

Detailed response to the standards of Sections 8.2.1 and 8.2.2

Summary. We are requesting to consolidate, vacate easements and re-zone our eight parcels of land within the Stagecoach Horseback Subdivision into one 5.62-acre parcel. The re-zoning request is to move from HDR zoning to MRE zoning. The reason we are requesting to re-zone from HDR to MRE is because the MRE designation allows for installation of a septic system instead of a septic vault. The use of a septic vault can lead to a higher environmental risk versus a well-designed septic system and is not a sustainable choice. In addition, we believe that our request to re-zone conforms with the Routt County Community Plan goal of reducing density.

Response to the standards of Section 8.2.1 of the Routt County Zoning Regulations.

8.2.1 A. That the proposed zone change is consistent with the goals and policies of the Master Plan and any applicable sub-area plans.

The parcels identified in this application are not served by central water or sewer. The advantages outweigh the disadvantages as this lot consolidation, easement vacation and re-zone request helps to maintain the rural character and prevents additional sprawl in the area. Section 1.2.Z states that "Protecting the rural character, ranchland, and open spaces is a high priority in Routt County".

8.2.1B. That the area in question possesses geological, physical and other environmental conditions compatible with the characteristic of the Zone District requested.

Our requested lot consolidation, easement vacation and re-zone is consistent with existing lot consolidations in the neighborhood.

8.2.1C. That the advantages of the Zone District requested substantially outweigh the disadvantages to the County and neighboring land occasioned by the amendment.

Our requested lot consolidation, easement vacation and re-zone is consistent with expressed wishes of the neighboring property owners. They would prefer a single residence instead of the planned eight potential residences and associated drinking water wells and septic vaults.

8.2.1D. That the applicable provisions of the zoning Regulations can be met.

There is no development on the parcels. Any future development would conform to applicable regulations.

8.2.1E. That in the case of a zone amendment request that would increase allowable residential, commercial, or industrial density, that adequate facilities

such as roads, water and sanitation, fire protection, emergency services and public utilities shall be available to serve the area.

The requested lot consolidation, easement vacation and re-zone does not increase allowable density.

Response to Section 8.2.2 of the Routt County Zoning Regulations 8.2.2A. The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan.

The requested lot consolidation, easement vacation and re-zone helps to preserve the rural character and reduce building density.