

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, DECEMBER 2, 2025**

<p>ATTENDANCE</p>	<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.</p> <p>The following Planning Commission members were in attendance: Brooke Howe; Dave Mohrhaus, Chair; Richard Sall; Lynn Sauve.</p> <p>Also, present were Matt Hader, Senior Assistant County Attorney; Jason Reynolds (call-in), Planning Division Manager; Ava Pecherzewski, Development Review Planning Manager (moderator); Ceila Rethamel, Engineering Services Division Manager; Molly Orkild-Larson, Principal Planner; Ernie Rose, Senior Planner; Emily Gonzalez, Engineer; Kat Hammer, Senior Planner; Sue Liu, Engineer; Loretta Daniel, Long Range Planning Manager; Gretchen Ricehill, Planner and Kim Lynch, Planning Technician.</p>
<p>CALL TO ORDER</p>	<p>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.</p>
<p align="center">GENERAL BUSINESS ITEMS:</p>	
<p>APPROVAL OF THE MINUTES</p>	<p>The motion was made by Ms. Sauve and duly seconded by Mr. Sall to accept the minutes from the November 18, 2025, Planning Commission meeting, as submitted:</p> <p>The vote was:</p> <p>Ms. Howe, Yes; Ms. Latsis, Absent; Mr. Miller, Absent; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.</p>
<p>APPROVAL OF THE MEETING CALENDAR FOR 2026</p>	<p>The motion was then made by Ms. Sauve and duly seconded by Mr. Sall to accept the Meeting Calendar for 2026, as stated.</p> <p>The vote was:</p> <p>Ms. Howe, Yes; Ms. Latsis, Absent; Mr. Miller, Absent; Mr. Mohrhaus, Yes; Mr. Sall, Yes; and Ms. Sauve, Yes.</p>

<p>ADOPTION OF THE RESOLUTION FOR AGENDA POSTING LOCATIONS FOR 2026</p>	<p>The motion was then made by Ms. Sauve and duly seconded by Mr. Sall to adopt the Resolution for Agenda Posting Locations for 2026, as submitted.</p> <p>The vote was:</p> <p>Ms. Howe, Yes; Ms. Latsis, Absent; Mr. Miller, Absent; Mr. Mohrhaus, Yes; Mr. Sall, Yes; and Ms. Sauve, Yes.</p>
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PUBLIC HEARING ITEMS:

