

100 Huckleberry Lane

Steamboat Springs, Co 80487

Account: R6797679

Parcel ID: 146200001

Legal Description: Lot 1 Pielstick-Friesell Exmpt Subd

Date: May 9, 2022

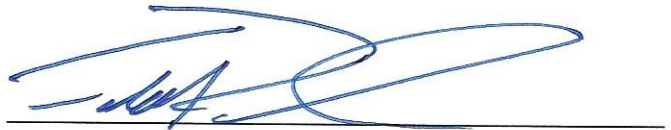
To Whom it may Concern,

This letter is to certify that as the owners of Lot 1 Pielstick-Friesell Exmpt Subd, 100 Huckleberry Lane, Steamboat Springs, Co 80487, we approve of the re-zoning from AF (Agriculture and Forestry) to MDR (Medium Density Residential).

Sincerely,



Kathryn J. Pedersen



Todd J. Pedersen

100 Huckleberry Lane

Steamboat Springs, Co 80487

Account: R6797679

Parcel ID: 146200001

Legal Description: Lot 1 Pielstick-Friesell Exmpt Subd

Date: May 9, 2022

To Whom it may Concern,

This is the written narrative for the re-zoning application of 100 Huckleberry Lane, Steamboat Springs, Co 80487 by Todd J. Pedersen, and Kathryn J. Pedersen. The intent of this application is to re-zone our property from the current AF zoning classification to MDR (Medium Density Residential). This property was originally platted and zoned in 1993. At that time Steamboat Springs was a less dense municipality with many original rural corridors now encapsulated by urban corridors. The Routt County Master Plan of 2003 has this area designated as and amongst the Steamboat Springs Sub-Area Plan and Urban Growth Center. This most recent iteration of the Routt County Master Plan seems to be inconsistent with the original intent of our Lot, as it has been designated as AF (Agriculture and Forestry). We cannot locate another lot in the immediate vicinity with the same zoning criteria, as all are zoned either GR (General Residential), LDR (Low Density Residential) or MDR (Medium Density Residential). The 6 homes / lots directly across the street from us, located on the west side of Huckleberry Lane (within Routt County yet outside City limits) are all zoned LDR, the 5 lots directly to the north of us are all zoned MDR, and the 6 newly zoned lots immediately behind our residence are all zoned GR (General Residential). This zoning change from AF to MDR would make our lot consistent with many of the remaining lots in our residential neighborhood. This change would make our lot zoning consistent with surrounding properties as designated by the Routt County Master Plan and sub-area plans.

There are multiple residential developments inclusive of and surrounding all the homes in our vicinity. We could not locate another AF property in the immediate vicinity of our property with site characteristics like ours. There are multiple properties more than 5 acres and located about ½ mile away that are AF properties, many that border National Forest Lands. Our property borders other residential properties or HOA common interest areas on all sides. Our property is part of an HOA that includes many other homes in our neighborhood.

We could not identify any disadvantages of this re-zoning request as it creates a similar zoning criterion to all remaining properties in our area. If this re-zoning is approved, we intend on planning, permitting, and building an additional dwelling unit on our lot, or sub-dividing our lot for an additional residence. The MDR zoning requirements would allow us the option to build such a structure. If there were a disadvantage, it would be additional density in our neighborhood, which appears to be consistent with the Routt County Master Plan. Our property is located within City Water, Sewer and YVEA electricity

infrastructure, resulting in both our ADU and Primary Residence having access to the Central Water and Central Sewer Systems that service our neighborhood.

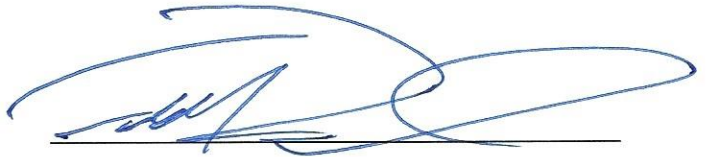
Narrative for 8.2.2

It appears that the current zoning is not consistent with the current goals and policies of the Routt County Master Plan (2003). The plan stipulates that "A growth center is an incorporated area that generally has, or is planned for, an intensive and significant amount of development and uses at a higher density and intensity. These areas include land within cities and towns and are adjacent to these incorporated communities...". Our property located on 100 Huckleberry is about 200 ft from the Steamboat Springs city limits. When this lot was originally platted in 1993, it may have been considered a rural AF property, but as the community of Steamboat Springs has grown over the last 20-30 years, city limits and the UGB have been expanded, and other residential developments have been created, it is apparent that the current zoning classification is not consistent with the current Routt County Master Plan and development goals, based on the zoning of surrounding properties. This change would allow our property to be evaluated the same as our neighbors and consistent with the Routt County Master plan now and in the foreseeable future.

Sincerely,



Kathryn J. Pedersen



Todd J. Pedersen