

**From:** [Clay Custer](#)  
**To:** [Kristy Winser](#); [Sally Ross](#)  
**Subject:** Land use Routt County  
**Date:** Tuesday, December 20, 2022 11:31:31 AM

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Hello,

My name is Clay Custer I own the property right next door (30111 RCR 14C, STEAMBOAT SPRINGS) to this project that is going up within 100 ft of my fence line.

I am writing concerning the attached letters I have received about the new Fair Acres Ranch historical secondary dwelling variance, planning project# PL20220098

Under what conditions were the permit issued to build a second primary residence on a parcel under 70 acres?

Didn't just 3 months before this they claimed how historic the house was and how special it is to routt county? Then they signed a vacate agreement, right? Now two months into construction you're going to create a variance to let them keep it, after the fact?

Why are the two residence structures not within 300 feet as the current zoning regulations require? This is from your website • On parcels larger than 35 acres, the SDU may be detached but must be within 300' of the primary unit.

How is the proposed residence considered a secondary dwelling if it's over 800 square feet as determined by the current zoning regulations? This is also from the secondary dwelling guide from your website - The property currently must have only one dwelling unit on it.

- The SDU may contain up to 800 square feet of habitable space.

The current residence they are trying to keep as a secondary unit is 2774 SQ FT. They just bought it for \$2.1 million. It has been completely updated. What parts of the house are actually historic? What about the square footage of the big basement mechanical area? Had anyone seen the house?

Now all historic properties can apply for this variance?

If this gets approved as long as I have a historic notation from this non government agency the historic society, I can go build a big house anywhere on the property?

How did we get this far along without any public awareness or input? Many of the local residents disagree with what is going on.

By letting this go through you are violating our own regulations and the county will be forever changed.

To meet current regulations one house needs to be moved near the other house, and also one of them needs to be decommissioned down to 800 square feet like our current regulations require.

I strongly disagree with the county making up a variance to excuse the project after the construction has been permitted, it should have been decided on beforehand.

Intent of primary Residence and SDU regulations to cluster improvements together (300 ft or less) and limit impacts on 35 to less than 70 acre parcels.

This application does not meet the ag/forest zoning regulations and newly adopted master plan by limiting residential improvements.

Posted on the planning department's website is all the details about the new master plan. Here are the issues I see that contradict with the Newly adopted Master plan:

- 1.This application including driveway through entire 55 acre parcel spreads to the farthest extent the residential impacts and does not meet Master Plan policies: 1. , 2. 3, 7, 9, 14
- 2.Two residences spread across 55 acre parcels does not meet newly adopted Sustainability and Climate Action Plan. Policies 1, 2, 4, 5.
- 3.Natural Resource and Hazards: does not meet policies: 2, 3, 4, 5, 6, 7, 14.
- 4.Master Plan surveys showed Routt County citizens intent to keep SDU 's size at 800 sq/ft regardless of lot size.
- 5.There is a large herd of resident elk. This is a historic elk winter feeding area in the valley between CR 14 and Kuntz's ranch. I have attached a picture of the herd that migrates through here almost daily all winter.
- 6.Division of Water only allowing 1 well should be indicative of residences of this square footage size, water usage requirements and distance between residence should not be permitted by Routt County.

Are you going to allow the new primary residence to have an unlimited number of outbuildings around it as he has with the other existing primary residence?

Best Regards,

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