



**ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**  
**AGENDA COMMUNICATION FORM**

<b>ITEM DATE:</b> 8/2/2022	<b>ITEM TIME:</b>

<b>FROM:</b>	Michael Fitz
<b>TODAY'S DATE:</b>	7/25/2022
<b>AGENDA TITLE:</b>	Meadowgreen at Stagecoach Replat No. 4 Lot 104 Plat Note Removal
<b>CHECK ONE THAT APPLIES TO YOUR ITEM:</b>	
<input checked="" type="checkbox"/> <b>ACTION ITEM</b>	
<input type="checkbox"/> <b>DIRECTION</b>	
<input type="checkbox"/> <b>INFORMATION</b>	
<b>I. DESCRIBE THE REQUEST OR ISSUE:</b>	
This is a resolution to remove a plat note for the Meadowgreen at Stagecoach Replat No. 4, applying a home size limitation to Lot 104 which does not appear to have a purpose and applies to no other lot in the subdivision.	
<b>II. RECOMMENDED ACTION (<i>motion</i>):</b>	
Approve and Authorize the Chair to sign the resolution	
<b>III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):</b>	
<b>PROPOSED REVENUE (<i>if applicable</i>):</b> \$ N/A	
<b>CURRENT BUDGETED AMOUNT:</b> \$ N/A	
<b>PROPOSED EXPENDITURE:</b> \$ N/A	
<b>FUNDING SOURCE:</b> N/A	
<b>SUPPLEMENTAL BUDGET NEEDED:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
<b>Explanation:</b> N/A	
<b>IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):</b>	
N/A	



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### V. BACKGROUND INFORMATION:

Lot 104 was approved with a plat note #7 as follows:

*7. Restriction on Lot 104 – Any residence in Lot 104 shall contain no more than 2,000 square feet of interior living area. Balconies, porches, decks, garages and any area wholly or partially underground (unless such area shall have a full walkout access) shall not be considered interior living area for purposes of the restriction. This restriction may be amended or released by written resolution of the Board of County Commissioners.*

Staff has researched the materials associated with this development as well as visited the site, and it is not clear why the condition was applied to this lot. There was discussion of height concerns that would impede views, but this discussion did not seem to be verified, and this restriction does not do anything to address height. The Planning Commission minutes, staff report, and Board of County Commissioner minutes did not discuss the reason behind the plat condition. The petitioner's proposed home is 2,652 sq ft and 31'10" tall, which is under the 40' height requirement. Their narrative indicates that due to expansive soils, a basement is not an option.

### VI. LEGAL ISSUES:

N/A

### VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

### VIII. SUMMARY AND OTHER OPTIONS:

1. Deny
2. Table for additional information

### IX. LIST OF ATTACHMENTS:

- Attachment A - Resolution
- Attachment B - Staff Report from Planning Project PL20220040