

August 31, 2018

Routt County Board of Commissioners

Via email: htaylor@co.routt.co.us

522 Lincoln Avenue

PO Box 773598

Steamboat Springs, CO 80487

RE: PDR Project #170
Deep Creek Meadows Ranch Deed of Conservation Easement
Recorded on October 1, 2014 at Rec. No. 752239, Routt County Records

Dear Routt County Board of Commissioners:

Yampa Valley Land Trust (YVLT) is the holder of the Deed of Conservation Easement described above encumbering 459 acres located in Routt County known as the Deep Creek Meadows Ranch which Deed of Conservation Easement was granted by Fred and Flora Wolf and recorded October 1, 2014 as Reception No. 752239 in the real property records of Routt County, Colorado (the "Conservation Easement"). The Conservation Easement was funded in part by the Routt County Commissioners through its Purchased Development Rights Program ("Routt County"). YVLT is requesting the approval of Routt County for certain subdivision rights under the Conservation Easement to be modified.

Paragraph 5(a) of the CE allows for the subdivision and sale of a 75 acre tract described as the "West Tract" as depicted in Exhibit G-2 of the CE, to adjacent landowners, Rick and Karen Myers. Fred and Flora Wolf, the original grantors of the Conservation Easement and current owners of Deep Creek Meadows Ranch, have proposed a modified configuration of the "West Tract". The modified "West Tract" measures 40.41 acres (see attached map) and includes a subset of the original "West Tract" (see attached comparison map from Fred Wolf). All other elements required by Paragraph 5(a) for the proposed sale of the "West Tract" must be satisfied prior to or at closing.

YVLT has reviewed the proposal and is supportive of the proposed modified "West Tract" as it would not adversely impact the conservation values of the property, would be in accordance with the stated purpose of the Conservation Easement and would otherwise be in accordance with the remaining provisions in Paragraph 5(a) of the Conservation Easement. Additionally, after several years of thought and consideration the Wolfs and Myers have concluded this configuration better fits both of their agricultural operations. The proposal is to merely convey the acreage in a configuration that makes the most sense for the two ranch operations. Additionally, we have included an explanation for the deviation from the original acreage/parcel configuration from Fred and Flora Wolf.

YVLT will also be requesting approval from the U.S.D.A, Natural Resources Conservation Service (NRCS), Federal Farm and Ranchland Protection Program, which also contributed funding for the purchase of the Conservation Easement.

Please do not hesitate to contact YVLT with any questions you may have or for any additional information that would be helpful in analyzing this request.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ryan Gelling".

Ryan Gelling,
Conservation Associate

Attachments:

- A. Explanation for Modified "West Tract" from Fred and Flora Wolf
- B. Map depicting original approved "West Tract" and proposed modified "West Tract"
- C. Legal Description of the proposed modified "West Tract": Legal_Description_Myers_Sale_40.41