



Public Works and Development  
DUE TO COVID THE PANDEMIC  
THIS MEETING WILL BE CONDUCTED VIA MICROSOFT TEAMS

**REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, MAY 19, 2020 @ 6:30 P.M.**

To view the Planning Commission meeting online, please use the hyperlink below:

[https://teams.microsoft.com/dl/launcher/launcher.html?url=%2f\\_%23%2f1%2fmeetup-join%2f19%3ameeting\\_NGYxZTZkNTktNTM4MC00MTBmLTk3ODEtZDliZTY4ZDAyYjU2%40thread.v2%2f0%3fcontext%3d%257b%2522Tid%2522%253a%252257d7b626-d71d-47f6-84c1-c43bda19ba16%2522%252c%2522Oid%2522%253a%25221598c759-ef37-4510-a39d-da827b24c6ff%2522%252c%2522IsBroadcastMeeting%2522%253a%2522true%257d%26anon%3dtrue&type=meetup-join&deeplinkId=97ea4cdd-076d-4482-92d0-582ee16f68cd&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true](https://teams.microsoft.com/dl/launcher/launcher.html?url=%2f_%23%2f1%2fmeetup-join%2f19%3ameeting_NGYxZTZkNTktNTM4MC00MTBmLTk3ODEtZDliZTY4ZDAyYjU2%40thread.v2%2f0%3fcontext%3d%257b%2522Tid%2522%253a%252257d7b626-d71d-47f6-84c1-c43bda19ba16%2522%252c%2522Oid%2522%253a%25221598c759-ef37-4510-a39d-da827b24c6ff%2522%252c%2522IsBroadcastMeeting%2522%253a%2522true%257d%26anon%3dtrue&type=meetup-join&deeplinkId=97ea4cdd-076d-4482-92d0-582ee16f68cd&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true)

Please note the online Planning Commission meeting broadcasts with a 20-30 second delay.  
If you would prefer to listen live to the meeting  
please call the following telephone number: (719) 569-5048.  
When prompted enter the Conference ID: 754 008 69#.

1. CALL TO ORDER
2. GENERAL BUSINESS ITEMS
  - 2.I. Approval Of The Minutes From January 21, 2020

Documents:

[01-21-2020 PC MINUTES.PDF](#)

3. STUDY SESSION ITEMS
  - 3.I. Watkins/Bennet Area Vision Study Website Preview - Study Session
    - Item 1:** Watkins / Bennet Area Vision Study Website Preview - Study Session
    - Presenter:** Alan White, Long Range Planning
    - Request:** Present information regarding the proposed Watkins/Bennet Area Vision Study Website - NO FORMAL ACTION TAKEN

**ANNOUNCEMENTS:**

- The next Planning Commission meeting is scheduled for June 2, 2020.
- Planning Commission agendas, Board of County Commission agendas, and other important Arapahoe County information may be viewed online at [www.arapahoegov.com](http://www.arapahoegov.com) or you may contact the Planning Division at 720-874-6650.

**PLANNING COMMISSION MEMBERS:**

Jamie Wollman

Randall Miller

Lynn Sauve

Jane Rieck, Chair

Richard Sall

Kathryn Latsis, Pro-Tem

Rodney Brockelman

*Arapahoe County is committed to making its public meetings accessible to persons with disabilities.*

*Please contact the Planning Division at 720-874-6650 or TTY 711, at least three (3) days prior to a meeting, should you require special accommodations.*

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, JANUARY 21, 2020**

<b>ATTENDANCE</b>	<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, Diane Chaffin, Jamie Wollman, and Rodney Brockelman.</p> <p>Also present were: Robert Hill, Senior Asst. County Attorney; Alan White and Larry Mugler, Planner/Project Specialists; Loretta Daniel, Long Range Planning Program Manager; Jan Yeckes, Planning Division Manager, and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Chair Rieck called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>GENERAL BUSINESS ITEMS:</b>	
<b>APPROVAL OF THE MINUTES</b>	<p><b>The motion was made by Ms. Wollman and duly seconded by Mr. Brockelman to accept the minutes from the January 7, 2020, Planning Commission meeting, as amended to fix clerical errors.</b></p> <p><b>The motion passed unanimously.</b></p>
<b>APPROVAL OF PLANNING COMMISSION BYLAWS AMENDMENTS</b>	<p><b>The motion was made by Ms. Wollman and duly seconded by Mr. Sall to approve the bylaws, as revised, to change a reference from “Specific Development Plan” to “General Development Plan” as suggested by the Planning Division Manager.</b></p> <p><b>The motion passed unanimously.</b></p>
<b>REGULAR ITEMS:</b>	
<b>ITEM 1</b>	<p><b>Case No. LR19-003, Dirt Track Urban Reserve / Comprehensive Plan Amendment – Larry Mugler, Planner/Project Specialist, Public Works and Development (PWD)</b></p>