<p>ITEM 1</p>	<p>CONTINUATION FROM 11-18-2025 - CASE NO. UASI25-002, DENVER PIPELINE EXPANSION / USE BY SPECIAL REVIEW (USR) – ERNIE ROSE, SENIOR PLANNER; EMILY GONZALEZ, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD)</p> <p>Mr. Mohrhaus asked the County Attorney if the case had been properly noticed. Mr. Hader agreed it was consistent with the requirements of the LDC regarding signage and mailing that were met and said that the PC had jurisdiction to proceed.</p> <p>Mr. Rose said the purpose of this continuation was to make requested changes to the staff report as discussed in the last hearing and to finalize edits to the conditions of approval with the applicant. He outlined the changes made and stated there had been meetings with the applicant, staff and the Open Spaces Department’s (owner) representative to finalize the updated language in the conditions and the staff report. He confirmed that questions to the Colorado Parks & Wildlife Division (CPW), specifically that pertaining to big game, were being resolved by CPW and the applicant for the upcoming Board of County Commissioners (BOCC) hearing.</p> <p>Mr. Jason Brinkley with Snell & Wilmer, outside council for the applicant, agreed with everything Ernie said about timeline and meeting with CPW. He stated they were comfortable with the County’s timeline to proceed and fine with removing the big game requirement.</p> <p>Ms. Frishman stated that Open Spaces continued to work with Magellan on the agreement that must be finalized and recorded before any work on the project could proceed.</p> <p>The motion was made by Ms. Sauve and duly seconded by Mr. Sall, in the case of UASI25-002 Denver Expansion Project [Magellan Pipeline], 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</p>
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to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. The applicant will make all necessary changes as indicated with specificity by the County’s Engineering staff prior to final execution and approval of the following documents: (1) the Use by Special Review Plan Set depicting the Denver Expansion Project, last submitted October 29, 2025; (2) Construction Drawings – Scott City to Denver Pipeline (10/24/25); (3) Grading, Erosion, and Sediment Control Report – Denver Expansion Project (October 2025); (4) Grading, Erosion, and Sediment Control Plans, Denver Expansion Project – Scott City to Denver Pipeline (10/24/25); (5) Arapahoe County Floodplain Delineation Study for Magellan Denver Expansion Project (8/07/25); and (6) Phase III Drainage Report – Denver Expansion Project 1041 - Watkins Junction Site (August 2025).
2. The applicant shall comply with all applicable Colorado Department of Public Health and Environment rules and regulations for solid and hazardous waste, water quality, and air quality.
3. The applicant shall provide a copy of all required state and federally approved permits to the Planning Division prior to construction.
4. The applicant’s construction, maintenance, and operation of the pipeline shall be in compliance with all applicable federal and state laws and regulations, including but not limited to: Pipeline and Hazardous Materials Safety Administration, and Department of Transportation, Transportation Security Administration.
5. Prior to execution of the Use by Special Review, the applicant will have secured all necessary property rights, easements, or licenses needed for the pipeline, including those for the crossing of County roads.
6. Prior to the execution of the Uses by Special Review, the applicant is required to record the **AGREEMENT FOR USE AND RESTORATION OF ARAPAHOE COUNTY’S BIJOU BASIN OPEN SPACE PROPERTY** with the Arapahoe County Clerk and Recorder.
7. If grading is to take place from March 15 to April 30, the applicant will first conduct pre-construction surveys for swift fox den sites in Arapahoe County. The survey results must be submitted to Colorado Parks and Wildlife (CPW) and the Planning Division for their review. If a den is found, no human encroachment, surface disturbance, or construction will be allowed within 100 feet of an active maternal den.
8. If grading is to take place from March 15 to August 15, the applicant will conduct pre-construction burrowing owl

	<p>surveys, following CPW's protocol. The survey results must be submitted to CPW and the Planning Division for their review. If owls are found, the applicant will limit activities within 200 meters of nests from March 15 to August 15 or until migration.</p> <p>9. If grading is scheduled to take place from April 1 to August 15, the applicant will conduct a pre-construction Mountain Plover survey. The survey results must be submitted to CPW and the Planning Division for their review and approval. If an active plover nest is identified, grading shall occur outside the April 1 to August 15 nesting period.</p> <p>10. To the extent laydown yards are to be utilized, Temporary Use Permits (TUP's) must first be obtained.</p> <p>The vote was:</p> <p>Ms. Howe, Yes; Ms. Latsis, Absent; Mr. Miller, Absent; Mr. Mohrhaus, Yes; Mr. Sall, Yes; and Ms. Sauve, Yes.</p>
<p>ITEM 2</p>	<p>CASE NO. CZ25-001, DAYTON STATION TRANSIT ORIENTED DEVELOPMENT / CONVENTIONAL REZONE (CZ) – KAT HAMMER, SENIOR PLANNER; SUE LIU, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD)</p> <p>Mr. Mohrhaus asked the County Attorney if the case had been properly noticed. Mr. Hader agreed it was consistent with the requirements of the LDC regarding signage and mailing that were met and said that the PC had jurisdiction to proceed.</p> <p>Ms. Hammer said the applicant, Zipper Line Strategies, on behalf of the property owner, ARD CO Dayton Station LLC (Avanti Residential), was requesting a positive recommendation from the PC to the BOCC for a Conventional Rezone application for a 5.7-acre property adjacent to the Dayton Station Park and Ride. She reported they were proposing to rezone the vacant property from Agricultural-1 (A-1) to Residential Multi-Family (R-MF). She stated that the applicant proposed to develop multifamily for rent townhomes on the site. She explained site access was proposed via a full movement entry off South Dallas Street and the site was expected to provide nearly 40% open space, exceeding the minimum LDC requirement. She said if this rezone was approved, the applicant would then be required to submit an Administrative Site Plan (ASP), application for review and approval. She said staff recommended approval of this application and noted it would help Arapahoe County meet the goals of HB24-1313, which requires municipalities to rezone transit areas based on an average density of 40 dwelling units per acre, with a minimum of 15 dwelling units per acre.</p> <p>The applicants' team, led by Alisha Hammett of Zipper Line Strategies, outlined the proposed plan to develop approximately 92 market-rate,</p>

