



**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, DECEMBER 15, 2020**

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; Sue Liu, Engineer; Kathleen Hammer, Planner II; Jason Reynolds, Current Planning Program Manager; Terri Maulik, Duty Planner, 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 December 1, 2020 Planning Commission meeting, as amended, to change GB Item Page 1 November 10th minutes vote to show that Ms. Wollman abstained. Also on the 2nd page, 3rd line down which reads, “However...it was...” should be deleted. Page 9, item 3, 2nd paragraph, 2nd line down, says Ms. Sauve noted a typo, but it was actually Ms. Wollman who noted the typo.</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>
REGULAR ITEMS:	

ITEM 1

Case No. SDP20-007, Sky Ranch Neighborhood A - Planning Areas D1-D6 & C4 / Specific Development Plan (SDP) – Kat Hammer, Planner II, Public Works and Development (PWD)

Ms. Hammer stated the case had been properly noticed and the Planning Commission (PC) had jurisdiction to proceed. She provided an overview of the project, reporting the development was located northeast and southeast of the intersection of Monaghan Rd and 6th Ave. She stated the applicant was proposing single-family attached and detached and multi-family homes, a recreational center, a fire station, two pocket parks, a school, water storage, and neighborhood commercial development. Ms. Hammer said staff supported approval with the conditions outlined in the staff report. She reminded the PC that they were the approval body for today's hearing and that the case would not move onto the Board of County Commissioners (BOCC). Ms. Hammer reported, if the SDP (step 2 of the PUD process) was approved, the applicant would then have to submit an Administrative Site Plan (ASP) and a Final Plat.

Mr. Harding, applicant, on behalf of the property owner, PCY Holdings, LLC (phone number 303-668-9582) presented a PowerPoint, a copy of which was included with the record. He thanked the PC and staff for their help with the project. He provided an overview of Phase 2 of the project, introduced the project team, and provided some background on the Pure Cycle Corporation. Mr. Harding said there would be a great portfolio of homebuilders. He highlighted some of the key project elements, including the school that would be part of the Bennett School District, the Fire Station, the Recreation Center, Neighborhood Commercial Development, and Parks and Open Space. He reported having spoken with the Library District to learn more about their offerings and programs for potential future partnerships with them. Mr. Harding said as a water provider they will reuse 100% of reclaimed wastewater. He provided a summary of the transportation expansion, including arterial roads (Monaghan, 6th Ave) and spoke about connectivity goals and improvements. He offered to answer any questions the PC might have.

Mr. Brockelman has expressed concern previously regarding the adequacy of water and sanitation for the entire project; however, he was now satisfied.

Ms. Wollman had asked about the library and she commended Mr. Harding for reaching out to the Library District. She hoped there would be an aggregate plan between the recreation center and the

library. She noted Public Works had issues with the alignment of Monahan crossing the section line and asked for an update on that.

Mr. Harding explained that the many agencies involved have had multiple meetings to figure out the best way to handle the alignment. He said civil engineering was currently evaluating the handful of realignment options and a determination would be agreed upon and the project would start in about 3 years.

Ms. Latsis complimented Mr. Harding on the use of pocket parks and the use of attached and detached homes. She thought that was a really nice feature.

Mr. Harding stated that design helped with connectivity and was well-received in the marketplace.

Ms. Rieck asked about the size of the pocket parks.

Ms. Hammer said there was approximately 11 acres of total open space, including the pocket park5
s.

In response to Ms. Rieck's question, Mr. Harding stated the Metro District would own and maintain the parks.

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

It was moved by Ms. Wollman and duly seconded by Mr. Brockelman in the case of SDP20-007, Sky Ranch Neighborhood A - Planning Areas D1-D6 & C4 / Specific Development 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 public hearing, and moved to approve the application based on the findings in the staff report, subject to the following condition:

- 1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.**

The vote was:

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>	<p>Mr. Reynolds announced that there were currently no items schedule for the January 5, 2021 Planning Commission meeting. He said staff would send out an email to confirm if the meeting would be canceled later this week. He noted there were items scheduled for the January 19, 2021 meeting.</p> <p>Wishes for a happy holiday were shared by all.</p>
<p>ADJOURNMENT</p>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>