

To Routt County Commissioners:

August 13, 2019

We, the undersigned, are owners of five properties with homes, of between 0.77 and 1.89 acres in size, on County Road 64 in North Routt, in what has been known as the Sublett Subdivision. We have come now to ask you for financial assistance with the costs of coming into compliance with regulations that the Planning Department now says affect our properties.

Although the name "Sublett Subdivision" has commonly been used ever since the tract of fifteen 89-foot-wide lots was first parceled off in 1965 (prior to state and county subdivision regulations), the parcels have always been sold as tracts, with metes and bounds legal descriptions and with no reference in deeds to a named subdivision. Over time some of these 89-foot-wide tracts have been combined under single ownership, in effect creating 7 parcels out of the original 15.

There were mistakes made in the original 1965 survey which were not discovered until 1995, after which time boundaries had to be adjusted between property owners. The property owners involved at the time acknowledged there was a problem and, in good faith and with professional help of surveyors and attorneys (and at considerable expense), corrected the situation by mutual agreements. We're asking that the County accept and bless the reconfigurations the owners have created over the years.

One of the properties is now for sale and the Planning Department has informed us that these historical boundary adjustments are not valid, and that our properties are now considered to be illegal non-conforming properties. And, that our five involved properties will be locked for future building permit and variance applications, and possibly even loan approvals, until we apply for and create an Exempt Subdivision.

We hope you will understand how unpleasantly surprised we were at being advised to go through the expensive process of applying for an Exempt Subdivision to fix a problem that, until July 23rd, 2019, we did not know existed. We were only made aware that the Planning Department was going to require this when a potential buyer of one of the properties visited the Planning Department on that date.

How would creating this exempt subdivision benefit the County? It would benefit the County by bringing 5 property owners into current compliance with one instrument and at one time, thus saving County resources in dealing piecemeal with 5 property owners individually and at different times. It would also benefit the County by finalizing for the future that our combined 10 lots would permanently be reduced to 5.

Therefore, we kindly request financial relief by the Commissioners in the waiving of the application fee of \$2,232.00 and the hourly rate charges of \$134.00 per hour which will be imposed by the Planning Department in creating this new Exempt Subdivision. We also request that the County provide financial relief for the survey required by the Exempt Subdivision application.

We request that the County Surveyor be chosen by and directed by the County to do the resurvey work required by this process.

Recent surveys done by at least 3 different surveying firms indicate that inconsistencies exist between the USFS survey and our surveys on the East and south boundaries, and that inconsistencies also exist between the adjacent owner to the north and our surveys on the north boundary. The County Surveyor