Mr. Mugler provided a history of the development and use of the property and introduced the proposal to remove the Urban Growth Area designation on a portion of the property to allow rural density subdivision of the land for single-family detached homes on lots anticipated to be a minimum of 35 acres in size. He explained rezoning would be required prior to subdivision of the land, as there was a Preliminary Development Plan (PDP) approved on the property in association with use of the adjoining property for track-related events. He reported if new lots were a minimum of 35 acres, the development would be exempt from the subdivision regulations under Colorado statute, but would be subject to other zoning requirements. Mr. Mugler reported the overall site was used formerly as the Byers Dog Track and the Colorado Motor Sports Track and consisted of two parcels under separate ownership. He explained the second parcel would retain its Urban Growth Area designation to enable future development at an urbanized level, anticipated to be non-residential in nature given the development of the land to support the former uses. He said the property would require rezoning to change the use from that approved under the PDP or to develop the property differently. He stated if there was a desire to use the land under the approved PDP, the zoning boundary would require an amendment and a Specific Development Plan (SDP) for the site development would need to be submitted and approved.

Ms. Rieck opened the hearing for public comment. There were no public comments. The public hearing was closed.

**It was moved by Ms. Chaffin and duly seconded by Mr. Brockelman, in the case of LR19-003 Dirt Track Urban Reserve Comprehensive Plan Amendment, that the Planning Commission read the proposed plan amendment and staff report, considered additional information presented during the public hearing, and found themselves in agreement with Staff findings one (1) through three (3) as set forth in the Staff report dated January 13, 2020, and moved to approve the application with the following condition:**

- 1. An attachment to this report illustrated the changes to be made to the Plan Map if the Planning Commission approved the request. Staff, in conjunction with the County Attorney's Office, are authorized to update the map.**

**The vote was:**

	<p><b>Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Sall, Yes; Ms. Wollman, Yes; Mr. Brockelman, Yes.</b></p>
<p><b>STUDY SESSION ITEMS:</b></p>	
<p><b>ITEM 1</b></p>	<p><b>Tier 1 Study Scope of Work – Comprehensive Plan, eastern unincorporated Arapahoe County – Alan White, Planner/Project Specialist, Public Works and Development (PWD)</b></p> <p>Mr. White presented a PowerPoint, a copy of which was retained for the record. He explained the need for the upcoming study of the areas of the Comprehensive Plan land use map designated as Tier 1 within the rural eastern area of unincorporated Arapahoe County. He stated Tier 1 areas were anticipated to be the first areas appropriate for increased level of development at an urbanized level. Mr. White reported the current goal of the study was to prepare a subarea plan to the Comprehensive Plan for Tier 1 to provide guidance to staff, to property owners, to prospective land developers, and to decision makers in reviewing applications for land development. He said the study would also facilitate coordination of planning efforts with other studies and plans underway, such as CDOT’s study of future interchanges, updates to the County’s Transportation Master Plan and Open Spaces Plan, and it would help local school districts and other service providers plan for the future. Mr. White addressed the changing demographics in the area, which helped project land development needs and noted significant land development plans approved in the east county, such as Prosper and Sky Ranch. He also noted other existing and proposed developments in the area, including those along the I-70 Corridor lying within Adams County, as well as, those associated with the Denver International Airport. He stated Adams County influences included the Colorado Air and Space Port. Mr. White reviewed highlights of the scope of work for the project, including the need for a stakeholder advisory committee anticipated to hold at least five meetings. He explained the committee would include representatives from the Town of Bennett, City of Aurora, Adams County, various school districts and other service/infrastructure providers, as well as, landowners, business owners, and residents. He said the scope of work was attached to the Planning Commission staff report. Mr. White discussed the anticipated project timeline. He stated an option to a subarea plan as a separate document, similar to the Strasburg and Byers Subarea Plans, might be a more detailed discussion within the Comprehensive Plan document; however, until the study was further along, staff was not certain of the approach that will be most useful.</p>

	<p>There were discussions concerning:</p> <ul style="list-style-type: none"> <li>- Involvement of the Colorado Air and Space Port</li> <li>- Proximity of Prosper and airports and influences from and interests of the City of Aurora as critical factors.</li> <li>- Aurora Annexations impacting the study/plan and concern over creation of enclaves.</li> <li>- Prosper’s water and wastewater treatment plants and oil and gas projects.</li> <li>- Impacts to Adams County as a result of City of Aurora Annexations and how that might factor into development north of I-70 and south of the Air and Space Port.</li> <li>- Projected population growth shown under Population Forecast as 71,600 people.</li> <li>- Coordination with Town of Bennett.</li> <li>- Impacts of growth in Deer Trail.</li> </ul>
<b>ADJOURNMENT</b>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>