

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, MAY 19, 2026**

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 (LDC).</p> <p>The following Planning Commission members were in attendance: Kathryn Latsis; Randall Miller, Chair; Brooke Howe; Richard Sall; Lynn Sauve; and Adrienne Wolf.</p> <p>Also present were Tiffanie Bleau, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager (moderator); Ceila Rethamel, Engineering Services Division Manager; Eva Maines, Engineering Program Manager; Molly Orkild-Larson, Principal Planner; Sherman Feher, Planner; Sue Liu, Engineer; Terri Maulik and Kim Lynch, Planning Technicians.</p>
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	<p>No motion was made to approve the minutes of the April 7, 2026, Planning Commission meeting.</p> <p>Tabled for inclusion in next packet on June 4th.</p>
APPROVAL OF THE MINUTES	<p>No motion was made to approve the minutes of the May 5, 2026, Planning Commission meeting.</p> <p>Tabled for inclusion in next packet on June 4th.</p>
STUDY SESSION ITEMS:	
ITEM 1	DISCUSSION OF 1041 REVIEW HISTORY & PROCEDURES – SHERMAN FEHER, PLANNER

PUBLIC HEARING ITEMS:

ITEM 1

CASE NO. PM23-002, RATTLE STITCH RANCH / MINOR SUBDIVISION PLAN (PM) – MOLLY ORKILD-LARSON, PRINCIPAL PLANNER; SUE LIU, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD)

Ms. Bleau cited 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. Orkild-Larson stated that the applicant, Lennar Colorado LLC, on behalf of the property owners, David and Jessica Reed, was seeking approval of a Minor Subdivision Plat to create a 2.511-acre parcel. She said this parcel was adjacent to and obtained access from E. Jewell Avenue, contained a single-family residence built in 1971, and a garage. She explained the existing property consisted of two parcels: a western parcel of 1.97 acres, and an adjacent eastern parcel of 0.539 acres, both were zoned RR-B, which had a minimum lot size of 2.41 acres. She stated neither parcel met this zone district's standard therefore were considered non-conforming. She added that the two parcels needed to be combined through the County's subdivision process to create one lot that would be 2.51 acres in size, which will satisfy the zone district's minimum lot size of 2.41 acres. She noted the property owner filed a complaint with the Arapahoe County District Court to acquire a portion of their property back from Murphy Creek Metropolitan District 1 (district) and per the court order (Recording No. B5176470), the district was to finalize with the City of Aurora the de-annexation of the eastern portion of the property (0.539 acres) and grant it back to the property owner, and for the property to be platted. She concluded that staff recommended approval of this project, which generally conformed to the Arapahoe County (AC) Comp Plan and the Land Development Code zoning regulations, and procedures for a Minor Subdivision .

Mr. Miller opened the hearing for public comments. There was one member of the public who spoke and there were no callers. The public hearing was closed.

The motion to recommend for approval was made by Ms. Latsis and duly seconded by Ms. Sauve, in the case of in PM23-002, Rattle Stitch Ranch Filing No. 1 / Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and the 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 the signature of the final copy of this plat, a note shall be placed on the plat stating that "Due to well water**

	<p>quality considerations associated with the Lowry Landfill Superfund Site and for public health protection purposes, any future change in land use, redevelopment, or connection to a public water or wastewater system shall require notification to Arapahoe County Public Health. At that time, existing water well and on-site wastewater treatment system components may be required to be properly abandoned in accordance with applicable Colorado statutes and regulations. Nothing in this note is intended to preclude the continued use, maintenance, or transfer of the property under its existing use, provided that the water well and on-site wastewater treatment system remain in compliance with applicable regulations.”</p> <p>The vote was:</p> <p>Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Sauve, Yes; Ms. Wolf, Yes.</p>
<p>ITEM 2</p>	<p>CASE NOS. LE25-003 AND ASI25-001, COLORADO POWER PATHWAYS / LOCATION AND EXTENT, AND 1041 PERMIT - MOLLY ORKILD-LARSON, PRINCIPAL PLANNER; SUE LIU, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD)</p> <p>Ms. Bleau cited the Land Development Code Chapter 5 - Section 2.2 notice requirements and stated they had been met; therefore, the PC had jurisdiction to proceed.</p> <p>Ms. Orkild-Larson stated the applicant, Public Service of Colorado, aka Xcel Energy, had submitted a Location and Extent application to locate and construct major facilities of a public utility being reviewed concurrently with an Areas and Activities of State Interest (1041 Regulations) application and proposed approximately 18 miles of new 345-kV double-circuit electric transmission line that will connect to the Harvest Mile Substation located at 4455 S. Harvest Road. She said the transmission lines would be located within a 150-foot easement (75 feet on either side of the center line) and located outside the right-of-way of E. Quincy Avenue and E. County Line Road. Easement agreements with property owners would need to be solidified before the final approval of the Location and Extent and 1041 applications.</p> <p>Ms. Jessica Chester and Mr. Cory Miller, of Xcel Energy gave a presentation. Ms. Chester declared the Eastern Plains region of Colorado to be one of the nation’s best areas for wind and solar energy generation but said it was without a network transmission system that could integrate these new generation resources into the state’s interconnected grid system, which was needed to meet the Colorado legislature’s statutory clean energy targets. She stated the project was a critical component of Xcel Energy’s efforts to meet the targets as well</p>

