



ARAPAHOE COUNTY

Carrie Warren-Gully, District 1  
Jessica Campbell, District 2  
Jeff Baker, Chair Pro Tem, District 3  
Leslie Summey, Chair, District 4  
Rhonda Fields, District 5

# Arapahoe County

## Board of County Commissioners Study Session

### Meeting Minute Summaries

**Monday, May 5, 2025**  
**9:00 AM**

**Administration Building**  
**5334 S. Prince St.**  
**Littleton, CO 80120**  
**West Hearing Room**

*The Arapahoe County Board of Commissioners typically holds weekly study sessions on Monday and Tuesday. Study sessions (except for executive sessions) are open to the public and agendas are available online at [arapahoe.legistar.com](http://arapahoe.legistar.com). Meetings marked with an asterisk (\*) can be attended virtually via [arapahoe.legistar.com](http://arapahoe.legistar.com) while non-asteriked (\*) sessions are open to in-person attendance only. The members of the Board of County Commissioners may choose to attend study sessions virtually.*

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*Arapahoe County is committed to making its public meetings accessible to persons with disabilities. If you need special accommodations, please contact the Commissioners' Office at 303 795 4630 or Relay Colorado 711 at least 3 days in advance to make arrangements.*

#### **Commissioners Present**

Carrie Warren-Gully  
Jeff Baker  
Rhonda Fields

#### **Others Present**

Ron Carl  
John Christofferson  
Michelle Halstead  
Cooney Sarracino  
Callie Pecore  
Jason Reynolds  
Gretchen Ricehill  
Todd Weaver  
Dusty Sash  
Mike Gouin  
Dan Perkins

**9:00 AM Calendar and Board Updates**  
**Michelle Halstead, Director, Commissioners' Office**

### **11:30 AM E-Team Chair Update**

**Katherine Smith, Community Resources Director, E-Team Chair**

**Karl Herrmann, Chief Deputy, Clerk and Recorder's Office, E-Team Vice Chair**

### **12:00 PM BREAK**

### **STUDY SESSION TOPICS**

1:00 PM \*Revisions to the Comprehensive Plan Amendment Process due to SB24-174

**Attachments:** [Board Summary Report](#)  
[Presentation](#)

The purpose of this study session was to inform the Board of County Commissioners of a provision of Senate Bill 24-174 (SB24-174), which amended C.R.S. §30-28-106, and made the master plan, i.e., the Comprehensive Plan, “subject to the approval of the county commission having jurisdiction thereof.” Previously, such plans were adopted solely by planning commissions. With the passage of SB24-174, comprehensive plans, master plans, and amendments thereto are now subject to the review and approval of county commissioners. Staff requested the Board’s input and direction on how it prefers to review and approve comprehensive and master plans as well as subsequent amendments. Two options are included in this report. Additionally, staff informed the Board about and outline the process of concurrently reviewing rezoning and Comprehensive Plan amendment applications. In addition, SB24-174 requires the development and submittal of a local Housing Needs Assessment (HNA) by December 31, 2026. Community Resources staff would like to receive direction from the Board on best next steps for the HNA.

A PowerPoint presentation was presented, a copy of which has been retained for the record.

Background of the request was presented. Recent legislation required the county to update the Comprehensive Plan.

Staff presented the Arapahoe County Comprehensive Plan to the BOCC and its purpose. A map of the future land use was displayed and reviewed.

An overview of the Comprehensive Plan and the Land Development Code was reviewed and how they work in tandem.

The effect that Senate Bill 24-174 has on the county’s Comprehensive Plan was presented.

Current procedures for plan adoptions and amendments were reviewed. Different options were discussed. Flow charts were displayed showing two separate options for the BOCC to choose from. Those options included option 1-public hearings or option 2-ratification. Staff recommended option 1.

Commissioner asked staff about the different proposed procedures and how it would affect the BOCC and public comment.

A flow chart for rezonings and Comprehensive Plan amendments for concurrent review was displayed and reviewed.

Commissioner asked staff about the process of rezoning and amendments to the master plan as they relate to recommendations.

The different proposed criteria for the rezoning and comprehensive plan amendments were presented.

Commissioner asked about the county's ability to incentivize types of housing such as senior housing or preserving affordable housing. Other Commissioners also raised concerns about advancing affordability.

Commissioner asked county attorneys whether the proposed changes would have any influence on other county processes which allow administrative approval.

3-0 in favor of option 1 for public hearings. Commissioner Campbell and Commissioner Summey absent and excused.

Staff presented guidelines for updates to the housing needs assessment requirement from SB24-174. These guidelines were listed and reviewed.

Commissioner asked about the process for the housing needs assessment.

3-0 in favor to proceed with DRCOG analysis. Commissioner Campbell and Commissioner Summey absent and excused.

Staff presented a housing action plan that will need to be addressed in the future.

Presentation concluded without a vote.

## **2:00 PM \*Executive Session**

**Executive Session and County Attorney Administrative Meeting [Section 24-6-402(4)(b)C.R.S.](As required by law, specific agenda topics will be announced in open meeting prior to the commencement of the closed and confidential portion of this session)**

**Ron Carl, County Attorney**

**The motion was made by Commissioner Baker and duly seconded by Commissioner Warren-Gully that the Board go into executive session pursuant to section 24-6-402(4)(e) of the Colorado Revised Statutes to develop strategy and instruct negotiators with respect to:**

- 1. Collective bargaining agreement negotiations with the Fraternal Order of Police, and**
- 2. Proposed license agreements with the National Women's Soccer League and Cherry Creek**

**School District for parking at the Arapahoe County Justice Center.**

**The motion passed 3-0. Commissioner Campbell and Commissioner Summey absent and excused.**

**The meeting was adjourned.**

**\*Virtual/Streamed**