



Staff Report

Public Hearing: **September 27, 2016**

Petition: **Rezone 11035**

Zoning Amendment:
A-1Ex Exclusive Agriculture District to A-2(1) Agriculture District

Town/sect:
Rutland Section 14

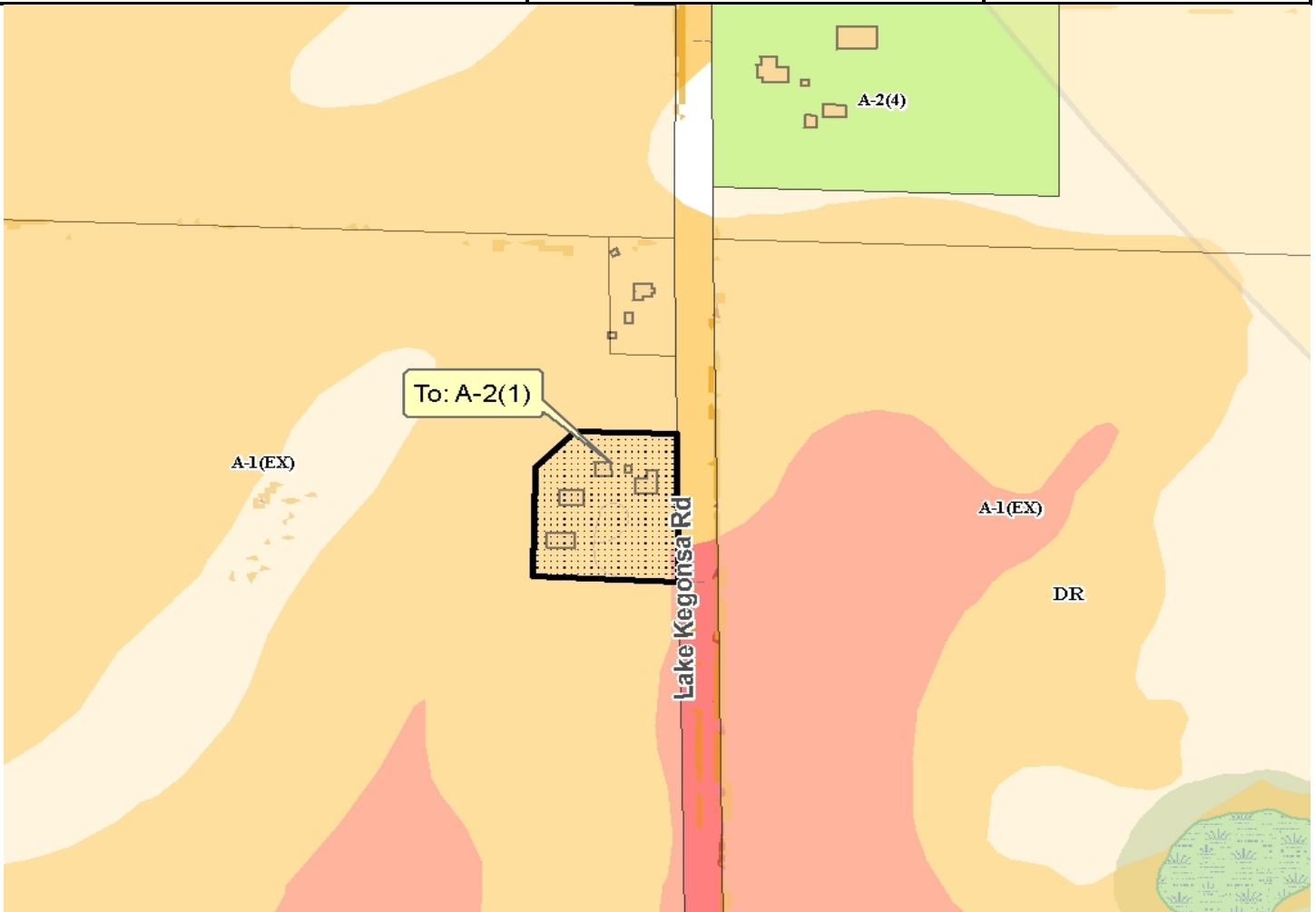
Acres: 1.7
Survey Req. Yes

Applicant
Furseth Brothers Real Estate

Reason:
Separating existing residence from farmland

Location:
1033 Lake Kegonsa Road

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to separate the existing farmstead from the 39-acre farmland.

OBSERVATIONS: There is an existing residence and several farm building on the property. The proposed lot consists entirely of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area. Development is limited to one lot per 35 acres owned. As indicated on the attached density study report, the property is eligible for a total of 1 housing density right. The town does not count separation of residences existing as of 6/7/78 as a split (housing density right).. If the petition is approved, it appears one possible split will remain available to the property.

RESOURCE PROTECTION: The proposed lot is outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district.

TOWN: Approved with no conditions.