The audio recording is the official County record of this meeting. Written minutes are a summary of the meeting and provided as a courtesy only.

as Colorado's growing electricity needs. She stated this project would also improve safety, reliability, and energy affordability, and supported Xcel Energy's Clean Energy Plan (Xcel Energy 2021) that was estimated to deliver as much as an 85 percent reduction in carbon dioxide emissions by 2030 and add approximately 5,000 megawatts of new wind, solar, and other energy resources. She added that the project would subsequently improve safety, reliability, and energy affordability. She said Xcel proposed to construct, maintain, and operate Pathway in eastern Colorado. Pathway was a \$1.7 billion investment proposed by Xcel Energy to improve the state's open, interconnected electric grid and enable future renewable energy development around the state as follows:

- Installation of approximately 550 miles of new 345-kilovolt (kV) double-circuit transmission line in 12 counties.
- Construction of four new electric substations (Canal Crossing, Goose Creek, May Valley, and Sandstone).
- Expansion, equipment additions, or equipment upgrades at four existing electric substations (Fort St. Vrain, Pawnee, Harvest Mile, and Tundra).

Mr. Miller described how the project would be constructed in five segments. He said Segment 5 included approximately 124 miles of new 345-kV double-circuit electric transmission line within a 150-foot-wide easement, as well as permanent and temporary easements required for access during construction and for operation and maintenance, and temporary construction areas during construction. He described how Segment 5 would be constructed within five counties, including Arapahoe, Elbert, El Paso, Lincoln, and Pueblo. Approximately 18 miles of Segment 5 that was within Arapahoe County.

Mr. John Peckler, outside legal counsel to Xcel Energy, proposed changes to three conditions of approval, which he believed would better align with what CPW wanted. There was additional discussion about the conditional language as presented by the staff, and it was agreed that Xcel would accept the language as written in the motion for approval of the LE and 1041 applications.

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

Ms. Liu explained that contracts would be entered into regarding construction traffic related to the roadways and floodplain revegetation establishment. She further explained that the floodplain no-impact letter with a floodplain development permit is required for all work within the floodplain. A road damage agreement is required for the applicant to enter into with the County, and the applicant will be responsible for the repair of the roadway if damaged during construction. The GESC program, including a GESC permit and associated GESC plan and report

applies to the case. GECS collateral is required for the permit, and the County will hold it until the vegetation is established and receives final acceptance by the County.

The motion was made by Ms. Latsis and duly seconded by Mr. Sall, in the case of in LE25-003, Colorado's Power Pathway 345-kV Transmission Line 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 condition:

- 1. Prior to the signature of the final copy of these plans, the applicant must update the Location and Extent Plan Set consistent with comments received from Public Works and Development staff as transmitted to the applicant on March 16, 2026, and add reception numbers to the Plan Set as per the email dated April 23, 2026.**

The vote was:

Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Sauve, Yes; Ms. Wolf, Yes.

Ms. Latsis and Ms. Howe felt a continuance for the 1041 application would not be of service, Ms. Sauve stated she felt torn but would vote in support of recommendation of approval, Mr. Miller would like more time, and Mr. Sall stated he agreed with Ms. Latsis.

The motion was made by Ms. Latsis and duly seconded by Mr. Sall, in the case of in ASI25-001, Colorado's Power Pathway 345-kV Transmission Line - 1041, 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 update the Location and Extent Plan Set consistent with comments received from Public Works and Development staff as transmitted to the applicant on March 16, 2026, and add reception numbers to the Plan Set as per the email dated April 23, 2026.**
- 2. Colorado Army National Guard (COARNG) shall be provided advance notice of all construction dates and construction-related ground activities on the specified**

property as soon as reasonably possible. Notice shall be provided to Greg White, Aviation Safety Officer, at 720-250-1601. Specified property: State of Colorado property (south and east of the Aurora Reservoir) and portions of the transmission line along E. Quincy Avenue that is north and adjacent to the State of Colorado property.

