

Resolution # 21-2019

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY
OF MONTROSE, COLORADO REGARDING
County Maintenance Responsibility of Existing Subdivision Roads affected by
Resolution 7-96**

WHEREAS, Montrose County approved Resolution 7-96 on April 1, 1996, that stated roads in subdivision approved after June 3, 1996 will not be repaired or maintained by Montrose County, including snow removal; and

WHEREAS, the burden of the repair, maintenance and snow removal of roads in these post 1996 subdivisions was left to the developer and future subdivision homeowners; and

WHEREAS, Resolution 7-96 was passed during a time when the Road and Bridge division was supported only by the State Highway Users Tax Fund (HUTF), which was not sufficient to maintain existing roads and take on the responsibility of new roads; and

WHEREAS, in 2008, the County passed a 1% Sales and Use Tax to increase funding for the Road and Bridge division; and

WHEREAS, the money Montrose County currently receives from Sales and Use Tax and State HUTF is at a sustainable level to provide adequate maintenance of existing Montrose County roads and to take on the maintenance responsibility of the roads in subdivisions approved since 1996; and

WHEREAS, the Sales and Use Tax is paid by all citizens of Montrose County; and

WHEREAS, some subdivision roads are used as a through or connecting street by homeowners outside of the subdivision; and

WHEREAS, due to the paying of taxes and the use of subdivision roads by others, it is reasonable and justifiable for all subdivision roads to be maintained by the County; and

WHEREAS, to provide County responsibility for the maintenance and snow removal of roads in new approved subdivisions, Montrose County repealed Resolution 7-96 on November 21, 2018; and

WHEREAS, subdivisions approved between June 3, 1996 and November 21, 2018 resulted in the construction of 2.72 miles of new gravel subdivision roads and 15.74 miles of new asphalt paved subdivision roads and; and

WHEREAS, these roads were inspected and accepted by the County upon the completion of construction; and

WHEREAS, subdivisions consisting of 3 or fewer lots do not require a County road according to current Montrose County Subdivision Regulations and therefore are not included in roads to be maintained by Montrose County; and

WHEREAS, upon County acceptance of the maintenance of subdivision roads, the County will add the road(s) to the list of HUTF roads to receive state funding.

NOW, THEREFORE, in recognition of the fairness of all Montrose citizens, the Board accepts the maintenance of the following subdivision roads:

Gravel Roads:

SUBDIVISION NAME	ROAD NAME	SEGMENT	SEGMENT DESCRIPTION	Miles
3 Minor Subd.	Indigo Ct	I.45 - 100	Ida Rd NW to End	0.16
Almanza Acres / LIL Napa	5565 Dr	55.65 - 500	Fuchsia Ln South to Fredon	0.11
	5565 Dr	55.65 - 525	Fresa Ln South To Fuchsia	0.08
	Fredonia Rd	G.93 - 300	5565 Dr East to Temp Culde	0.25
	Fuchsia Lane	G.82 - 300	5565 Dr East to Cul-de-Sac	0.17
	Fresa Lane	G.75 - 200	5550 Rd NE to End	0.36
Cottontail Acres	Adams Ct	B.50 - 600	6000 Rd E to Cul-de-Sac	0.03
Cottonwood Meadows/Jones replat	Jona Ct	K.40 - 600	6250 Rd East to CuldeSac	0.04
Dakota Ridge/ Pladson	6240 Wy	62.40 - 100	Jay Jay Rd South to Cul-de-	0.10
Eismore / Brasiers replat	Miami Rd	N.50 - 100	6000 Rd W to End	0.24
Escarpment Overlook	Ridge Overlook Ct	Q.85 - 100	6353 Rd West&South to Cul	0.18
Famese / Uncom. / Xingula Minors	Underwoods Lane	U.15 - 400	Uncompahgre Rd E to Culde	0.14
Fruit Park	Fruit Park Rd	O.30 - 50	6400 Rd W to End	0.18
Raptors Point	Eagle Dr	ll.90 - 100	4000 Rd SW to End	0.38
Rivera	6055 Rd	60.55 - 100	Falcon Rd South to Cul-de-S	0.18
Roesch / Beaver Meadows	6120 Rd	61.20 - 400	Niagara Rd South to End	0.12
Total miles of gravel roads =				2.72

