

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, JUNE 2, 2026**

<b>ATTENDANCE</b>	<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 Matt Hader, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Current Planning Program Manager (moderator); Ceila Rethamel, Engineering Services Division Manager; Eva Maines, Engineering Program Manager; Molly Orkild-Larson, Principal Planner; Kat Hammer, Senior Planner; Joseph Boateng, Engineer; and Kim Lynch, Planning Technician.</p>
<b>CALL TO ORDER</b>	<p>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.</p>
<b>GENERAL BUSINESS ITEMS:</b>	
<b>APPROVAL OF THE MINUTES</b>	<p><b>The motion was made by Ms. Latsis and duly seconded by Mr. Sall to approve the minutes of the April 7, 2026, Planning Commission meeting, as submitted:</b></p> <p><b>The ayes prevailed, and minutes were approved. Sauve abstained.</b></p>
<b>APPROVAL OF THE MINUTES</b>	<p><b>The motion was made by Ms. Sauve and duly seconded by Ms. Latsis to approve the minutes of the May 5, 2026, Planning Commission meeting, as submitted:</b></p> <p><b>The ayes prevailed, and minutes were approved. Latsis abstained.</b></p>
<b>APPROVAL OF THE MINUTES</b>	<p><b>The motion was made by Ms. Sauve and duly seconded by Ms. Latsis to approve the minutes of the May 19, 2026, Planning Commission meeting, as submitted:</b></p> <p><b>All ayes, and minutes were approved.</b></p>

**GENERAL BUSINESS ITEMS:**

**ITEM 1**

**ELECTION OF REPLACEMENT CHAIR PRO-TEM**

**It was moved by Ms. Latsis to nominate Ms. Suave to serve as Chair Pro-Tem. The motion was duly seconded by Ms. Howe. Ms. Sauve accepted the nomination.**

**The vote to elect Ms. Sauve as Chair Pro-Tem was affirmed, as follows:**

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

**PUBLIC HEARING ITEMS:**

**ITEM 1**

**CASE NO. LE25-005, BOX ELDER DIVERSION DAM / LOCATION AND EXTENT (LE) – KAT HAMMER, SENIOR PLANNER; JOSEPH BOATENG, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD)**

Mr. Hader 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. Hammer stated that the applicant, Rangeview Metropolitan District (Rangeview) was requesting approval of a Location and Extent application to construct a diversion dam and stream gauge on Box Elder Creek. She said the project was proposed on Colorado State Land Board property within a 1.5-acre easement granted to Rangeview. Construction was projected to begin in the summer of 2026 and was estimated to take three months to complete. She described the proposal as including the construction of an inflatable bladder dam to divert Rangeview’s surface water rights on Box Elder Creek and would function by inflating a 3-foot-tall bladder that spans the creek, allowing water to flow by gravity into a proposed buried pumping vault. She added approximately 600 feet of new 16-inch transmission line, buried at a minimum depth of 4.5 feet below grade, was also proposed, which will be extended from the pump vault to Rangeview’s existing transmission lines. Together, these facilities will allow diverted water to be sent to the existing Lowry Ridge Storage Pond, the location of Rangeview’s proposed water treatment complex. From there, the water would be distributed to Rangeview’s customers. During dry stream conditions or when Rangeview is not accepting surface water diversions, the dam would be deflated, allowing surface water to continue flowing

downstream. A stream gauging station was also proposed to be constructed downstream of the diversion dam to measure surface water flow rates in the creek.

