MINUTES OF THE REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, APRIL 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: Kathryn Latsis, Chair Pro-Tem; Randall Miller; Brooke Moore; Dave Mohrhaus, Chair; Richard Sall; and Adrienne Wolf. Also present were Matt Hader, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Development Review Planning Manager (moderator); Ceila Rethamel, Engineering Services Division Manager; Eva Maines, Engineering Program Manager; Kat Hammer, Senior Planner; Joseph Boateng, Engineer III; and Kim Lynch, Planning Technician.
CALL TO ORDER	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.
GENERAL BUSINESS ITEMS:	
APPROVAL OF THE MINUTES	**The motion was made by Ms. Latsis and duly seconded by Mr. Miller to approve the minutes of the February 17, 2026, Planning Commission meeting, with one correction:** **The ayes prevailed, and minutes were approved.**
PUBLIC HEARING ITEMS:	
ITEM 1	**CASE NO. PM26-001, MOUNTAIN VIEW GARDENS T12 [THE TREE FARM] / MINOR SUBDIVISION PLAT (PM)) – KAT HAMMER, SENIOR PLANNER; JOSEPH BOATENG, ENGINEER III – PUBLIC WORKS AND DEVELOPMENT (PWD)** Commissioner Latsis recused herself from hearing this application due to her business relationship with the case.

	Mr. Hader cited the Land Development Code Chapter 5 - Section 2 notice requirements and stated they had been met; therefore, the PC had jurisdiction to proceed. Ms. Hammer stated the applicant and owner, Latsis Custom Homes, was requesting a positive recommendation to the Board of County Commissioners (BOCC) for a Minor Subdivision plat to allow for the development of four lots for four single-family residences. She described the property as part of Tract 12 of Mountain View Gardens Subdivision, which was platted in 1924, where no portion of Tract 12 was ever subdivided; the entirety of Tract 12 was partitioned by six separate deeds. She explained the 2.38-acre parcel had previously functioned as a tree farm and horse pasture and was currently undeveloped and vacant. She stated the total cash-in-lieu of land dedication would be $23,051.60 for Cherry Creek School District, $20,317.44 for Public Parks and $846.56 for Other Public Purposes for a total cash-in-lieu of $44,215.60. _ She stated staff reviewed the plans, supporting documentation, and referral comments with respect to the applicable policies and goals in the Comprehensive Plan, the LDC Zoning regulations, and analysis of referral comments and had found them to be aligned, therefore staff recommended a positive recommendation to the Board of County Commissioners of this application. Mr. Jim Latsis, owner/developer of Latsis Custom Homes, stated the major goal of the proposed development of these 2.3-acre lots was to locate them in such a way as to preserve as many of the healthy mature trees as possible. He described the various public improvements proposed for the emergency access road and updated drainage, the public outreach to adjacent neighbors and the generally positive feedback. Mr. Mohrhaus 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 Mr. Miller and duly seconded by Mr. Sall, in the case of in PM26-001, Mountain View Gardens T12 – Minor Subdivision, 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, with the following conditions of approval:** 1. **Prior to recording the Minor Subdivision plat, the applicant shall pay a total cash-in-lieu fee of $44,215.60. This cash-in-lieu fee shall be distributed as follows: Cherry Creek School**

	District: $23,051.60; Public Parks: $20,317.44; and Other Public Purposes: $846.56. **2. Execution and Recordation of the Subdivision Improvement Agreements, SOP for Vegetative Infiltration Basin and Access Easements.** **3. Applicant shall develop a common maintenance agreement/life cycle cost analysis or otherwise provided for an agreed maintenance plan, as contemplated and required under the Arapahoe County Infrastructure Design and Construction Standards for private roads.** **4. A note on the plat will be added prior to final approval with regards to the maintenance of the private road and vegetative infiltration basin to comply with the Arapahoe County Infrastructure Design and Construction Standards and Stormwater Manual Criteria.** **The vote was:** **Ms. Howe, Yes; Ms. Latsis, Recuse; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Absent; Ms. Wolf, Yes.**
ELECTION OF 2026 OFFICERS	**<u>ELECTION OF PLANNING COMMISSION CHAIR</u>** **It was moved by Ms. Latsis to nominate Mr. Miller to serve as Chair. The motion was duly seconded by Ms. Howe. Mr. Miller accepted the nomination.** **The vote to elect Mr. Miller as Chair was affirmed, as follows:** **Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Absent; Ms. Wolf, Yes.** **<u>ELECTION OF PLANNING COMMISSION CHAIR PRO-TEM</u>** **It was moved by Ms. Latsis to nominate Mr. Mohrhaus to serve as Chair Pro-Tem. The motion was duly seconded by Mr. Sall. Mr. Mohrhaus accepted the nomination.** **The vote to elect Mr. Mohrhaus as Chair Pro-Tem was affirmed, as follows:** **Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Absent; Ms. Wolf, Yes.** **<u>APPOINTMENT OF THE PLANNING COMMISSION RECORDING SECRETARY</u>**

	Mr. Mohrhaus moved to nominate the Planning Division Manager or his designee as Recording Secretary. The motion was duly seconded by Ms. Latsis. **The vote to elect Mr. Reynolds or his designee as Recording Secretary was affirmed, as follows:** **Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Absent; Ms. Wolf, Yes.**
ANNOUNCEMENTS	Mr. Reynolds announced the April 21st PC had been canceled. However, the following two meetings in May would be hearing multiple applications. He welcomed Ms. Adrienne Wolf to the PC Board.
ADJOURNMENT	The meeting was adjourned.