

POLICY ON SET BACKS FROM COUNTY ROAD RIGHT OF WAYS

This policy of the Board of County Commissioners is for setbacks from county roads. This policy is necessary since various persons have requested information on how far they should setback fences and buildings from county roads in Crook County. This policy is not binding upon the Board of County Commissioners but is an attempt at a guideline to best use the limited resources of Crook County. Generally, county road rights of way are only 66 feet wide. Understanding that access to a county road adds value to the adjoining real property and desiring to limit any damage to the adjoining real property now and in the future, the county would request that:

- A. Fences would be set back 50 feet from the centerline of the existing county road. If you do, the county may assist you in clearing the new fence line before reconstruction. Contact the County Public Works Director.
- B. Buildings and other structures would be set back 100 feet from the centerline of the county road. Further would be better.
- C. Mailboxes should be set back 50 feet from the centerline of the existing county road so mail can be picked up without stopping on the county road. Cluster Mailboxes should not be installed on county roads but should be installed on subdivision or other access roads.

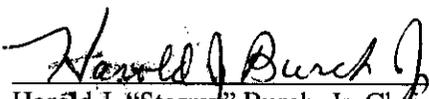
The purpose behind this request is:

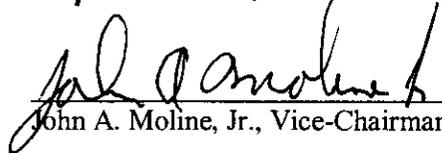
1. To allow for adequate room to plow snow and not damage fencing, buildings, structures or trees and shrubbery next to the right of way.
2. To allow for adequate room for snow to drift without drifting on the county road. Generally, snow will drift lengthwise up to 34 times the height of a 50% solid fence.
3. To allow for variations in the actual legal survey of the county road and the actual roadway.
4. To allow for adequate room for drainage and to construct, reconstruct and maintain the county road without harming adjoining fencing, buildings, structures, trees and shrubbery.
5. To allow for adequate room for public and private utilities either within the right of way or with an easement next to the right of way upon private land.
6. To allow dust to dissipate to some degree before it reaches buildings and structures.
7. To provide a degree of safety from the traveling public.
8. To increase the value of the adjoining property by allowing adequate county roads.

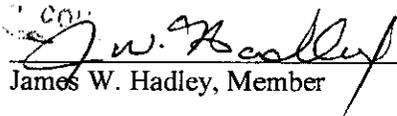
PROCESS:

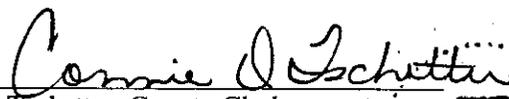
1. To start the process the Landowner should check their land records for any easements to determine if the width of the county road is more or less than 66 feet. If they cannot find anything then they should look at the county road records on file in the County Clerk's office. The landowner should also get a map of the area in question and bring it to the County Public Works Director. The map can be obtained from their records or from the County Growth and Development Office.
2. The County Public Works Director and the Growth and Development Office shall review the request with the Applicant. The County Public Works Director or his designee shall determine if there is any need for changes in the right of way before construction of fences or buildings. This information shall be given to the Landowner.

Dated this 3rd day of September, 2008.


Harold J. "Stormy" Burch, Jr. Chairman


John A. Moline, Jr., Vice-Chairman


James W. Hadley, Member

Attested: 
Connie D. Tschetter, County Clerk

