



Arapahoe County

5334 South Prince Street
Littleton, CO 80120
303-795-4630
Relay Colorado 711

Board Summary Report

File #: 25-337

Agenda Date: 6/24/2025

Agenda #: 6.a.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:

Molly Orkild-Larson, Principal Planner, Public Works and Development

Presenter: Molly Orkild-Larson, Principal Planner, Public Works and Development

Subject:

Laurita Subdivision Exemption Plat - Subdivision Exemption Case No. PX24-001

Purpose and Request:

The applicant, Spirerer, Woodward, Corbalis, and Goldberg PC, on behalf of Kristin Siebenmorgan and Shannon Pederson, property owners, are seeking approval to create a 3.41-acre lot through the Subdivision Exemption review process. The subject property is located at 3360 S. County Road 149, in Strasburg, and is zoned Agricultural-1. The minimum required lot size in the A-1 zone is 19 acres. Approval through this review process will create a legally subdivided lot and enable the applicants to obtain building permits in the future.

Background and Discussion: The subject property currently contains a residence and several outbuildings. The residence was built in 1924.

The 3.41-acre parcel was created by a deed on May 27, 1981, that divided it from an approximately 320-acre property. The existing residence and outbuildings are located within the 3.41-acre lot. Since the land division was done by the then-owner without review under the County subdivision regulations, County staff is prohibited from issuing permits for improvements, including building permits.

The applicants purchased the subject property in 2016 and were not involved in creating this improper subdivision.

The minimum required lot size in the A-1 zone is 19 acres, however, the Land Development Code provides review criteria for approval of a subdivision exemption, and staff has addressed how this application meets the review criteria in the attached staff report.

Fiscal Impact: The request does not appear to fiscally impact the County.

Alternatives: The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed Subdivision Exemption.
2. Continue to a date certain for more information.
3. Deny the proposed Subdivision Exemption.

Alignment with Strategic Plan:

- ☐ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☐ Be community-focused

Staff Recommendation: Considering the findings and other information provided herein, staff recommends approval of Case No. PX24-001, Laurita Subdivision Exemption Plat - Subdivision Exemption, with the following conditions of approval:

1. The applicant shall, prior to the signature of the final plat, address and resolve any staff comments as set forth with specificity in the public hearing.
2. Prior to recording the plat, the existing water well on the subject parcel shall be re-permitted within three months of the Board of County Commissioners' approval of the Subdivision Exemption, and a copy of the approved permit by the State Resource Engineer for the Colorado Division of Water Resources shall be submitted to the County within this time frame.

Concurrence: The Public Works and Development Planning and Engineering Services Division has reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case. This type of case is not reviewed by the Planning Commission.

Suggestion Motion(s): Draft Motions have been included as an attachment to the Board Summary Report.

Resolution: A draft resolution is attached to this report.