



**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, MAY 7, 2019**

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, Jamie Wollman, and Randall Miller.</p> <p>Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sue Liu, Engineer, Kurtis Cotton, Engineer; Bill Skinner, Senior Planner; Molly Orkild-Larson, Senior Planner; Jason Reynolds, Current Planning Program 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.</p>
DISCLOSURE MATTERS	<p>There were no Planning Commission member conflicts with the matters before them.</p>
GENERAL BUSINESS ITEMS:	
APPROVAL OF THE MINUTES	<p>The motion was made by Ms. Wollman and duly seconded by Mr. Miller to accept the minutes from the April 16, 2019 Planning Commission meeting, as presented.</p> <p>The motion passed unanimously.</p>
REGULAR ITEMS:	
ITEM 1	<p>Case No. LE18-006, Sky Ranch Concrete Batch Plant / Location and Extent Plan (LE) – Molly Orkild-Larson, Senior Planner, Public Works and Development (PWD)</p> <p>Ms. Orkild-Larson introduced the case and established jurisdiction. She reported the applicant was proposing a temporary concrete batch plant at the southwest corner of E 6th Ave and N Hayesmout Rd. She explained the plant would produce concrete for the public improvements needed for the nearby Sky Ranch development. She stated staff supported the request with restricted hours of operation</p>

between 7am and 7pm, instead of the proposed 4am to 3pm. Ms. Orkild-Larson added the hours of operation could be extended for large pour projects as approved by the Planning Division Manager.

Brent Brouillard, Pure Cycle, presenting on behalf of the applicant, Sky Ranch CAB, reported the plan was to operate a temporary concrete batch plant to install things like curb and gutter and sidewalks. He said while 6:00 a.m. sounded early, many contractors requested concrete delivery earlier in the day, so the heat didn't harden the concrete too quickly. He explained due to the proximity of the proposed plant to the development, the maximum travel would 1-2 miles and the nearest residents were more than a mile away. He asked that 6:00 a.m. to 6:00 p.m. operating hours be permitted.

There were discussions regarding restoration of the site once the plant was no longer needed. The area would likely be reseeded as required by the GESC Plan. Water usage, aggregate truckloads, hours and days of operation, and noise and light pollution were considered.

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

It was moved by Ms. Woman and duly seconded by Mr. Miller, in the case of LE18-006, Sky Ranch Concrete Batch Plant / Location and Extent Plan, 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 approve the application based on the findings in the staff report, subject to the following conditions:

- 1. Prior to signature of the final copy of these plans, the applicant shall address all of Public Works Staff comments and concerns.**
- 2. The Owner or Operator of the concrete batch plant shall obtain and shall maintain as valid and current all federal, state, and local permits, authorizations, and certifications required for the operation of the concrete batch plant including, but not limited to Stormwater Industrial Discharge Permit(s), Process Water Industrial Permit(s), Air Permit(s) and Construction Permit(s).**
- 3. The applicant shall comply with Colorado Parks and Wildlife recommendations.**

	<ol style="list-style-type: none"> 4. The applicant shall comply with Xcel Energy and CenturyLink’s recommendations. 5. All noise generated from the operation shall not exceed the maximum permissible limits set forth in C.R.S. 25-12-103 for an industrial use to include a concrete batch plant. 6. The concrete batch plant is limited to use for construction of public improvements within the Sky Ranch development and shall not sell to private customers for use outside those intended under the terms of the application submitted. 7. If an additional year of operation is desired beyond the initial two-year period, the applicant shall submit a request for a one-year extension to the Planning Division Manager. This request shall be submitted at least one month prior to the end of the initial two-year period. If a second (and final) one-year extension is desired, the applicant shall repeat the extension request process at least one month prior to the end of the extended one-year period. The Planning Division Manager shall have the authority to approve the proposed extensions. 8. Operation of the concrete batch plant shall be limited to the hours of 6:00 a.m. and 6:00 p.m., Monday through Friday and 7:00 a.m. to 6:00 p.m. on Saturday. <p>The vote was:</p> <p>Ms. Rieck, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Wollman, Yes.</p>
<p>ITEM 2</p>	<p>Case No. FDP18-005, Copperleaf No 21 / Parcel L / Final Development Plan (FDP) – Bill Skinner, Senior Planner, Public Works and Development (PWD)</p> <p>Mr. Skinner introduced the case and established jurisdiction. He reported the applicant was proposing a density of 21.9 du/ac in a location in Copperleaf that allowed up to 30 du/ac. He stated the project complied with the underlying Copperleaf Preliminary Development Plan (PDP) and with the Arapahoe County Comprehensive Plan and staff recommended approval.</p>

	<p>Ryan McBreen, Norris Design, provided an overview of the project specifics. He reported the proposal would allow 266 multi-family units. He explained the site was adjacent to future commercial development. He presented contextual plans and said the project consisted of 10 multi-family buildings with three stories and tuck under parking for each building, along with free-standing garages. He said there would be a pool and clubhouse amenity center; as well as, a dog park. Mr. McBreen reported access would be off Picadilly and a private drive with connections for sidewalks provided out to Picadilly. He said Grand Peaks had a great track record in the metro area. He said the proposal complied with approval criteria. Mr. McBreen said it was a great project.</p> <p>There were discussions regarding parking, garage availability, driveway length, the unit's size and details, dog park, homes in proximity to the property lines, road maintenance, and average rents.</p> <p>Ms. Rieck opened the hearing for public comments. There were no public comments. The public hearing was closed.</p> <p>It was moved by Mr. Miller and duly seconded by Mr. Sall, in the case of FDP18-005, Copperleaf Flg No 21, Parcel L, Final Development Plan, that the Planning Commission reviewed the staff report, including all exhibits and attachments, 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 conditions:</p> <ol style="list-style-type: none"> 1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns. 2. Approval of FDP18-005 Copperleaf Parcel L, Filing No. 21 Final Development Plan is contingent on the approval of the PF18-009 Copperleaf No. 21 Final Replat. <p>The vote was:</p> <p>Ms. Rieck, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Wollman, Yes.</p>
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.