Paved Roads:

SUBDIVISION NAME	ROAD NAME	SEGMENT	SEGMENT DESCRIPTION	Miles
Aspen Cove	Nancy Wy	O.78 - 100-200	6400 Rd West to Nicolette Wy	0.28
	Nicolette Wy	O.83 - 100	Nancy Way looped to Nancy Wy	0.19
Autumn Heights	6080 Rd	60.80 - 50-150	LaSalle Rd S to end	0.25
	Logan Lane	M.19 - 50	6080 Rd E to cul de sac	0.14
	Louise Ct	M.07 - 50	6080 Rd E to cul de sac	0.06
Bountiful Acres	6355 Wy	63.55 - 400-450	Jig Rd S to end	0.35
	Joyful Wy	K.61 - 100	6355 WY W and S to End	0.32
Broken Spur	Howdy Ct	I.85 - 100	6400 Rd W to End	0.15
Caitlyn Ranch + LD Garrett	Flight Lane	G.51 - 100	5425 Rd E to cul de sac	0.24
Cedar Creek Vineyards	6700 Rd	67.00 - 300-325	Kinikin Rd NE to Privada Ln	0.28
	Pinot Lane	Q.60 - 600	6700 Rd SE to cul de sac	0.13
	Privada Lane	Q.50 - 600	6700 Rd E to cul de sac	0.14
Clear Valley Estates	Nectar Ct	O.25 - 400	6260 Rd W to End	0.21
Coal Creek Valley Est.	5800 Rd	58.00 - 450	Ida Rd SE to Inverness Ct	0.19
	Inverness Ct	J.15 - 300	5800 Rd NE to cul de sac	0.08
Cottage Grove	Orchid Ct	P.29 - 400	Chipeta Rd W to cul de sac	0.10
Cottonwood Crossing of Spring Creek	Oleander Cir	P.62 - 400	6250 Rd to 6250 Rd	0.52
Dahlia Estates	5586 Rd	55.86 - 100	N of Dalia RD	0.31
Dakota Vista	5960 Rd	59.60 - 250	Maple Grove Rd S to Manco	0.06
	Mancos Lane	N.05 - 50-100	5960 Rd. W & E to South end	0.38

Paved Roads (continued):

