

MEMO

TO: Blaine County Commissioners
CC: Jonathan Neeley
FROM: John Gaeddert
DATE: July 27, 2021

SUBJECT: Lateral 75 Ranch Subdivision Parcel R1 Accessory Living Quarters
for Persons Employed on Premises Request

Lateral 75 Ranch (L75R) requests that "living quarters for persons employed on premises as an accessory use," as set forth in §9-5-5A of the Blaine County Code, be allowed within common area Parcel R1. Upon approval, plat note #11 will be revised as follows:

The greater part of Parcel R1, not less than +/-18.42 acres, and all of Parcels R2-R6 will be "open space, private" as defined by Blaine County Code 10-2-1 (or its successor provision) ("Open Space"). A portion of Parcel R1, not exceeding +/-2.39 acres, will not be Open Space and will be common area that may be used for (among other things) accessory recreational facilities for private use, including among other uses, an amenity structure, **living quarters for persons employed on premises (and the person's family)**, dock, boat launch, restrooms, parking, and storage. Parcels R1 - R6 will be owned and maintained by the Association. Refer to the CC&Rs for additional information.

The upside of this request for L75R: 1) it is an asset to the community to have on-site personnel to address increasing number of HOA responsibilities (see attached caretaker/s responsibility list); and 2) L75R increasingly recognizes that it will be important to have the right person(s) on-site managing the property to best implement the community vision for the project.

The upside for County: 1) having a person or persons on-site versus off-site taking care of property will decrease trip demand; 2) having on-site employee housing forwards a number of county housing policy goals; and, 3) if determined necessary, L75R is happy to work with the county on acquiring an additional TDR

for the employee living quarters thus preserving not less than 20-acres of additional TDR sending area land.

To assure compatibility and use of the property consistent with the aforementioned goals, L75R agrees that 1) not more than two living quarters are permitted on Parcel R1 and the combined total living space of all living quarters shall not be greater than 1,200 net square feet; 2) family and / or individual incomes of persons employed on premises must, at the time of move-in or lease renewal, comply with targeted Blaine County Housing Authority income levels; and, 3) persons living in accessory living quarters on Parcel R1 are required to be an employee of the HOA; notwithstanding, in the case of a couple or family living in an employee living quarter only one adult is required to be an employee of the HOA. These limitations are reflected in the attached large scale site plan and revised CCRs. Consistent with Condition #18 of the PZ-approved findings of fact, a special county consent provision would be required to amend subject employee housing restrictive covenant.

In the event deed of development right instruments for TDRs associated with the employee living quarters are required, subject additional TDR shall be assigned Parcel R1 and reflected on the plat (see plat note #12) prior to construction.

Please let me know if you have any questions.

End Memo

Caretaker/s HOA Responsibilities

Winter	Spring	Summer	Fall	Task
	x	x	x	Weed management (common areas, unsold lots)
x	x	x	x	Lake maintenance & water management
	x	x	x	Lake safety protocols
x	x	x	x	Safety, property, homeowner support
x				Walking trail maintenance
	x			Prep lake for spring use post ice
		x	x	Boat driving & maintenance
		x	x	Waterski instruction
x	x	x	x	Property management of 3 rd party providers (i.e., landscaping snow removal)
x	x	x	x	Maintenance
x	x	x	x	HOA rule enforcement
	x	x		Guest registration for lake use
x	x	x	x	HOA amenities maintenance
	x	x		Opening and closing gate during lake operation hours
	x	x	x	Dock maintenance (HOA parcel and private docks)
	x	x		Manage parcel R6 (keeping pathway clear for watermaster)
x	x	x	x	HOA back office and financials
x	x	x	x	HOA design review point of contact (i.e., home construction)