



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 Business Meeting

Meeting Minute Summaries

Tuesday, February 11, 2025
9:30 AM

Administration Building
East Hearing Room

*The public is welcome to attend Business Meetings held in the East Hearing Room at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, CO 80120. Business meetings also can be viewed online at arapahoe.legistar.com. Virtual public comment is allowed on general issues or specific agenda items by calling 1-855-436-3656 and, when prompted to, by pressing *3 on the telephone keypad to be entered in the speaking queue.*

The Board of County Commissioners typically holds Public Hearings at 9:30 a.m. the second and fourth Tuesday of each month. Items listed on the consent agenda are adopted with one vote. Items listed under regular business are considered individually.

The public may comment during designated times as directed by the Chair of the Board. Each speaker will be limited to one three-minute period of comment, unless modified by the Chair of the Board.

Meeting agendas are available at arapahoe.legistar.com. Contact the Commissioners' Office at 303 795 4630 or kdavis2@arapahoegov.com with questions about the agenda.

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.

1. CALL TO ORDER

Commissioner Summey called the meeting to order.

1.a. INTRODUCTION

Ron Carl, County Attorney
Callie Pecore, Administrator to the Board

1.b. ROLL CALL

Present: Carrie Warren-Gully
Jessica Campbell
Jeff Baker
Leslie Summey
Rhonda Fields

2. **PLEDGE OF ALLEGIANCE**

3. **MOTION TO ADOPT AGENDA**

A motion was made by Commissioner Warren-Gully, seconded by Chair Pro Tem Baker, that this be adopted. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

Absent: Commissioner Campbell

4. **PUBLIC COMMENT PERIOD**

Individuals are invited to speak to the Commissioners about any topic that is not a general business item. Each person has one, 3-minute time limit for comments, unless otherwise noted by the Chair. Individuals should state their name and address for the record prior to making remarks.

The public comment period was opened.

One person spoke.

The public comment period was closed.

Commissioner Campbell arrived at 9:37AM

5. **PROCLAMATIONS**

5.a. Proclamation Recognizing February 2025 as Black History Month

Attachments: [Proclamation](#)

The Proclamation was read recognizing February 2025 as Black History Month.

Commissioner made note recognizing diversity in Arapahoe County and provided historical background on Dr. Justina Ford's life and accomplishments.

Commissioner wanted to recognize Arapahoe County's recognition of Black History Month.

Commissioner made comment regarding racism, and anti-racism throughout structures, institutions, and systems.

Commissioner reflected on personal experiences as it regards to Black History. Commissioner thanked BOCC and Arapahoe County for acknowledging the importance of Black History.

A motion was made by Chair Pro Tem Baker, seconded by Commissioner Campbell, that this Proclamation be adopted. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

6. CONSENT AGENDA

Items on the consent agenda are generally non-controversial, do not require much, if any, discussion, and may be voted on as an entire group with a single motion. (The motion is “to approve the items on the consent agenda.”) A Commissioner may request an item from the consent agenda be removed for separate discussion. This enables the item to be considered and voted upon separately.

Approval of the Consent Agenda

A motion was made by Commissioner Warren-Gully, seconded by Commissioner Campbell, to approve items on the Consent Agenda. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

- 6.a.** Resolution to approve Arapahoe County board and committee appointments and reappointments

Attachments: [Board Summary Report](#)
[Resolution](#)

approved.

Enactment No: RES 25-053

- 6.b.** Warrant ACH Reports, December 31, 2024 - January 27, 2025

Attachments: [Board Summary Report](#)
[Warrant ACH Reports, December 31, 2024-January 27, 2025](#)
[Resolution](#)

approved.

Enactment No: RES 25-054

- 6.c.** Approval of Litigation Settlement Agreement

Attachments: [Board Summary Report](#)
[Resolution](#)

approved.

Enactment No: RES 25-055

- 6.d.** Grant of Easement for High Line Canal Trail Underpass at Yale and Holly

Attachments: [Board Summary Report](#)
[Resolution](#)

approved.

Enactment No: RES 25-056

- 6.e. Grant Acceptance and Agreement for Services to Update of County's Hazard Mitigation Plan

Attachments: [Board Summary Report](#)
[Grant Acceptance Letter](#)
[BOCC Meeting Feb. 20, 2024](#)
[Resolution](#)

approved.

Enactment No: RES 25-057

- 6.f. High Line Canal Trail, Stormwater Transition and Management Plan Funding

Attachments: [Board Summary Report](#)
[BOCC Meeting Sept. 23, 2024](#)
[Resolution](#)

approved.

Enactment No: RES 25-058

- 6.g. Approval of BAA Stipulations

Attachments: [Board Summary Report](#)
[Resolution](#)
[Stipulations Table](#)

approved.

Enactment No: RES 25-059

- 6.h. Approval of Abatement Referee Recommendations

Attachments: [Board Summary Report](#)
[Hearing Recommendations](#)
[Resolution](#)
[Resolution](#)

approved.

