



**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, MAY 17, 2016**

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 confirmed their continued qualification to serve:</p> <p>Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin.</p> <p>Also present were: Robert Hill, Senior Asst. County Attorney; Bill Skinner, Senior Planner; Jason Reynolds, Current Planning Program Manager; Julio Iturreria, Long Range Planning Program Manager; Larry Mugler, Demographics Planner; Jan Yeckes, Planning Division Manager, and members of the public.</p>
CALL TO ORDER	<p>Chair Rosenberg 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>
REGULAR ITEMS:	
Item 1:	<p>Case No. F15-001, Four Square Mile Sub-Area / Comprehensive Plan Amendment – Staff Initiated – Julio Iturreria, Long Range Planner, Public Works and Development (PWD)</p> <p>Mr. Iturreria presented the case. He reported that the hearing had been properly noticed and posted on the county web site. He explained the proposal was for a staff-initiated, comprehensive plan amendment to the Four Square Mile Subarea Plan. He reported the amendment would adjust the subarea plan density designation, west of S Uinta Way and south of E Florida Avenue, from 0-1 dwellings per acre to 1-2 dwellings per acre. He stated the proposal would affect approximately 54.5 acres of land. Mr. Iturreria noted that this was the only area in the Four Square Mile Subarea Plan with a density of 0-1 dwellings/acre and that the proposed change would affect about eight lots. He explained the rest of the lots in the area</p>

were already more dense than 1 dwelling per acre. He said staff recommended approval of the proposed amendment.

Mr. Rosenberg opened the hearing for public comment.

Ten (10) members of the public spoke in favor of the proposed change. Twenty two (22) members of the public spoke against the proposal, expressing concerns about changing the character of the neighborhood, traffic, infrastructure, wildlife, and loss of a buffer between the Highline Canal and the rest of the neighborhood. Several people who spoke in opposition asked the Planning Commission to consider individual comprehensive plan amendment requests, from owners interested in developing, rather than approving a change to the entire neighborhood.

There were no further public comments.

The public hearing was closed.

Staff responded to the comments, noting the existing infrastructure was sufficient to support the potential increase in the number of homes. It was stated Arapahoe County Engineering and the water/sewer district representative reviewed the proposal and had no concerns. Staff reiterated the proposal was strictly a comprehensive plan change. Any zoning requests would come later and would have a separate public hearing. Staff noted 54% of the affected area was already zoned for densities greater than 1 dwelling per acre.

The Planning Commission asked questions about the option for individual property owners to seek comprehensive plan amendment changes.

Staff explained the cost of privately initiated comprehensive plan amendments would be \$7,500.00 in addition to all the other fees associated with the actual development of the property (ies), upon approval of a comprehensive plan amendment.

Mr. Hill noted the distinction between the Comprehensive Plan and zoning on the properties.

It was moved by Mr. Brummel and duly seconded by Mr. Sall, to approve Case No. F15-001, Four Square Mile Subarea Plan Amendment, as requested.

The vote was:

	<p>Mr. Weiss, No; Ms. Rieck, No; Ms. Chaffin, No; Mr. Rader, No; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</p> <p>The motion failed.</p>
ADJOURNMENT	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>