electric, as well as residents and business owners. She said the intent was to create a community-based vision for Strasburg for the next 25 years, through goals, policies, and strategies for use by staff, County officials, and partners, with goals, policies, and actions that reflected the community’s desires and suggestions. She outlined the planning process beginning with an inventory of existing conditions and community and business surveys, survey responses, extensive public outreach and community involvement that was achieved in concert with Adams County on-line, on social media and, and during the open houses where comments made were incorporated, along with advice and recommendations from the Steering Committee that formed the basis for the vision statement and seven guiding principles that are carried throughout the Plan. Those seven principles are:

1. Enhance and maintain the charming small-town character and sense of place.
2. Promote a friendly and safe sense of community.
3. Steward development intentionally to ensure any growth enhances rather than diminishes existing amenities and services, while protecting our natural resources.
4. Support and promote local businesses that reflect the community’s values, providing residents with diverse shopping and service options within the community.
5. Prioritize the maintenance and improvement of roads and develop safe mobility options to connect community members.

6. Foster strong community ties through cherished spaces, events, and historical preservation, honoring our shared heritage and the stories that connect us.
7. Actively involve residents in decision-making processes to ensure that all voices are heard.

She explained these guiding principles influenced the goals, policies, and strategies in all the major topic areas in the Plan: Land Use and Housing, East Colfax Avenue Design, Transportation and Mobility, Economic Development, and Cultural and Historical Resources with a new feature of the updated Plan is the Implementation Matrix which details how each of the strategies will be carried out over the next 25 years. She added the matrix identified entities and partnerships responsible for strategy implementation; timing, expressed as short-term (0-5 years) or long-term (6+ years); and potential funding sources. The adoption draft version of the Plan has incorporated relevant comments from the public review as well as from the PC and BOCC study sessions, in particular, requested revisions to the Implementation Matrix to include additional partnerships responsible for implementing certain elements of the Plan. She concluded the Future Land Use Map was a fundamental element of the updated Strasburg Subarea Plan as the visual representation of the Plan's goals, policies, and strategies related to growth, land use, and desired development patterns. She said the Future Land Use Map provided the policy basis for rezoning and land use regulations and helps guide decisions for development proposals and new infrastructure investment.

Ms. Ricehill stated that staff reviewed the plans, supporting documentation, referral, and public comments, and based upon review of applicable policies and goals in the Comprehensive Plan, staff recommended approval of this Comp Plan amendment to adopt by reference, Strasburg 2050: Strasburg Subarea Plan as an element of the Comp Plan, following this public hearing.

Mr. Miller opened the hearing for public comments. There were no members of the public present, and there were no callers. The public hearing was closed.

There was discussion regarding the reason the 2002 estimate of approximately 10,000 Strasburg area residents by 2020 had not occurred, and Mr. Reynolds replied that the growth that was anticipated to occur along the I-70 corridor had instead happened to the south and did not impact Strasburg as predicted. It was demonstrated that most of the growth anticipated for 2050 would actually impact Strasburg north of I-70, and there was a small corridor along Highway 36 and south that was slated for development in unincorporated Arapahoe County (AC). Finally, Ms. Ricehill spoke to the cost of bringing commercial and

	residential water development across I-70 and the railroad as a determining factor in the amount of AC development that might occur. Mr. Miller complimented the plan and presentation by Ms. Ricehill and said, as a Strasburg resident, he was hopeful the plan was recognized and implemented as written going forward. The motion was made by Ms. Latsis and duly seconded by Ms. Howe, in the case of LR25-002, Arapahoe County 2018 Comprehensive Plan Amendment to adopt, by reference, Strasburg 2050: Strasburg Subarea Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the 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 Strasburg Subarea Plan to the Arapahoe County Board of County Commissioners for approval. The vote was: Ms. Howe, Yes; Ms. Koran, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Sauve, Yes; Ms. Wolf, Yes.
ANNOUNCEMENTS	Ms. Orkild-Larson announced the July 7th the Remora oil & gas pipeline USR-1041 application, and on Aug 4th Group Home Amendments to the LDC will be before the PC. Commissioner Miller recommended that Commissioners request a study session for the 3rd Tuesday in July's meeting.
ADJOURNMENT	The meeting was adjourned.