Enactment No: RES 25-060

- 6.i. Approval of Abatement Referee Recommendations

Attachments: [Board Summary Report](#)
[Hearing Recommendations](#)
[Resolution](#)
[Resolution](#)

approved.

Enactment No: RES 25-061

7. **GENERAL BUSINESS ITEMS**

Items on the general business agenda will include an opportunity for public comment.

7.a. Eastgate General Development Plan (Case No. GDP23-003)

Attachments: [Staff Presentation](#)
[Applicant Presentation](#)
[Staff Report](#)
[Planning Commission Meeting Minutes 12-17-2024](#)
[Engineering Services Report](#)
[Application](#)
[Neighborhood Outreach Packet](#)
[Referral Comments Summary and Responses](#)
[CDOT Comments](#)
[Resolution - City of Aurora Extra Territorial](#)
[Letter of Intent](#)
[Avigation Easement](#)
[Plan Set](#)
[Draft Motions](#)
[Resolution](#)

John Christofferson, Deputy County Attorney, established jurisdiction for the Board to consider this matter.

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

Staff provided background information and the request for the development plan.

The Vicinity and Zoning Map was presented.

Staff provided the process including three-step planned unit development process, and the subdivision process.

A map showing the general development site plan details was presented. A map showing the extension of water and sewer was displayed.

Staff provided referral and public comments.

Staff recommended five conditions of approval for the general development plan. Staff presented five conditions of approval for 1041 Application.

Applicant further presented.

A list of the project team for the Eastgate General Development Plan was displayed.

A map showing the regional vicinity was displayed.

Applicant provided the intent for the development plan.

The rezoning process was displayed and discussed showing the three-step PUD process.

A site analysis map was presented.

Applicant presented and discussed a map showing the framework analysis.

A graphic showing the general development plan was displayed along with a land use chart showing planning area, land use, gross acres, % of total, density, and maximum units.

The approval criteria for both PUD and GDP were displayed.

A summary for the Eastgate General Development Plan was presented.

A graphic was presented showing the conceptual site plan.

Applicant further presented the Eastgate 1041 Application.

The purpose and intent for 1041 Application was discussed.

The designated areas and activities of state interest were provided.

Applicant discussed major extensions of existing domestic water and sewage treatment systems.

Environmental considerations were discussed including the air quality, visual quality, and the surface and ground water quality.

Paleontological, historical, and archaeological preservation was presented.

A map showing the development plan was presented.

Staff provided five conditional recommendations to approve development plan.

The public comment period was opened.

One person spoke virtually.

The public comment period was closed.

Commissioner asked staff regarding area near Monahan and what type of commercial would be established.

Commissioner clarified with staff regarding the water and sewer use coming from the city of Aurora. Commissioner also asked staff regarding housing and clarified if any would be for ownership or if properties would be just for rent.

Commissioner asked staff regarding public transportation in development areas.

A motion was made by Chair Pro Tem Baker, seconded by Commissioner Campbell, that this Resolution be adopted. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

Enactment No: RES 25-062

- 7.b.** Eastgate 1041 (Regulations Governing Areas And Activities Of State Interest) Application For Extension Of Domestic Water And Sewage Treatment Systems (Case No. ASI24-001)

Attachments: [Staff Presentation](#)

[Applicant Presentation](#)

[Staff Report](#)

[Planning Commission Meeting Minutes 12-17-2024](#)

[Engineering Services Report](#)

[Narrative](#)

[Application and Letter of Intent](#)

[Avigation Easement](#)

[City of Aurora Resolution](#)

[Referral Agency Comments and Applicant's Response](#)

[1041 Complete Binder with Exhibits](#)

[Draft Motions](#)

[Resolution](#)

This item was heard along with “Eastgate General Development Plan (Case No. GDP23-003)”.

A motion was made by Commissioner Warren-Gully, seconded by Chair Pro Tem Baker, that this Resolution be adopted. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

Enactment No: RES 25-063

7.c. Eastgate Special District Service Plan (Case No. SD24-002)

Attachments: [Staff Presentation](#)
[Applicant Presentation](#)
[Staff Report](#)
[Planning Commission Meeting Minutes 12-17-2024](#)
[Cover Letter & Application](#)
[Eastgate Service Plan](#)
[Narrative](#)
[Hilltop Service Plan Review](#)
[CDOT Comments](#)
[Referral Comments](#)
[Referral Response Letters from Applicant](#)
[Resolution - City of Aurora](#)
[Engineering Services Report](#)
[Draft Motions](#)
[Resolution](#)

A motion was made by Chair Pro Tem Baker, seconded by Commissioner Campbell, that this Resolution be continued. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

Enactment No: RES 25-064

8. **COMMISSIONER COMMENTS**

There were no comments made by Commissioners.

There being no other business before the Board, Commissioner Summey adjourned the meeting at 10:42 a.m.