

ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: July 21, 2020	ITEM TIME: 10:40am
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FROM:	Kendra Alfieri/Lynaia South
TODAY'S DATE:	July 10, 2020
AGENDA TITLE:	Amendment to PDR Project No. 103, Warren Ranch

CHECK ONE THAT APPLIES TO YOUR ITEM:	
<input checked="" type="checkbox"/> X ACTION ITEM	
<input type="checkbox"/> DIRECTION	
<input type="checkbox"/> INFORMATION	

I. DESCRIBE THE REQUEST OR ISSUE:
Consideration of Approval of Amendment to PDR Project No. 103, Warren Ranch Lower Hay Meadow and Authorization for the Chair to sign a letter acknowledging the Approval.

II. RECOMMENDED ACTION:
Motion to approve the proposed amendment to PDR Project No. 103, Warren Ranch Lower Hay Meadow and authorizing the Chair to sign a letter acknowledging the approval. This approval is subject to the amendment being executed at closing in substantially the form as presented to the Commissioners. Any changes in the language must be approved by the County Attorneys Office. This approval is also subject to the review by the County Attorneys Office of an appraisal report obtained by the easement holder, prior to closing.

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):
PROPOSED REVENUE:
PROPOSED EXPENDITURE:
FUNDING SOURCE:

N/A

IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):
N/A

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V. BACKGROUND INFORMATION:

The Warren Ranch Lower Hay Meadow conservation easement was created in 2000 and funded in part with Purchase of Development Rights (PDR) funds. Based on due diligence and monitoring by the easement holder, now Yampa Valley Land Trust, LLC, it was determined that the square footage of one of the residences exceeded the amount allowable under the conservation easement. This amendment will bring the property in to compliance. Pursuant to the terms of the agreement between the County and the easement holder, any amendment to the conservation easement must be approved by the County Commissioners.

The issue and the proposed amendment are more fully described in the memorandum presented by the Yampa Valley Land Trust. In short, the amendment:

- 1) reallocates allowable square footage for fishing cabins to allowable square footage of the existing residences;
- 2) redefines the all-inclusive square footage to encompass only enclosed square footage (such as removing decks from the calculation); and
- 3) more accurately defines the building envelopes.

The terms of the proposed approval include that the amendment must be executed at closing in substantially the form as presented to the Commissioners. Any changes in the language must be approved by the County Attorneys Office. Furthermore, the Land Trust is obtaining a review by an appraiser to confirm there is no private benefit because of this amendment. This report must be reviewed by the County Attorneys Office prior to closing.

VI. LEGAL ISSUES:

Only as described above.

VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VIII. SUMMARY AND OTHER OPTIONS:

The Commissioners may approve the proposed amendment, deny the amendment, or deny the amendment with suggested changes.