

**DRAFT**  
**MINUTES**

**REAP Business Meeting**

March 12, 2020

11:45 a.m.

Colorado Air & Space Port, Watkins, CO

The monthly meeting of the I-70 Regional Economic Advancement Partnership was called to order at 12:00 p.m. by Chair Kirk Howell, who welcomed the attendees and called for introductions.

**The following Board Members were present:**

Wil Chase	David Gruber	Kirk Holwell	Peggy Otto Finnegan
Christina Pastori	Glenn Rotkovich	Dave Ruppel	Tom Turrell
Jan Yeckes	Becky Zierer		

**Guests attending were:**

Sarah	Brown	Early Childhood Council
Tracy	Carter	SBDC
Loretta	Daniel	Arapahoe County
Gretchen	Davidson	Early Childhood Council
Bob	Hastings	Prairie View HOA
Steve	Hebert	Town of Bennett
Julio	Iturreria	Reap
Kathy	Mahan	Reap
Brian	Molitoris	Photographer
Ryan	Nalty	Adams County
Wes	Price	Reflective Wellness
Justin	Reyher	Beacon Real Estate
Jason	Reynolds	Arapahoe County
Robin	Schincke	Morgan Community College
Bob	Stewart	Hillside Country Homes

Hollee	Swain	May Farms
Libby	Tart	Adams County
Dolores	Tippett	Citizen
Christine	Weston	Faithful & True Ranch
Alan	White	Arapahoe County

**Approval of February 13, 2020 Meeting Minutes:**

Minutes were approved as submitted.

**Chairman Report:**

**Executive Director Report:**

Julio Iturreria requested Reap Officers to meet after the meeting.

**Guest Speakers:**

**Arapahoe County Tier 1 Sub-Area Plan**

**Alan White, Arapahoe County Planner/Project Specialist**

The Tier 1 Subarea Plan is located South of I-70 and includes Watkins and parts of Bennett. The decision to move forward with this plan was due to 2 large developments (Prosper and Sky Ranch) along with the designation of the Colorado Air and Space Port. The northern area is defined as an Urban Reserve. Much of the remaining area is already developed with large lot residential development. Large parcels remain which are currently in agriculture or vacant land. The purpose of the Subarea Plan is to develop a vision for future development throughout Tier 1. The Plan will provide guidance for future land use, transportation network improvements and infrastructure. Arapahoe County is studying the I-70/Watkins interchange to identify improvements and collaborating with the Town of Bennett on a project to improve the I-70/Converse Road interchange. The Colorado Department of Transportation (CDOT) is currently conducting a study of I-70 along the entire north boundary of Tier 1 to assess improvements needed to accommodate anticipated growth, roadways, with new and improvements to interchanges. It is estimated the population will increase by 27% in 7 years and a forecast in population growth to 35,200 by 2040. Most of Tier 1 is zoned A-1 (19-acre minimum lot size). The timeline for planning started in December of 2019 and goes through May 2021. Outreach includes the following: establish an Advisory Committee, a citizen involvement program, public open houses and Planning Commission Study Sessions. Once this plan is completed it will be adopted as elements of the Comprehensive Plan.

**Other Business:**

**Adjournment:**

The meeting was adjourned at 12:50 p.m.