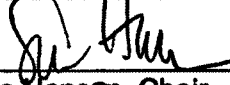
SUBDIVISION NAME	ROAD NAME	SEGMENT	SEGMENT DESCRIPTION	Miles
Double W	6915 Lane	69.15 - 200	Uncompahgre Rd S to end	0.14
Eagle Heights	Lone Eagle Rd	59.45 - 160-170	Lone Eagle Wy NW to cul de sac	0.24
	Lone Eagle Rd	M.65 - 300	Lone Eagle Wy SW to end	0.33
	Lone Eagle Way	M.65 - 350	5950 Rd West to Lone Eagle Rd	0.07
Escarpment Overlook	Ranger Rd	R.50 - 200	6353 Rd W to Temp cul de sac	0.17
Estates at Fort Crow	6785 Ct	67.85 - 100	Gov't Springs Rd N to cul de sac	0.10
Falcon Crest Estates	Feather Ct	G.35 - 100	5425 Rd W to End	0.19
Grand View Ranches	Forever View Dr	G.87 - 400	6150 Rd E to End	0.18
	Forever View Ln	G.87 - 500	Forever View Dr E to End	0.35
Hills at Spring Creek	5950 Rd	59.50 - 50-75	Maple Grove Rd S to Mana Ct	0.64
	Mana Ct	N.52 - 300	5950 Rd SE to cul de sac	0.03
	Moon Valley Rd	N.35 - 300	5950 Rd W to cul de sac	0.08
Indian Springs	Jacaranda Wy	J.40 - 100	6400 Rd W to End	0.24
MCCP - RV Park & others	6830 Rd	68.30 - 10	Vernal Rd S to End	0.09
	6830 Rd	68.30 - 20	Vernal Rd N to End	0.11
	6845 Rd	68.45 - 100	Vernal Rd S to Temp cul de sac	0.06
	6850 Rd	68.50 - 30	Vernal Rd N to End	0.12
	Vernal Rd	V.20 - 55-75	Hwy 550 W to 6830 Rd	0.45
McKnights	Gamer Lane	G58 - 100	High Mesa Rd. E. to end	0.20
Mountain Shore Estates	6040 Lane	60.40 - 500	Kansas Rd S to cul de sac	0.19
Ponds Edge	Mallard Lane	N.25 - 125	Mallard Ct S & E to cul de sac	0.34
	Mallard Ct	58.80 - 100	Mallard Ln NE to cul de sac	0.07
	Mallard Ct	N.25 - 95	5875 Rd E to Mallard Ln	0.05
Quail Creek Ranch	6260 Rd	62.60 - 100	Spring Creek Rd S to Niagara	0.58
	6270 Rd	62.70 - 400	Niagara Rd N to cul de sac	0.20
	Niagara Rd	O.50 - 350	gravel W to 6260 Rd	0.06
Rivendale Estates	6415 Ct	64.15 - 100	Ranger Rd N to cul de sac	0.08
River Bends	6850 Rd	68.50 - 50	Uncompahgre Rd SW to end	0.08
River Stone	6438 Dr	64.38 - 450-500	Opal Dr S to cul de sac	0.13
	Old Stone Dr	P.18 - 500	6438 Dr E to Chipeta Rd	0.04
	Opal Dr	P.12 - 500	6429 Cir E to 6438 Dr	0.06
River Stone Meadows	6422 Rd	64.25 - 75	Opal Dr N to width change	0.04
	6429 Cir	64.27 - 400	Opal Dr N to 6429 Cir	0.10
	6429 Cir	64.31 - 400	6429 Circle S to Opal Dr	0.10
	Opal Dr	P.12 - 400	6422 Rd E to 6429 Cir	0.05
	Opal Dr	P.12 - 450	6429 Cir E to 6429 Cir	0.05
Riverside Estates	6840 Rd	68.40 - 25-50	Uncompahgre Rd N to cul de sac	0.26
	Tyler Lane	T.90 - 400	6840 Rd NW to cul de sac	0.16
Rocky Mountain Vistas	Grand View Ct	G.61 - 100	6150 Rd E to End	0.13
Saddle Ridge/ Beyer	Idaho Rd	J.10 - 100	5880 Rd E to cul de sac	0.13
San Juan Meadows	6410 Ct	64.10 - 450	Fruit Park Rd N to cul de sac	0.11
Sawtooth	5720 Lane	57.20 - 600	Dalia Rd S to cul de sac	0.18
Secluded Valley	6495 Rd	64.95 - 20	Ranger Rd S to cul de sac	0.19
Skyline Estates	6160 Rd	61.60 - 500	Lynnellen Wy N to end	0.07
	Lynnellen Wy	M.30 - 310-325	6175 Rd W to cul de sac	0.22
Sky Park	6770 Ct	67.70 - 100	Osprey Ln S to cul de sac	0.05
	Osprey Lane	P.40 - 100-200	6760 Rd East to cul de sac	0.17
Sky View Mesa	5650 Rd	56.50 - 450	Hawthorne Ln N to Holly Rd	0.31
	5650 Rd	56.50 - 425	High View Ct to Hawthorne Ln	0.17
	5650 Rd	56.50 - 400	Beginning N to High View Ct	0.12
	Hawthorne Lane	I.75 - 400	5650 Rd N to cul de sac	0.16
	High View Ct	I.87 - 400	5650 Rd W to cul de sac	0.17

