

Hello Kat,

I wanted to follow up on our previous communications. Will comments/results of the public hearings be published for those of us unable to make it in person?

I am still unclear on how/why the requirements are different now from what Arapahoe County advised years ago on this same exact Lot 4. The direction was that County Road 26 would have to be paved and a wastewater retention pond constructed for subdivision requirements. Now with four dwellings proposed, none of this seems to be required?

Access is not all being provided via private easement. There is a home that has been recently constructed on Lot 4 which clearly has access by way of county road 26. This road is currently gravel and lightly maintained as it does not seem to be designated as high priority in inclement weather, yet the traffic has increased significantly with the development in the area.

Finally, perhaps the county and Mr. Conroy with the fire department are unaware of the multiple fires that have occurred on this property and surrounding area within the last 5 years. One burned across this same hillside in less than 20 minutes and right to my back door. But of more significance would be the structure fire that occurred in 2019 at the location of applicant/owner's residence 3101 S CR 157; or on parcel 1983-00-0-00-378. As first on scene of this fire, multiple fire departments, at least five, spent many hours trying to contain the fire. Because there is no fire hydrant or legal source of water, these departments had to haul by tanker countless loads of water while building a temporary holding pond for water. In the end, the structure was a complete loss because it could not be extinguished quickly enough. Since this time, at least a dozen more homes in this single land section have been added and now this proposal of still another four? This would be an extreme stress on resources, not if but when, the next fire incident occurs. With no improvements, this could be a catastrophic result. At minimum, applicant should be required to provide a legal means of sufficient water to service the area if approved.

Please consider these as additional comments/concerns to my first email.

Thank you,

-Ivy

From: [Kathleen Hammer](#)
To: [Kenneth Anders](#)
Subject: RE: PM22-004 new subdivision proposition
Date: Tuesday, September 19, 2023 3:28:00 PM
Attachments: [image001.png](#)
[4-PM22-004 water determination S 41.18 acres arapahoe.pdf](#)
[3-PM-22-004-Division of Water Resources Comments 4-6-2023 \(1\).pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello Darlena,

Thank you for contacting the County. See my responses below and let me know if you have additional questions for staff or the applicant.

Please note, the meeting scheduled for tonight has been cancelled, per my email this morning.

Thanks,
Kat Hammer



From: Kenneth Anders <Darlenakand@hotmail.com>
Sent: Friday, September 15, 2023 2:46 PM
To: Kathleen Hammer <KHammer@arapahoegov.com>
Subject: PM22-004 new subdivision proposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kat:

I live at 56226 E C.R. 26 in Strasburg, CO. There is concern about the new proposed subdivision that is planned for north of our property. Where is the water that these new houses will need be coming from?

There are two existing wells on the property which will be re-permitted, if this application is approved. Please see the letter from the Division of Water Resources and water determination for more information.

Road access to these houses would be new roads across land locked areas. The road that was put in for the one home already on property directly to the north across from us has a lane that when it rains heavily water just sits in the ditches on both sides of the lane. There is no culvert nor diversion for the water. What will be the solution for roads that will be put into this field?

The applicant is not proposing public or private roads. If approved, the lots will be accessed by easements. The applicant has indicated there is no road maintenance agreement for either private access. Both accesses meet Arapahoe County Engineering Services Division Appendix R emergency vehicle standards and have the access design has been approved by Patrick Conroy with Strasburg Fire Department. If approved, the purchasers of Lots 1,2, and 3 will be notified in advance of purchase that Arapahoe County will not maintain these access easements and maintenance will need to be hired and paid for by private owners. If approved, the access easements, and other easements will show up in title work. If there are issues with maintenance within the easements, I suggest you reach out to the property owner or Arapahoe County Engineering Services Division to make a complaint.