3. **Transmission Pole 694 is within 100 feet of an existing water well and therefore requires protection. A protective construction fence around this well to prevent damage during the construction of the transmission line is required.**
4. **As defined by the Clean Water Act, if Waters of the United States are impacted, inclusive of wetlands, a CWA Permit 404 shall be obtained prior to construction.**
5. **No surface occupancy and no ground disturbance (year-round) within 500 feet, where reasonably possible, of the ordinary high-water mark of all of Box Elder and Coal Creek’s surface waters shall be allowed. Where occupancy or ground disturbance outside the 500-foot buffer is not reasonably possible, then the applicant shall install appropriate stormwater and sediment control according to the Colorado Department of Public Health and Environment’s Stormwater Management Plan and/or Arapahoe County Grading Erosion Sediment Control Plan to protect the creek and any associated wetlands from erosion and sedimentation.**
6. **If grading or construction is to occur on the project between January 1 through April 30, the applicant shall conduct a survey to determine if Pronghorn are present . The results of the survey shall be submitted to Colorado Parks and Wildlife (“CPW”) and the Planning Division for their review. If Pronghorn are present, no construction and grading is permitted during those dates, unless CPW advises the County that the survey results do not support the need to limit construction or grading.**
7. **If grading or construction is to occur on the project between December 1 through April 30, the applicant shall conduct a survey to determine if Mule Deer are present. The results of the survey shall be submitted to CPW and the Planning Division for their review. If Mule Deer are present, no construction and grading is permitted during those dates, unless CPW advises the County that the survey results do not support the need to limit construction or grading.**

- 8. The applicant shall conduct a pre-construction survey to determine the presence of burrowing owls following CPW's protocol for vegetation clearing activities resulting in ground disturbance between March 15 through October 31 . The survey results shall be submitted to CPW for their review. If burrowing owls are found, the applicant shall coordinate with CPW to determine appropriate avoidance buffers or monitor active nest sites until determined to be inactive.**
- 9. If grading or construction is to occur from March 15 to June 15, the applicant shall conduct a survey to identify and locate swift fox den sites in the construction area within the swift fox overall range. The survey results shall be submitted to CPW and the Planning Division for their review. If a den is identified and located, no human encroachment, surface disturbance, or construction within 0.25 miles of an active maternal den unless CPW advises the County that the survey results do not support the need to limit said activities.**
- 10. If grading or construction is to occur from April 1 to August 15, the applicant shall conduct a survey for Mountain Plover Nest Sites. If active nests are identified and the applicant cannot restrict human disturbance within 300 feet of the nest through the seasonal restriction, then disturbance may be allowed if CPW advises the County that the survey does not support limiting such activities.**
- 11. Prior to construction, if vegetation clearing cannot occur during the nonbreeding season of raptors, migratory birds and burrowing owls (September 1 through April 15), the applicant shall conduct surveys per USFWS and CPW guidance to identify avian nesting activity and determine appropriate avoidance buffers or monitor active nest sites until determined to be inactive. If construction activities must occur inside CPW recommended buffers of an active raptor nest, a qualified biologist will be assigned to monitor the active raptor nest during project construction to ensure nesting raptors do not become disturbed and abandon their nest.**
- 12. Transmission lines shall be installed consistent with Avian Power Line Interaction Committee standards, and bird diverters shall be installed within 0.25 miles of any lake, drainage, or riparian area and within the raptor nesting buffer for all active nests.**

The vote was:

	Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes; Ms. Wolf, Yes.
ANNOUNCEMENTS	Ms. Orkild-Larson announced the June 2 nd meeting would hear the Box Elder Creek diversion structure and an oil & gas pipeline USR-1041 cases, and the June 16 th meeting would hear the Strasburg Sub Area plan. Mr. Reynolds announced the appointment of a new Planning Commission member who would replace Mr. Mohrhaus. He thanked Mr. Mohrhaus for his service and said Ms. Carissa Koran, who was in the house tonight, would be formally introduced at the next Planning Commission meeting in June. Ms. Bleau said a new Chair Pro Tem can be elected at the next Planning Commission meeting.
ADJOURNMENT	The meeting was adjourned.