

**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, APRIL 6, 2021**

ATTENDANCE	<p>A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members were in attendance:</p> <p>Jane Rieck, Chair; Richard Sall, Lynn Sauve, Kathryn Latsis, Chair Pro-Tem, Jamie Wollman, Rodney Brockelman, and Randall Miller.</p> <p>Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Bill Skinner, Senior Planner; Jason Reynolds, Current Planning Program Manager; Jan Yeckes, Planning Division Manager; and members of the public.</p>
CALL TO ORDER	<p>Chair Rieck called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present. This meeting was held through the Teams platform and telephone call-in for public participation in public hearing items. Jason Reynolds, Current Planning Program Manager, explained the format of the meeting and how the public could provide public comment.</p>
DISCLOSURE MATTERS	<p>There were no Planning Commission member conflicts with the matters before them.</p>
GENERAL BUSINESS ITEMS:	
ELECTION OF OFFICERS	<p>It was moved by Ms. Wollman and duly seconded by Ms. Sauve to nominate Kathryn Latsis as <u>Chair</u>. Ms. Latsis accepted the nomination.</p> <p>The vote was:</p> <p>Ms. Rieck, Yes; Ms. Sauve, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis, Yes; Ms. Wollman, Yes, Mr. Brockelman, Yes.</p> <p>Ms. Latsis took over as Chair for the remainder of the meeting.</p> <p>It was moved by Ms. Rieck and duly seconded by Ms. Sauve to nominate Jamie Wollman as <u>Chair Pro-Tem</u>. Ms. Wollman accepted the nomination.</p>

	<p>The vote was:</p> <p>Ms. Rieck, Yes; Ms. Sauve, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes, Mr. Brockelman, Yes.</p> <p>Ms. Rieck moved to appoint the Planning Division Manager or Designee as <u>Executive Secretary / Recording Secretary</u> and the motion was seconded by Ms. Wollman.</p> <p>The vote was:</p> <p>Ms. Rieck, Yes; Ms. Sauve, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes, Mr. Brockelman, Yes.</p>
APPROVAL OF THE MINUTES	<p>The motion was made by Ms. Wollman and duly seconded by Ms. Rieck to accept the minutes from the March 2, 2021, Planning Commission meeting, with grammatical revisions as discussed.</p> <p>The motion passed unanimously.</p>
REGULAR ITEMS:	
ITEM 1	<p>CASE NO CZ20-001, PEORIA AG LAND / CONVENTIONAL ZONING (CZ) – BILL SKINNER, SENIOR PLANNER, PUBLIC WORKS AND DEVELOPMENT (PWD)</p> <p>Mr. Skinner introduced the application. He reported the property was located south of the intersection of Peoria Road and I-70, on County Road 201. He used an aerial photograph to highlight the portion of the property requesting rezoning to the Agricultural Estate (A-E) zone district, and the rezoning plan showed the existing property ownership boundaries of the subject and adjoining PUD property in relation to the proposed boundary for the requested zone district. Mr. Skinner stated the surrounding properties were primarily zoned A-E. He said the adjoining property, immediately north, was partially developed within the same PUD zoning that applied to the subject property. He said the property had, historically, been used as a dog racing track and as a motor racing track. Mr. Skinner explained that the land not included in the application for rezoning to A-E would remain within the existing PUD. He reported the racetrack was not active, but improvements remained on the land. Mr. Skinner reported an email was received from Alban and Carol Moreno, Trustees for Moreno Living Trust, in support of the proposed</p>

	<p>rezoning. He stated the Moreno Trust owned 640 acres across from the property.</p> <p>Justin Reyher, Beacon Real Estate Services, representing the Peoria Ag Land project, answered a question on what led to the request for rezoning. He indicated the purpose of the rezoning was to remove the land from the zoning that currently provided for race-track use.</p> <p>Ms. Sauve asked whether this would increase the options available to the property owner for how the land could be used.</p> <p>Mr. Skinner explained that, if rezoned as requested, the property in question could be used for agricultural purposes as defined by the Land Development Code or it could be developed with single-family detached residences served by individual water wells and individual septic/on-site wastewater treatment systems, provided each new parcel was at least 35 acres in size. Mr. Skinner explained the current property configuration. He stated the zoning boundary was defined by a legal description, even if it was not consistent with a parcel boundary. He also noted that Colorado law did not require platting for properties that were 35 acres in size or larger. He explained that the ownership boundaries could be adjusted by recordation of a legal description to transfer ownership and create new parcel boundaries consistent with the zoning boundary. He said the A-E land could be further divided into individual home or agricultural sites by recording legal descriptions, provided that each new parcel was at least 35 acres in size.</p> <p>Mr. Brockelman stated he lived approximately eight miles from the site and was glad to see a proposal to bring the property back to A-E zoning.</p> <p>Ms. Latsis opened the hearing for public comments. There were no public comments. The public hearing was closed.</p> <p>It was moved by Ms. Rieck and duly seconded by Mr. Brockelman, in the case of CZ20-001, Peoria Crossing Road / Conventional Rezoning, that the Planning Commission reviewed the staff report, including all exhibits and attachments, have listened to the applicant's presentation and any public comment as presented at the hearing, and moved to recommend approval of the application based on the findings in the staff report, subject to the following condition:</p>
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	<p>1. Prior to signature of the final copy of the plans, the applicant will address all Public Works and Development Staff comments.</p> <p>The vote was:</p> <p>Ms. Rieck, Yes; Ms. Sauve, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes, Mr. Brockelman, Yes.</p>
ANNOUNCEMENTS AND QUESTIONS	<p>Mr. Reynolds noted that Jennifer Newton, Planning Assistant, retired from the County this week after 23 years of service. He expressed his appreciation for the work that Ms. Newton had done on behalf of the County and the Planning Commission.</p> <p>Ms. Yeckes noted that there were no public hearing items scheduled for the April 20th Planning Commission meeting.</p> <p>Mr. Reynolds stated staff would send out a notification to the Planning Commission members once we had confirmed whether there would be a study session scheduled or whether the meeting would be canceled.</p>
ADJOURNMENT	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>