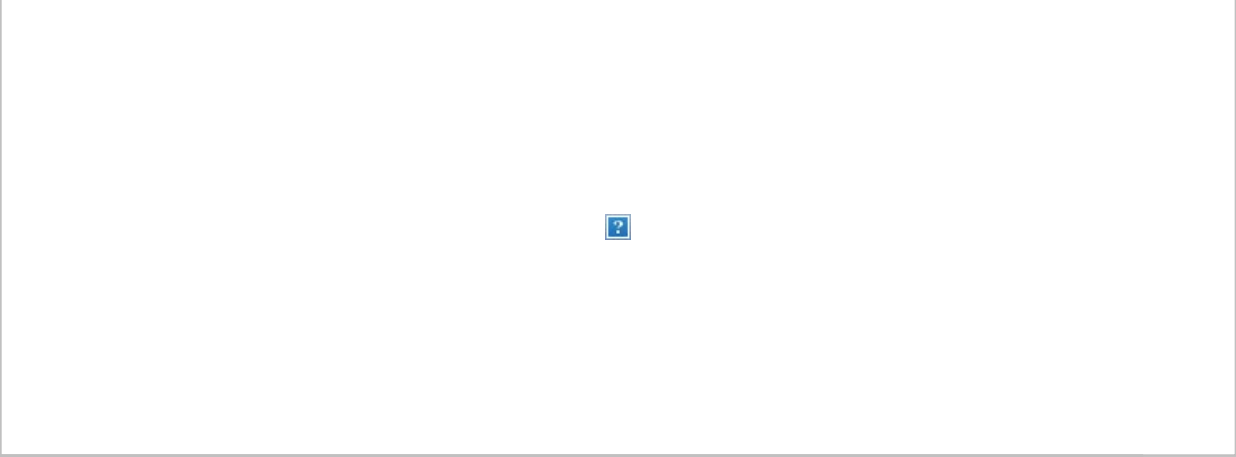
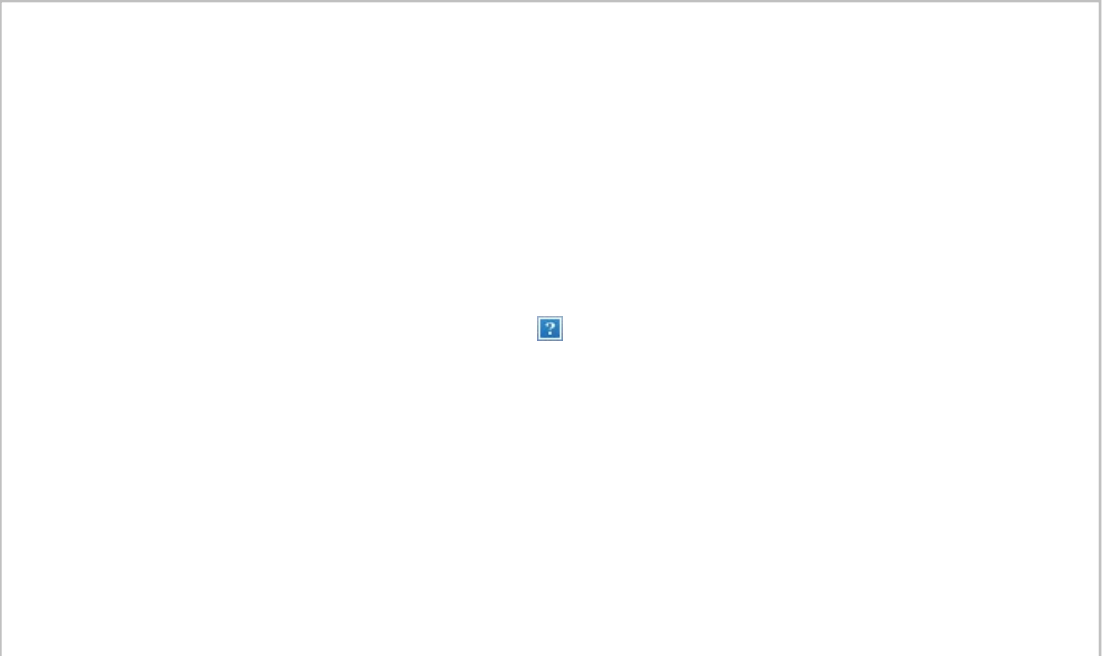
Does one need to attend the planning meeting to voice any concerns about this new planned subdivision?

