



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, August 12, 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 Baker called the meeting to order.

1.a. INTRODUCTION

Ron Carl, County Attorney
Cooney Sarracino, Administrator to the Board

1.b. ROLL CALL

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

Excused: Leslie Summey

2. **PLEDGE OF ALLEGIANCE**

3. **MOTION TO ADOPT AGENDA**

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

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

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.

Four people spoke.

The public comment period was closed.

5. **PROCLAMATIONS**

5.a. Proclamation Recognizing August 2025 as Child Support Awareness Month

Attachments: [Proclamation](#)

The proclamation establishing August 2025 as Child Support Awareness Month was read.

Commissioner commented on the difficulties children face with complicated situations and the assistance and services that Arapahoe County can provide. Commissioner also thanked the work of Human Services.

Commissioner wanted to echo the sentiment of the other Commissioner.

Commissioner promoted the Child Support Division to assist and uplift the different generational households.

Staff further spoke on the importance of the child support division. The services that the department provides were presented and the difficulties addressing families were addressed.

A motion was made by Commissioner Warren-Gully, seconded by Commissioner Fields, that this Proclamation be adopted. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, 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 Campbell, seconded by Commissioner Fields, to approve items on the Consent Agenda. The motion carried by the following vote:

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

6.a. Updated 2025 Community Engagement Planning Guide

Attachments: [Board Summary Report](#)
[Draft Community Engagement Planning Guide 2025 Resolution](#)

approved.

Enactment No: RES 25-177

6.b. Warrant ACH Expense Report Jun 6 - Jul 7, 2025

Attachments: [Board Summary Report](#)
[Warrant ACH Expense Report Jun 6 - Jul 7, 2025 Resolution](#)

approved.

Enactment No: RES 25-178

6.c. Appointment of Senior Citizen Property Tax Referee

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

approved.

Enactment No: RES 25-179

6.d. Application for a Renewal of the Medical Marijuana Store License re: Colorado Compassionate Care Givers Inc. dba Rocky Mountain High

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

approved.

Enactment No: RES 25-180

- 6.e. Denver Regional Council of Governments' Regional Housing Needs Assessment SB24-174

Attachments: [Board Summary Report](#)
[BOCC Meeting July 21, 2025](#)
[Resolution](#)

approved.

Enactment No: RES 25-181

- 6.f. Approval of Assessor Abatement Recommendation

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

approved.

Enactment No: RES 25-182

- 6.g. ASP24-004 Dove Valley Flex Building-Approval and Acceptance of the Drainage Agreement

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

approved.

Enactment No: RES 25-183

- 6.h. ASP24-004 Dove Valley Flex Building-Approval and Acceptance of Sight Triangle Easement

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

approved.

Enactment No: RES 25-184

- 6.i. Amended IGA with City of Englewood for Emergency Management Services

Attachments: [Board Summary Report](#)
[2025 Extension](#)
[2025-26 IGA Extension Letter](#)
[Resolution](#)

approved.

Enactment No: RES 25-185

- 6.j. EOP Annex, Power Plan for Public Safety Power Shutoff

Attachments: [Board Summary Report](#)
[Draft Power Plan](#)
[Resolution](#)

approved.

Enactment No: RES 25-186

- 6.k.** Quitclaim of Annexed Property Interest used for Right-of-Way to the City of Centennial

Attachments: [Board Summary Report](#)
[Quitclaim Deed](#)
[Exhibit B Warranty Deed \(August 29, 2000\)](#)
[Fremont Ave Area Map](#)
[Resolution](#)

approved.

Enactment No: RES 25-187

- 6.l.** Warrant ACH Expense Report Jul 14 - Jul 28, 2025

Attachments: [Board Summary Report](#)
[Warrant ACH Expense Report Jul 14 - Jul 28, 2025](#)
[Resolution](#)

approved.

Enactment No: RES 25-188

- 6.m.** Approval of BAA Stipulations

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

approved.

Enactment No: RES 25-189

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

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

approved.

Enactment No: RES 25-190

- 6.o.** Warrant ACH Expense Report Aug 4, 2025

Attachments: [Board Summary Report](#)
[Warrant ACH Expense Report Aug 4, 2025](#)
[Resolution](#)

approved.

Enactment No: RES 25-191

- 6.p.** Reassignment of 2025 Private Activity Bonds from Colorado Housing and Finance Authority to South Metro Housing Options from the Star Light Development

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

approved.

Enactment No: RES 25-192

- 6.q.** Appointment of Acting Facilities and Fleet Management Director

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

approved.

