

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, JULY 7, 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: Brooke Howe; Kathryn Latsis; Randall Miller, Chair; Richard Sall; Lynn Sauve, Chair Pro-Tem; and Adrienne Wolf. Also present were Matt Hader, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager; Ceila Rethamel, Acting PWD Director/Engineering Services Division Manager; Eva Maines, Engineering Project Manager; Molly Orkild-Larson, Principal Planner (moderator); Martin Lohmann, Energy Program Manager; Sue Liu, Engineer III; Ernie Rose, Energy Planner; 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 16, 2026, Planning Commission meeting, as submitted: The ayes prevailed, and minutes were approved.
PUBLIC HEARING ITEMS:	
ITEM 1	CASE NO. UASI25-003, REMORA CONNECTIONS / USE BY SPECIAL REVIEW (USR) WITH 1041 PERMIT – MARTIN LOHMANN, PLANNING ENERGY PROGRAM MANAGER–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.

Mr. Lohmann said CR Land Services, on behalf of DJ South Gathering LLC and Rocky Mountain Midstream LLC, proposed a collaborative pipeline connections project that would connect DJ South's existing pipeline system in Adams County to Rocky Mountain Midstream's existing compressor station as part of the Remora oil and gas pad project (AE24-006) without altering this previously approved case. He stated the objective of this initiative was to facilitate more efficient pipeline transportation from Occidental's crude oil and gas production facility in Arapahoe County to DJ South's proposed interconnect site. He described the project as the installation of a 6-inch diameter pipeline along the same route and timeline as a 12-inch natural gas pipeline. He noted the project sought approval for an up to 8-inch diameter pipeline for fresh and produced water, to be installed later depending on infrastructure needs. He added this pipeline would support hydraulic fracturing and water disposal, reducing truck traffic and associated costs. He said the proposed project would impact a linear two-mile area during construction, with minimal operational impacts and no changes to existing zoning and the applicants indicated that they would take measures to minimize impacts on sensitive wildlife, in consultation with Colorado Parks and Wildlife (CPW). He said there had been no public comment from neighborhood outreach and that the applicant had been asked to address a request by Bennett-Watkins Fire Department to discuss any potential future water infrastructure to support emergency firefighting purposes. He reported the applicant agreed to enter all Engineering license agreements with the requisite pipeline easements in place prior to construction which was scheduled to begin in Quarter four of 2026 and last six to eight weeks. He concluded that staff had reviewed the plans, supporting documentation, and referral comments and based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the Use by Special Review and applicable 1041 regulations, and analysis of referral comments and was therefore recommending approval of this application.

Mr. John Chapman from Elevation Midstream, further described this crude oil/natural gas joint pipeline project connecting to the termination station in Adams County. He confirmed this project would result in the elimination of truck traffic, minimized emissions and increased public safety. He reported that multiple options for the preferred primary route had been explored and the proposed route was the straightest and shortest. He outlined the safety 1st culture of the project team.

Mr. Miller opened the hearing for public comments. There were no members of the public present, and there was one caller who expressed concerns for ground water quality monitoring for neighboring properties. The public hearing was closed.

There was discussion regarding ground water impacts on neighbors if there were leaks at the pipeline at any point along the route. Mr.

Lohmann confirmed the depth of the proposed pipeline as 4 to 10 feet and noted this was significantly above the depths of shallower wells in the area. He discussed the water quality baseline studies that would occur before and after construction and reiterated these were very tightly monitored by operator throughout the life of the pipeline.

The motion was made by Ms. Sauve and duly seconded by Ms. Latsis, in the case of UASI25-003, Remora Connection Project Use by Special Review, I have reviewed the staff report, including all exhibits and attachments, and have listened to Applicants' presentation and any public comment as presented at the hearing, and hereby move to recommend approval of the Application with the following conditions:

- 1. Prior to signing the Use by Special Review, Applicants will have secured all necessary property rights or easements needed for the pipeline.**
- 2. If the Project overlaps with mule deer, white-tailed deer, or antelope migratory corridors and their winter concentration areas, Applicants shall make reasonable efforts to install fencing or other effective methods to keep animals out of trenches and construction zones. During construction, Applicant shall make reasonable efforts to monitor open trenches daily for trapped wildlife.**
- 3. If grading or construction is to occur on the Project between December 1 and April 30, Applicants shall conduct a survey to determine if Mule Deer are present. The survey results shall be submitted to CPW and the Planning Division for review. If Mule Deer are present, no construction or grading is permitted during those dates unless CPW advises Arapahoe County that the survey results do not support limiting construction or grading.**
- 4. If grading or construction is to occur from March 15 to June 15, Applicants shall conduct a survey to identify and locate swift fox den sites in the Project area. 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 Arapahoe County that the survey results do not support the need to limit said activities.**
- 5. Applicants shall conduct a pre-construction survey to determine the presence of migratory bird nests following Colorado Parks and Wildlife's protocol. The survey results shall be submitted to CPW and the Planning Division for their review. If migratory nests are found, Applicants shall refrain from construction activities from January 15 to August 31 or until migration, unless CPW advises Arapahoe**

