



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

<b>ITEM DATE: October 11, 2022</b>	<b>ITEM TIME: 9:35 am</b>

<b>FROM:</b>	Alan Goldich
<b>TODAY'S DATE:</b>	October 4, 2022
<b>AGENDA TITLE:</b>	Uhl Property

<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>	

**I. DESCRIBE THE REQUEST OR ISSUE:**  
 Request for an exemption to the Subdivision Regulations.

**II. RECOMMENDED ACTION (motion):**

I move to approved PL20220077, a Subdivision Exemption for the Uhl property with the following findings of fact:

1. The subdivision exemption as proposed is not within the spirit or intent of the Routt County Subdivision Regulations or the State subdivision statute, and, therefore, may be exempted from the application of the County's subdivision regulations
2. The applicant has tried working with their neighbor to rectify this issue and has exhausted all means of doing so. The neighbor has not responded to their request.
3. Approval of the exemption does not add additional residential density to unincorporated Routt County.
4. This parcel is zoned Agriculture/Forestry. The minimum lot size in this zone district is 35 acres. The parcel subject to this approval is 60 acres, which is larger than the minimum lot size.

This approval is subject to the following conditions:

1. A resolution for the subdivision exemption shall be finalized and recorded within six months of the Board of County Commissioners' approval. Extensions up to six months may be approved administratively.
2. An agreement, or some other recordable document, shall be entered into dedicating the right of way for County Road 68 to the County. The applicant shall provide a legal description of the right of way. This document shall be recorded concurrently with the Subdivision Exemption resolution.
3. This approval only recognizes the 60-acre parcel (PIN 939013001) and does not recognize the legality of the 20-acre parcel (PIN 939013002).



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<b>III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):</b>
<b>PROPOSED REVENUE</b> <i>(if applicable)</i> : \$
<b>CURRENT BUDGETED AMOUNT:</b> \$
<b>PROPOSED EXPENDITURE:</b> \$
<b>FUNDING SOURCE:</b>
<b>SUPPLEMENTAL BUDGET NEEDED:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<b>Explanation:</b>
<b>IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):</b>
<b>V. BACKGROUND INFORMATION:</b>
See attached staff report
<b>VI. LEGAL ISSUES:</b>
N/A
<b>VII. CONFLICTS OR ENVIRONMENTAL ISSUES:</b>
N/A
<b>VIII. SUMMARY AND OTHER OPTIONS:</b>
1. Deny 2. Table for additional information
<b>IX. LIST OF ATTACHMENTS:</b>
<ul style="list-style-type: none"><li>• Staff report</li></ul>