

The rezoning requested will rezone the vacated parcel to the same zone district as the rest of Milner (MDR) from its current Agricultural zoning.

The requested zone change is consistent with the goals and policies of the Master Plan.

The area in question possesses geological, physical, and other environmental conditions compatible with the characteristics of the requested Zone District.

The advantages of the requested Zone District substantially outweigh the disadvantages to the County and neighboring land occasioned by the amendment. There really are no disadvantages to the requested rezone.

The applicable provisions of the Zoning Regulations can be met.

In regards to Section 8.2.2 of the Routt County Zoning Regulations. The existing Zone District no longer fits the character of the Milner development and it is in the public interest to encourage slightly greater density in the area.