Paved Roads (continued):

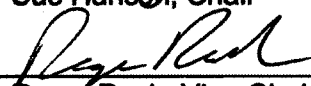
SUBDIVISION NAME	ROAD NAME	SEGMENT	SEGMENT DESCRIPTION	Miles
Solar Heights	Solar Heights Ct	S.63 - 300	Solar Hts Ln NW to cul de sac	0.11
	Solar Heights Ln	S.65 - 300-400	Solar Rd SW to cul de sac	0.23
Southpaw Estates	6140 Lane	61.40 - 400	Spring Creek Rd S to end	0.28
Spring Creek Meadows	6020 Rd	60.20 - 800-825	Kansas Rd N to temp cul de sac	0.23
	Kiowa Lane	L.12 - 600	6020 Rd E to cul de sac	0.39
Twin Springs Ranch	6310 Rd	63.10 - 50-100	Pearl Rd S to end	0.27
	Percheron Ct	Q.41 - 50	6310 Rd E to cul de sac	0.16
Vista Farms	6135 Rd	61.35 - 500	East Mesa Rd S to end	0.29
Waterfront Way	6355 Ct	63.55 - 360	Lake Shore Dr N to end	0.05
	6360 Ct	63.60 - 350	Lake Shore Dr S to cul de sac	0.05
	6360 Dr	63.60 - 400	Lake Shore Dr N end	0.04
	Lake Shore Dr	M.95 - 50-100	Marine Rd N to 6360 Ct	0.14
Woodland Ponds	6308 Wy	63.08 - 400	Marine Rd N to Lavender Cir	0.13
	6312 Wy	63.12 - 400	Lavender Cir N to Lavender Cir	0.09
	Lavender Cir	M.46 - 500	6308 Wy loop to 6308 Wy	0.29
Total miles of paved roads =				15.74

ADOPTED AND EFFECTIVE this 19th day of June, 2019

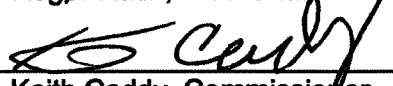
BOARD OF COUNTY COMMISSIONERS,





 Sue Hanson, Chair



 Roger Rash, Vice-Chair



 Keith Caddy, Commissioner

ATTEST: 


 Eloise Lentz, Deputy Clerk to the Board



**Montrose County to take over the maintenance
of roads in your subdivision.**

On June 19, 2019, the Montrose County Board of County Commissioners approved Resolution _____. This resolution makes the County Road and Bridge division responsible for road maintenance and snow removal for roads in subdivisions that were approved between 1996 and 2018.

Prior to the Board's action, the maintenance of roads in these subdivisions were the responsibility of the Home Owner's Association and/or property owners.

In 2008, a 1% Sales and Use Tax was passed that increased funding for the County roads and bridges. Since the Sales and Use Tax is paid by all citizens, it is reasonable and justifiable for County subdivision roads to be maintained by the County.



**RECEPTION#: 910174, Date: 6/19/2019 2:27 PM,
Pages: 6 of 6 , RES
Montrose County, CO. Tressa Guynes, Clerk and Recorder**

The maintenance of the subdivision roads will be placed on a routine maintenance schedule. Any future paving operations will be prioritized with other roads in Montrose County.

Snow removal — subdivision roads are priority #4 roads in the County Snow Removal Policy. The goal is to have priority #4 roads plowed within 2 days after snow stops falling. Priority #4 roads are typically not plowed when there is less than 6 inches of accumulation.

For more information, contact:
Keith Laube
Montrose County Public Works Director
(970) 252-7001
klaube@montrosecounty.net

Montrose County Public Works
63160 LaSalle Road
Montrose, CO 81401