for rent townhomes, with a minimum density of 16 dwelling units per acre that would consist of three-story, ground-accessed multi-family homes, arranged in clusters of six to twelve units per building. She added, each residence would include either a one-or two-car garage, with additional onsite parking available for guests and larger households to limit neighboring street parking congestion. She described the extent of public outreach and the concerns about traffic congestion and parking on side streets which had been considered in the concept plans with inclusion of garages and additional on-site parking for this Transit Oriented Development (TOD) community. She confirmed the project was not anticipated to exacerbate existing traffic safety concerns with the S. Dallas Street access point. She concluded the project would provide a significant investment in this County area, provide much needed missing middle housing availability in helping to comply with State HB24-1313 and be eligible to capture millions in funding for public infrastructure improvements.

Mr. Mohrhaus opened the hearing for public comments. There were four members of the public present who spoke, and there were no callers who wished to speak. They expressed concerns about increased neighborhood traffic safety, more illegal parking on side streets and the difficulties for emergency response posed by multiple jurisdictions in this small neighborhood area. The public hearing was closed.

The motion was made by Ms. Sauve and duly seconded by Mr. Sall, in the case of CZ25-001, Dayton Station TOD Conventional Rezone, 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 condition:

- 1. Prior to the signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.**

The vote was:

Ms. Howe, Yes; Ms. Latsis, Absent; Mr. Miller, Absent; Mr. Mohrhaus, Yes; Mr. Sall, Yes; and Ms. Sauve, Yes.

STUDY SESSION ITEMS:

ITEM 1

DISCUSSION CONCERNING THE PROPOSED STRASBURG SUBAREA PLAN

Ms. Ricehill said Long Range Planning staff had been working to update the existing subarea plan for the Strasburg communities and the

	<p>project was in Phase 3 which focused on updating Colfax Avenue’s appearance for those travelling to and through Strasburg. She said there had been much public interest in working towards this goal expressed at public meetings conducted recently. She said any input from the PC on the project was requested and would become a part of Phase 4 where the Adoption draft of the plan would be again presented to the PC for adoption and then to the BOCC for adoption. There was discussion regarding the review of the process by those in other counties whose processes were discussed, reports suggested, and the PC requested staff support to create their report to present the BOCC.</p>
<p>ITEM 2</p>	<p>DISCUSSION CONCERNING STRATEGIC GROWTH AND TRANSIT – ORIENTED COMMUNITIES SCHEDULE (SB24-174 AND HB24-1313)</p> <p>Mr. Reynolds said Planning staff were asked to meet an aggressive schedule of deadlines for both these bills. He stated the Dayton Station Convention Zoning case approval would provide a strong model for creating the R-MF zoning required to meet the almost 20,000 unit potential needed in Transit Corridor areas of the county to meet the requirement. He confirmed this did not mean such units would have to be built rather only the potential to develop that number of units in transit corridors was required. He stated there would be 3 outreach meetings in January in each of the 3 distinct AC transit areas:</p> <ul style="list-style-type: none"> • Federal Rapid Transit bus line • Dry Creek light rail station • 4 Square Mile bus lines along Mississippi, Parker <p>There was discussion regarding consequence for AC if the schedule was not met by the County and Mr. Reynolds agreed that there could be some pressure since our county was accountable to State statutes and could not apply the home rule argument for more time available to other jurisdictions.</p>
<p>ANNOUNCEMENTS</p>	<p>Ms. Orkild-Larson said the Planning Commission meeting for December 16th may be canceled.</p>
<p>ADJOURNMENT</p>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>