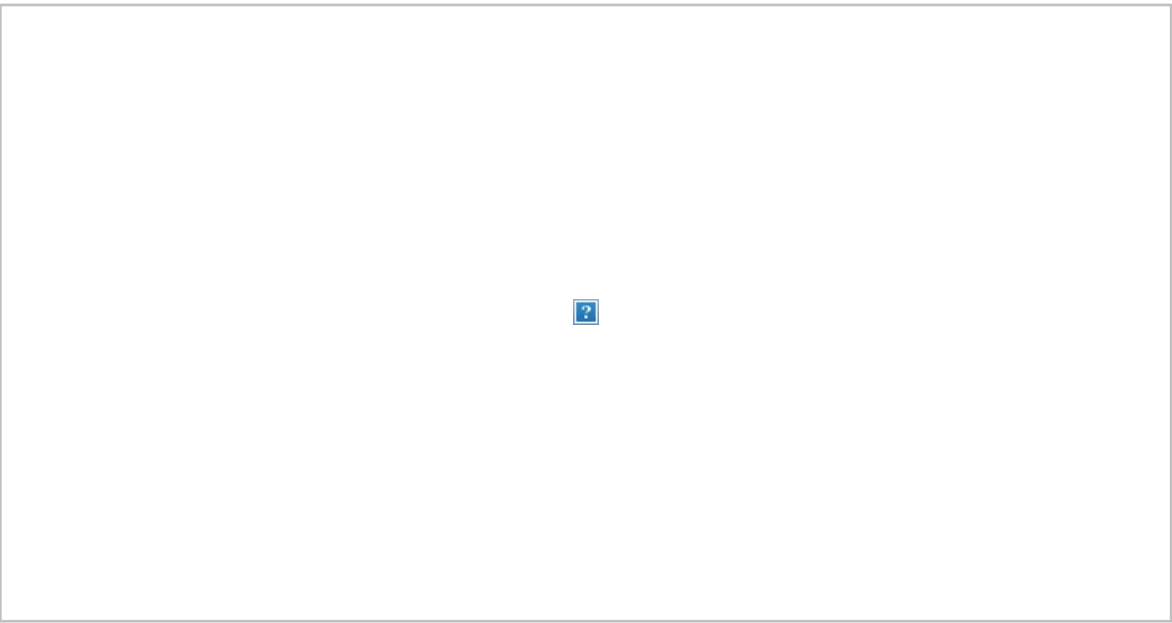
Any written comment, including your email, will be provided for the record. Staff encourages attendance at the meeting but it is not necessary. Planning Commission meetings can also be attended virtually, and

callers on the line will be asked if they have public comment regarding any public hearing items on the agenda.

When the letter was received, it seemed that the plan was a done deal and we were just being notified that this is what is happening. Do not want to see more development in a depressed area to occur. Without city water or gas this far south of the town, it does not seem to be a good idea to develop this property.

The applicant submitted an application to the county for review. Below is a summary of the process for this type of case. The application needs to be complete and staff's comments addressed prior to scheduling public hearing. Staff will make a recommendation to the Planning Commission and Board of County Commissioners based on objective criteria, see below. The Planning Commission will hold a public hearing and make a recommendation to the Board of County Commissioners. The Board of County Commissioners will hold a public hearing and make decision on the application.





Thanks for your attention to this correspondence. Awaiting your reply.

Sincerely,
Darlena Anders

From: [Kathleen Hammer](#)
To: [Ivy Craig](#)
Subject: RE: Case PM 22-004
Date: Tuesday, September 12, 2023 8:39:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[Core Email and Comments 8-8-2022.msg](#)
[image003.png](#)
[4-PM22-004 water determination S 41.18 acres arapahoe.pdf](#)
[image004.png](#)
[4-PM22-004 Plan Set.pdf](#)
[image005.png](#)

Hello Ivy,

Thank you for contacting the County. Please see my responses below and let me know if you have additional questions for the staff, the applicant, or the property owner. I think I touched on every question but I will need to get back to you regarding the objection/appeal process.

Thanks,
Kat Hammer



ARAPAHOE COUNTY

From: Ivy Craig <fischer.ivy@gmail.com>
Sent: Friday, September 8, 2023 4:34 PM
To: Kathleen Hammer <KHammer@arapahoegov.com>
Subject: Case PM 22-004

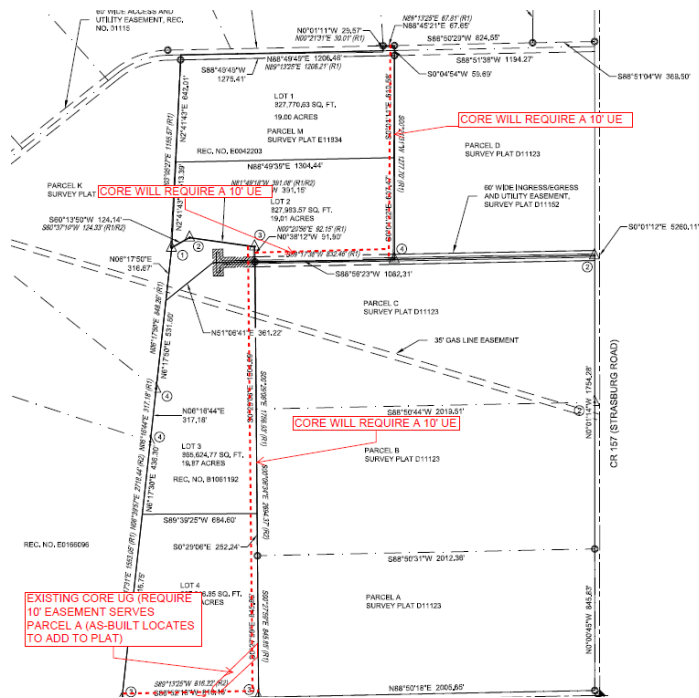
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kathleen,

I spoke with Kim in your office today and she recommended that I reach out to you in an email. My questions and concerns are regarding a proposed minor subdivision plat known as Skylark (notated below).