Mr. Brent Brouillard, Engineer for Rangeview Metro District, reported the Sky Ranch 1041 for Water and Wastewater (Case No. ASI16-005) was approved by the Board of County Commissioners on October 3, 2017 and an associated Technical Review Amendment (Case No. AA24-014), approved administratively in May of 2025, and was required for the construction of additional infrastructure to access Rangeview's water rights on Box Elder Creek and transfer that water to a proposed water treatment plant, which is illustrated in the original 1041 permit. He added that this application included some of the additional infrastructure identified in the Technical Review Amendment. He explained significant infrastructure had been constructed by Rangeview across the central portion of Arapahoe County, roughly between S. Gun Club Road and S. Manila Road to help support the water needs of the Sky Ranch Planned Unit Development (PUD). He stated these facilities included the Sky Ranch Water Reclamation Facility, Sky Ranch Water Supply Facility, Box Elder Creek Well Field 1 and 2, Sky Ranch and Lowry Storage Ponds, and numerous groundwater wells and pipelines. which met the water needs for the initial phases of Sky Ranch; however, as the community was expanding, additional infrastructure must be constructed to meet the associated water and wastewater demands. He described how Rangeview purchased significant renewable water supplies from its regional partnership in Water Infrastructure and Supply Efficiency (WISE), and this would be the first surface water diversion infrastructure it would independently own and operate. This will help further diversify Rangeview's water supplies, be a new source of renewable water in Arapahoe County and is required for future phases of Sky Ranch. He said it would also alleviate some of Rangeview's demand on groundwater, allowing that source to be conserved for seasonal uses or periods of drought. This is a water right that has been part of Rangeview's water right portfolio since the mid-1980's. Specifically, this diversion was approved in Rangeview's water decree by the Colorado Division 1 Water Court judge. Once a diversion is approved in a decree, it is lawfully allowed to be constructed to divert water right for beneficial use according to the decree (pending other construction permits, i.e. nationwide permit, easement etc.). He confirmed all construction permits had been granted for this project, and all major water right holders were aware of this proposed diversion."

Ms. Hammer stated staff reviewed the plans, supporting documentation, referral and public comments and based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations and analysis of referral comments recommended approval of this Location & Extent application.

Mr. Miller opened the hearing for public comments. There were thirty-four members of the public present, seventeen of whom spoke, and there was one caller who spoke. Concerns raised were mainly about the unknown impacts to downstream water users both those with and those without water rights. The public hearing was closed.

There was discussion regarding the maintenance life cycle of the infrastructure, how much water was expected to be captured by the dam, and how the underground water at the site of the dam would still flow uncaptured or impeded to downstream users of the water. Mr. Brouillard explained that only 10 cubic feet per second would be captured, and because of the dry stream nature of Box Elder Creek, this dam would only function in flood water conditions, where the three-foot-tall dam would only stop a comparatively small amount of water, and the rest would continue to flow downstream over or around this dam. Mr. Harding of Rangeview gave a detailed explanation of Rangeview's junior water rights versus the senior water rights of some of those landowners present and the workings of renewable water sources and why the impacts of this structure would be minimal to neighbors. There was further discussion about how evaporation of collected water would be managed by the limitation of surface area of the storage pond where captured water would be held after it was piped away when the dam bladder was deployed.

Ms. Howe complimented the public present for their heartfelt testimony and suggested this was a difficult decision because there was a renewable water source component to the application that was favorable. Ms. Sauve expressed gratitude for the thoughtful research and responses of the applicant to address public concerns expressed and that she would vote in favor. Mr. Miller stated he felt there were too many unanswered wildlife issues and that he would vote no on approval.

**The motion to recommend for approval was made by Ms. Sauve and duly seconded by Ms. Latsis, in the case LE25-005, Box Elder Diversion Dam - 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. The start of construction should not occur between December 1st and April 30th to protect Mule Deer and Pronghorn High Priority Habitats as described in the Colorado Parks and Wildlife letter dated December 3, 2025.**

	<p><b>2. The applicant should complete raptor nest surveys prior to construction, but no more than one month prior to the start of construction during nesting season, as described in the Colorado Parks and Wildlife letter dated December 3, 2025. If nests are found, the applicant shall refer to Colorado Parks and Wildlife’s Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors guidelines.</b></p> <p><b>The vote was:</b></p> <p><b>Ms. Howe, Yes; Ms. Koran, Absent; Ms. Latsis, Yes; Mr. Miller, No; Mr. Sall, Yes; Ms. Sauve, Yes; Ms. Wolf, Yes.</b></p>
<b>ANNOUNCEMENTS</b>	<p>Ms. Orkild-Larson announced the June 16<sup>th</sup> meeting would hear the Strasburg Sub Area plan. She also said the oil &amp; gas pipeline USR-1041 case would not be heard until July 8<sup>th</sup> .</p> <p>Mr. Miller asked the PC members to review the bylaws and requested that PC have a discussion about any suggestions to modify the current format of the meetings later.</p> <p>Mr. Hader reminded the members that if they viewed the recordings of meetings missed, they would be eligible to vote on approval of the minutes at the next meeting.</p> <p>There was further discussion of the Short Term Rentals ordinance that was just passed by the BOCC, and a suggestion was made to have an in-depth study session.</p>
<b>ADJOURNMENT</b>	<p>The meeting was adjourned.</p>