Enactment No: RES 25-193

7. GENERAL BUSINESS ITEMS

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

7.a. PM22-006-Arcadia Creek Subdivision Filing No. 1 - Minor Subdivision

Attachments: [Board Summary Report](#)
[Staff Presentation](#)
[Applicant's Presentation](#)
[Application Material](#)
[Exhibit](#)
[PC Staff Report](#)
[Engineering Staff Report and Variance Exhibit](#)
[Access Judgment Summary](#)
[Referral Comments and Applicant's Response](#)
[HOA and Public Comments and Applicant's Response](#)
[Public Comments \(BOCC meeting\)](#)
[Public Comments \(prior to Planning Commission\)](#)
[Public Comments \(after Planning Commission\)](#)
[Applicant Response to Comments](#)
[Motions](#)
[Resolution](#)

Matt Hader, Senior Assistant 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.

Background of the project was presented.

A vicinity map of the community was displayed and reviewed. A zoning map was also displayed and reviewed by staff.

A rendering of the minor subdivision plat was displayed.

Staff presented the lane structure and the private driveway structures while displaying renderings of both.

Staff presented the current culvert and drainage systems and possible concerns.

The traffic impact of the proposal was presented.

Variances that were requested were listed for the neighborhood. The historical variances were also presented to discuss the process.

The comprehensive plan and land development code were presented.

Referrals were sought by staff and different departments were responsive. Public comments were also heard by staff. The neighborhood meetings also provided feedback and comments.

The seven conditions of approval were listed.

Commissioner asked about the safety provided by the subdivision and the sidewalk continuation. Commissioner further asked about the traffic study and the access road.

Commissioner asked for clarification regarding increased traffic and roadways. Commissioner also asked about the ownership of the roadway and conditions of the culvert.

Commissioner thanked staff for their work and consideration surrounding safety.

Commissioner asked staff about the private roadways.

Applicant further presented.

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

Background of Arcadia Creek was presented. The demographics of the area were reviewed.

The designs for the proposed housing were discussed and renderings were displayed.

The applicant discussed the opposition and concerns that were raised. Applicant responded to concerns raised about the usage of the lane. The proposed usage and safety features were presented. The safety features being provided were listed.

Applicant proposed changes to the 5th condition.

Commissioner asked the applicant for clarification of the driveway connecting to Christensen Lane. Commissioner also clarified language that was used by the applicant.

Commissioner asked the applicant about the traffic study and the use of Christensen Lane.

Commissioner asked applicant about the applicant's diligence, access, and safety.

A neighborhood representative further presented.

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

Representative addressed historical concerns that have been previously raised. Opposition that has been raised since 2018 was reviewed.

Representative raised concerns about the width of the available lane. Photos and renderings of available space were reviewed.

Representative presented the proposed safety. The usage of the lane was reviewed with other possible options.

Concerns with the proposed variances were raised. A map of the width was displayed.

The representative addressed neighborhood concerns and feedback received over the past 8 years.

Commissioner asked about the rights of the applicant and the access the applicant would still have. Commissioner also asked about the usage of the lane.

Commissioner asked about the representation of the neighborhood and the family use.

The public comment period was opened.

Twenty-nine people spoke.

The public comment period was closed.

The motion was made by Commissioner Campbell, seconded by Commissioner Warren-Gully to enter into executive session.

Commissioners returned from executive session at 2:29 PM.

Applicant was permitted time to respond to public comments. Applicant responded to concerns related to safety, variances, and traffic.

Commissioner asked applicant about the traffic analysis as it relates to the requirements of residents. Commissioner also commented on the safety of additional traffic.

Commissioner asked applicant about the vegetation in the lane and maintenance of proposed upkeep. Commissioner also asked for clarification of the width.

Commissioner commented on the public's concern of increased traffic and asked why the lane was necessary.

Commissioner asked the applicant about the cost of housing within the development. Commissioner asked staff about the traffic study and commented on increased traffic.

Commissioner asked staff to clarify drainage.

Commissioner asked SEMSWA staff about the scope of the impacts of drainage.

Commissioner asked staff to clarify the dimensions of the proposed lane and the line of sight.

Commissioner asked regarding the security of the fence line.

Commissioner voiced proposal to continue the item on a later date. Commissioner made comment to show appreciation to the public and the parents taking time to be present at the meeting, but more time is required to determine how to move forward.

A motion was made by Commissioner Campbell, seconded by Commissioner Warren-Gully, that this Resolution be continued. The motion carried by the following vote:

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

Enactment No: RES 25-194

8. COMMISSIONER COMMENTS

There were no Commissioner comments on this date.

There being no other business before the Board, Commissioner Baker adjourned the meeting at 3:22 p.m.