As a neighboring property owner, I strongly oppose the proposal of (4) 19 acre parcels within this small 77 acre (once merged) property. Could you please provide additional information regarding the proposed, including the following with comments included:

- What will these be rezoned to? No rezoning is proposed. The site is currently zoned A-1, each proposed lot is meeting the 19-acre minimum lot requirement of the A-1 zone district.
- Is there a plat map or proposed map that you can send for review, including the following?
 - Where will the road access be located? See the attached. The applicant is not proposing public or private roads. The proposed lots will be accessed by easements.
 - Where will the power lines be located? See below and the attached referral response from Core Electric.



- o What easements/setbacks are required, and then after those requirements does it still conform to allow for full 19 acres within? Easements are included in the lot area. Easements grant permission for others (like core or adjacent property owners) to use the property but the area under the easement is still owned by the property owner of the lot.
- o Proposed homesite locations? HOA? The proposed homesite are not shown on plats. If this application is approved, the applicant will need to pull a building permit for each residence. Zoning will review the building permit to ensure it conforms to the approved plat and A-1 regulations. Below are the A-1 minimum setbacks. The applicant has indicated there is no road maintenance agreement for either private access. Both access meet appendix R emergency vehicle standards and have the access design has been approved by Patrick Conroy with Strasburg Fire Department. If approved, the purchasers of Lots 1,2, and 3 will be notified in advance of purchase that Arapahoe County will not maintain these access easements and maintenance will need to be hired and paid for by private owners. The access easements, and other easements will show up in title work.

	A-E	A-1
Lot Standards (Minimum)		
Lot Size		
Single-family	35 ac	19 ac
Single-family cluster		
2-family		
Townhome		
Lot Width (feet)		
Single-family	600 ^[12]	330
2-family		
Townhome		
Setbacks, Principal Structure		
Front	100	100
Side, each	100	50
Side, combined		
Rear	100	50
Side Corner	100	100
From Public Right-of-way		

- What are requirements for this type of subdivision, and will proposed meet those requirements? My understanding, having researched the same as proposed, I was told by Arapahoe County Planning years ago that a subdivision to this size (and under 35 acre min), would require paved roads and a water treatment facility. This included the paving of county road 26 (Lloyd Rd). This ultimately led me to purchase 35 acres instead. Has this changed or is an exception being requested? Property less than 35 acres is subject to the Subdivision Regulations. The applicant is proposing to access the lots with easements and during the review period staff and external referrals (like the fire district) did not have an objection to the proposed access. The applicant worked with the state regarding water. See the attached determination letter. I can connect you with the engineer on this project if you want more specific details regarding paving/access requirements, if you'd like.
- I am out of the country at the time of this hearing on the 19th? What are options for further opposing comments? This type of application requires a public hearing at the Planning Commission who makes a recommendation to the Board of County Commissioners. The public hearing date for the Board of County Commissioners has not been confirmed yet, the applicant will be required to post the property and send out mailed notice prior the Board public hearing. Please send written comment to me and I will include it in the record.
- Are neighbors allowed to sign a petition? Would you suggest letters? The surrounding acres all are 35+ acre parcels. These landowners bought their property, and have built their homes, with the understanding that the nearest neighboring property is a minimum of 35 acres away. I will have to reach out to the attorney to determine if there is an appeal process. I should have a response within a few business days. The Planning Commissioner members and the Board of County Commissioners are advised not to discuss any open application prior to decision making at the public hearings. Typically when commissioner members receive letters or emails they will forward it to the staff members who provide a response.
- Land owner and Skylark Development are not licensed contractors, developers or registered with the State of CO. If approved, the building permit application will need to be submitted by a licensed contractor. The application was submitted by the property owner, we do not require licensed developers on this type of application.
- It is important to note that several large land parcels nearby are owned by developers. Both Meadows at Strasburg LLC to the west and Strasburg Acres to the east plan to develop. If this small, narrow parcel, with barely enough acreage to allow for 19 acre lots is permitted, it will open both of these other parcels to the same. This would have a serious negative impact on roads, water, and maintenance. The zoning map below shows A-1 parcels to the west and A-E (35 acre minimum lot size) parcels on the eastern side of the image. No rezoning applications would be required to subdivide the A-1 properties to 19-acre lots. A subdivision application would be required to create the new lot lines and during review staff would review access, maintenance, additional road impacts etc. and could require additional improvements to existing roads.