	County that the survey results do not support the need to limit construction activities. 6. If grading is to occur during the raptor nesting season from February 1 to July 31, Applicants shall conduct a preconstruction surveys. If an active raptor nest is detected, CPW's buffer and seasonal guidelines will be followed, unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities. 7. Applicants shall conduct a pre-construction survey to determine the presence of burrowing owls following Colorado Parks and Wildlife's protocol. The survey results shall be submitted to CPW and the Planning Division for their review. If burrowing owls are found, Applicants shall refrain from construction activities within 200 meters of nests from March 15 to August 15 or until migration, unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities. The vote was: Ms. Howe, Yes; Ms. Koran, Absent; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Sauve, Yes; Ms. Wolf, Yes.
ITEM 2	CASE NO. LDC26-002, COMMERCIAL MOBILE RADIO SERVICE (CMRS) – WIRELESS COMMUNICATION FACILITES (WCF) / DEVELOPMENT APPLICATION MANUAL (DAM) TEXT AMENDMENT – ERNIE ROSE, SENIOR PLANNER– PUBLIC WORKS AND DEVELOPMENT (PWD) Mr. Hader cited the Comprehensive Plan and the Land Development Code Chapter 5 - Section 2.2 indicating that notice requirements had been met; therefore, the PC had jurisdiction to proceed. Mr. Rose said in September 2025, the BOCC approved an amendment to the Land Development Code (LDC) regarding wireless communication facilities on private property. He explained wireless communication facilities included cell towers, base stations, and related equipment and other forms of wireless communication, but not limited to, satellite, infrared, Wi-Fi, Wireless Broadband (Cellular Networks 3G, 4G, 5G), and mobile communication systems, all of which transmit data without physical wires. He stated this code amendment renamed the land-use category from “Commercial Mobile Radio Service” (CMRS) to “Wireless Communication Facilities” (WCF) where this section of the code was reorganized and revised to simplify and modernize it, ensure compliance with federal and state laws and current telecommunications industry standards, and provide a general cross-reference to these standards. He added now that the LDC had been amended, staff must amend the corresponding Development Application Manual (DAM),

which was adopted by the BOCC in 2019, to ensure that required application documents and processes align with the adopted 2025 LDC changes. He explained that Federal regulations allowed antenna carriers to make modifications to existing facilities through a more streamlined process for “Eligible Facilities” and other jurisdictions charged a fee for this determination for and Eligible Facilities Request (EFR). He said that current code assessed fees for review of (non-eligible facility) WCFs on private property and within county rights-of-way of \$1,500. He reported that the BOCC recommended that staff move forward with a WCF-EFR fee of \$645.00 in a separate fee schedule update, which the Board could approve with the accompanying DAM amendment. He described how this proposed DAM amendment introduced new staff review deadlines based on federal timing requirements (Shot Clock) and included a new process for the EFR that covered fees, streamlined submittal requirements, and ended with an EFR determination letter. He explained that processes in the DAM amendment were renamed to "WCF Eligible Facility Request" and "Non-Eligible WCF on Private Property". He stated modifications to existing facilities that do not meet the FCC criteria were considered “Non-Eligible” so workflow diagrams for both Eligible and Non-Eligible Facilities have been updated, with detailed charts illustrating the changes. He stated the amendment established shot clocks of 30, 60, 90, and 150 days, depending on the application type; Fees for Non-Eligible Facilities; and provisions for WCF in Public-Right-of-Way. He concluded the proposed amendments aligned with the Wireless Communication Facilities (WCF) regulations in the LDC, which delineated the criteria for "Eligible Facilities" and established standards for their location, design, maintenance, and removal. Mr. Rose stated that staff had reviewed the plans, supporting documentation, referral, and public comments, and based upon review of applicable policies and goals in LDC staff recommended approval of this amendment to the DAM.

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.

The motion was made by Ms. Latsis and duly seconded by Ms. Howe, in the case of LDC26-002, Development Application Manual Amendment - I have reviewed the staff report, including all exhibits and attachments, and have listened to the staff presentation and any public comment as presented at the hearing, and hereby move to recommend approval of the proposed amendment of the Development Application Manual as presented in the staff report, subject to the following condition:

- 1. The County Attorney is authorized to correct scrivener’s errors where necessary and in order to conform the**

	amendments with the text of the Development Application Manual. The vote was: Ms. Howe, Yes; Ms. Koran, Absent; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Sauve, Yes; Ms. Wolf, Yes.
GENERAL BUSINESS ITEMS:	
ITEM 1	BYLAWS AND PROCEDURES DISCUSSION It was confirmed that terms and limits for PC members were at the discretion of the BOCC. Executive Session procedure was suggested as the next Study Session topic. Training and an updated handbook for PC members was discussed as additional Study Session topics to be scheduled in the future.
ANNOUNCEMENTS	Ms. Orkild-Larson stated the Aug 4 th meeting would be a Study Session for Group Home Amendments to the LDC.
ADJOURNMENT	The meeting was adjourned.