



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, February 2, 2026
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. Meetings marked with an asterisk () can be attended virtually via 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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Commissioners Present

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

Others Present

Ron Carl
John Christofferson
Michelle Halstead
Cooney Sarracino
Callie Pecore
Gini Pingenot
Jason Reynolds
Colin McAweeney

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

12:00 PM BREAK

STUDY SESSION TOPICS

1:30 PM *County Land Dedication & Cash in Lieu Policy Revisions Update

Attachments: [Board Summary Report Presentation](#)

The purpose of this study session was to update and solicit feedback from the Board of County Commissioners on the preliminary findings and policy recommendations to the 35-year-old Land Dedication Standards (section 4-2.5) within the Development Code (LDC). This is an informational presentation. Feedback will inform the draft recommendations being developed by Arapahoe County's Open Space and Public Works Departments.

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

Director of Open Spaces introduced the topic item regarding the policy update for the cash-in-lieu Land Dedication Policy for Arapahoe County. Director continued explaining the outdated policy and the partnership between Open Spaces, Public Works, and TischlerBise to provide the updated policy.

TischlerBise staff provided overview of the company, including the clients within the state of Colorado that the company provides revenue strategies for.

Policy items that staff is seeking BOCC consideration for were listed and discussed. These items included dedication standards for park land, land valuation methodology, and land dedication for commercial development.

Current land dedication standards were shared. The purpose for these standards is to ensure land and funds for public sites and open spaces including parks, schools, and other public facilities.

The land dedication calculation was discussed. Graphics were displayed to explain the calculation for land dedication in acres, and the calculation for cash-in-lieu.

Commissioner asked for staff to expand on the calculation for land dedication, specifically on what the acres per person and student factors entails.

Staff provided information surrounding park land levels of service. A table was displayed showing the comparison of park land dedication requirements between jurisdictions, dedication types, level of service standards, and any additional notes.

A summary of acres per household were discussed. Tables were shared showing the comparison between the current policy acres per household and the updated standards acres per household.

Land valuation was discussed. The current policy was discussed as well as the updated standards. Staff provided information regarding the assumed value method as well as the appraisal method. The updated standards would allow for change in options. Staff recommendation was to stay with the status quo of

assumed value and appraisal method. Other options would be solely assumed value, and/or solely appraisal method.

Staff provided a hypothetical example based on updated standards of a 100-unit subdivision in West to demonstrate total acres and cash-in-lieu.

Staff explained the 2026 study that was conducted to update the demand factors, update parks, schools, and other levels of service including standards for future school sites, review land valuation options, and discussed the input from stakeholders.

Commercial assessment for land dedication was provided. Staff provided information from other counties within the area that dedicate a percentage of commercial land for park land use. Staff recommended for Arapahoe County to add 2% land dedication on commercial subdivisions for parks and other facilities.

Considerations were listed for the Arapahoe County land dedication policy. These considerations included 1.) increased standards-phasing over a few years that would help with the “shock” to the market, 2.) dedications-developers that would be doing the public park dedications and their own subdivision parks, and 3.) land dedication program that is cost prohibitive for most multifamily developments.

Next steps were presented.

Staff recommendations were listed and discussed.

Commissioner agreed with staff that a combined approach for the land valuation seems appropriate and that phasing would help with the overall “shock” factor.

Commissioner asked staff where/who the 2% recommendation came from. Commissioner commented that there seemed to be some tension from the Home Builders Association and asked staff to expand on their feedback.

Commissioner asked staff for clarification regarding multifamily subdivisions.

Commissioner also asked staff surrounding the policy and if staff would have flexibility or if it would be a strict policy.

Commissioner asked for direction on the model that was provided for the hypothetical subdivision that staff provided.

Commissioner inquired if staff had any discussion with economic development partners or commercial interest groups.

Discussion was held regarding the commercial development percentage. The current policy and the updated standards were further discussed as it pertains to land suitability.

Commissioner echoed support with the increase to 10 acres and noted the importance of bringing this back to the BOCC every 2-3 years.

Staff clarified the feedback provided by BOCC to ensure that the updates on the policy items were clear. Staff summarized that for Dedication Standards for Park Land the BOCC like the 10 acres per 1,000 residents and reevaluating every 2-3 years. For the Land Valuation Methodology, the board agrees with the combined approach. For the Land Dedication for Commercial Development, BOCC are open to explore the 2% but that staff need to have further conversation with commercial development stakeholders.

Commissioner Campbell arrived at 2:38pm.

Next steps and the timeline were discussed.

Commissioner asked the regarding the other public facilities and if the county currently receives money for those and if so, where those funds would be found within the budget.

Presentation concluded without vote.

The meeting was adjourned.

2:30 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

There was no Executive Session on this date.

An unrecorded Administrative Item was discussed.

***Virtual/Streamed**