

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, OCTOBER 20, 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. This meeting was held through the Teams platform and call-in by telephone due to the current public health crisis. 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; Kathleen Hammer, Planner II; Diane Kocis, Energy Specialist; Jason Reynolds, Current Planning Program Manager; Loretta Daniel, Long Range Planning Program Manager; Jan Yeckes, Planning Division Manager; and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Ms. Rieck called the meeting to order at 6:30 p.m. and noted a quorum of the Planning Commission was present.</p> <p>Mr. Reynolds served as the TEAMS meeting moderator and read the instructions for participating in the meeting.</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 Ms. Latsis to accept the minutes from the October 6, 2020, Planning Commission meeting, as presented.</b></p> <p><b>The motion passed unanimously.</b></p>
<b>REGULAR ITEMS:</b>	
<b>ITEM 1</b>	<p><b>CASE NO SDPZ20-004, Comcast Accessory Parking Lot / Specific Development Plan with Zoning (SDPZ) – Kat Hammer, Planner II, Public Works and Development (PWD)</b></p>

	<p>Jurisdiction was established for the public hearing. It was noted the staff report, exhibits, and presentation materials would be part of the public record.</p> <p>Mr. Reynolds explained information about the public hearing process.</p> <p>Ms. Hammer presented a PowerPoint presentation to introduce the application. She reported the applicant wanted to add an accessory parking lot to serve the Comcast building in the Iliff Business Park. She explained that this application would establish the zoning for the property as the first step in the Planned Unit Development (PUD) process and the Planning Commission (PC) would be making a recommendation to the Board of County Commissioners on the zoning. Mr. Hammer said staff recommended approval on the basis of the findings and recommended conditions listed in the staff report.</p> <p>It was noted Douglas Porter and Chris Day, applicants, were available for questions. Mr. Porter had brief comments for the Planning Commission.</p> <p>Ms. Rieck asked why an engineering variance was granted to the width of the sidewalk along E. Harvard.</p> <p>Ms. Hammer explained the variance related to the design and construction of the road prior to the application.</p> <p>Ms. Rieck opened the public hearing for comments.</p> <p>Roger Smith, owner of Howell Construction, across South Trenton, stated that his company supported the development and that he was the most visibly impacted based on relative location. He stated the property had been an eyesore, and this development would improve the neighborhood. He full-heartedly supported the project.</p> <p>There were no further public comments. The public hearing was closed.</p> <p><b>It was moved by Ms. Wollman and duly seconded by Mr. Brockelman, in the case SDPZ20-004 Comcast Accessory Parking Lot / Specific Development Plan with Zoning, that the Planning Commissioners reviewed the staff report, including all exhibits and attachments, have listened to the applicant's presentation and the public comment as presented at the public hearing, and moved to give a positive recommendation to the</b></p>
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	<p><b>Board of County Commissioners, based on the findings in the staff report, subject to the following condition:</b></p> <p><b>1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.</b></p> <p><b>The vote was:</b></p> <p><b>Ms. Rieck, Yes; Ms. Sauve, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes, Mr. Brockelman, Yes.</b></p>
<p><b>STUDY SESSION ITEMS:</b></p>	
<p><b>ITEM 1</b></p>	<p><b>CASE NO LDC19-004. Energy Regulations for Oil &amp; Gas / Land Development Code (LDC) Amendment – Study Session – Diane Kocis, Energy Specialist</b></p> <p>Ms. Kocis presented two PowerPoint presentations. She asked if there were any questions on that background material before she began.</p> <p>Ms. Sauve asked for an explanation about the 24-hour nature of oil and gas operations during hydraulic fracturing (“fracking”) and drilling.</p> <p>Ms. Kocis explained why it was necessary to continue 24 hours/day once those activities had begun and then proceeded with her presentation. She explained new oil and gas regulations were intended to replace the current regulations and Memorandum of Understanding (MOU) signed by operators to qualify for administrative decisions. She stated new regulations would provide a consistent process and requirements for oil and gas operators and facilitate administrative actions on applications. Ms. Kocis explained the 4 rules topics (Health &amp; Safety, Process Improvements, Operations, and Quality of Life) and the rules criteria approved by the Board of County Commissioners (BOCC) that included Public Impact, Alignment with State Rules, Best Management Practices, Industry Impact and Impact to County Resources.</p> <p>Ms. Kocis presented on health and safety.</p>

	<p>There were discussions regarding having 2 evacuation routes, permit approval process and time-line, setbacks, and research of adjacent properties being put on the developer.</p> <p>Ms. Kocis presented on operational requirements.</p> <p>There were discussions regarding perimeter controls required for GESC purposes in contrast to containment for tank spills.</p> <p>Ms. Kocis presented on process improvements and quality of life.</p> <p>There were discussions concerning repercussions for violating noise standards, process to revoke permits, quantifying what would be considered ‘significant’ regarding odor, noise, and other rule violations, and penalties for failure to comply.</p> <p>Ms. Kocis ended her presentation with a summary of outreach efforts and a meeting schedule for the proposed code amendments.</p>
<b>ANNOUNCEMENTS</b>	<p>It was announced that the next Planning Commission meeting was scheduled for November 10, 2020.</p> <p>Mr. Reynolds shared how people could access the oil and gas public survey.</p>
<b>ADJOURNMENT</b>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>