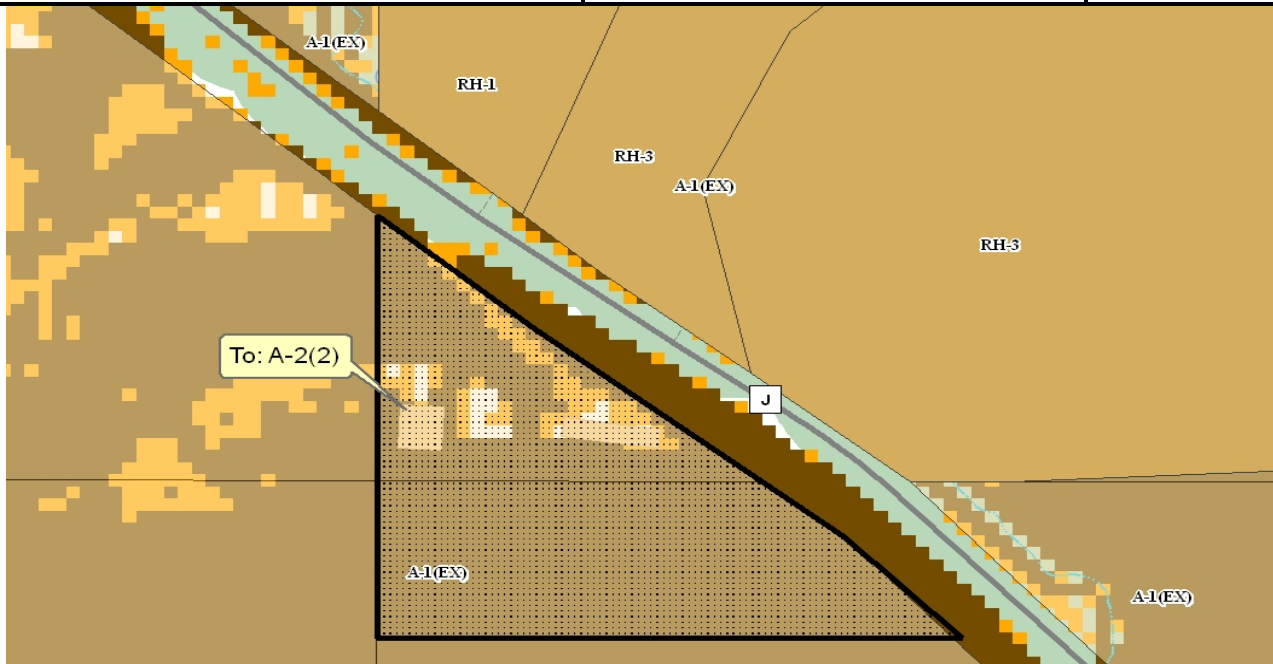




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> July 22, 2014	<i>Petition:</i> Rezone 10714
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2(2) Agriculture District	<i>Town/sect:</i> Vermont Section 26
<i>Acres:</i> 2.5 <i>Survey Req.:</i> Yes	<i>Applicant:</i> Debra L Barsness
<i>Reason:</i> Add additional land to existing residential lot	<i>Location:</i> 5507 County Highway J



DESCRIPTION: The petitioner would like to expand an existing sub-standard A-1 Exclusive lot in order to have a location for a septic system.

OBSERVATIONS: The current property is 0.6 acres in size. The property was created prior to the adoption of the ordinances, thus making it a legal non-conforming "grandfathered" lot. There is an existing mobile home and an outbuilding on the property. The current sanitary system is a privy (holding tank). There is an intermittent stream located on the opposite side of Hwy J. Development of the property will be subject to Shoreland regulations. The majority of the property has steep slope topography at approximately 30% grade. There are flat areas surrounding the existing buildings on the property.

The additional land is being acquired from another existing 26-acre sub-standard lot. The adjacent land will need to be part of this petition and the zoning changed accordingly with current standards. The adjacent parcel also has steep slope topography, will be subject to shoreland regulation, and may have development difficulties.

TOWN PLAN: The property is located in the town's "rural preservation area".

RESOURCE PROTECTION: There are no areas of resource protection corridor located on the proposed parcel.

STAFF: Due to the steep topography and the area being in the Shoreland area, Staff suggests that a development plan be submitted in order to establish compliance with town plan policies and shoreland regulations.

TOWN: Approved with an amendment to rezone the 26-acre parcel to the south to the A-2 Agriculture Zoning District.

7/22 ZLR Action: This petition was postponed due to survey discrepancies.

STAFF UPDATE: The surveyor has revised the survey map to show the net acreage of the parcels. The northerly parcel (1.6 net acres) will need a zoning classification of A-2(1) to comply with zoning regulations.