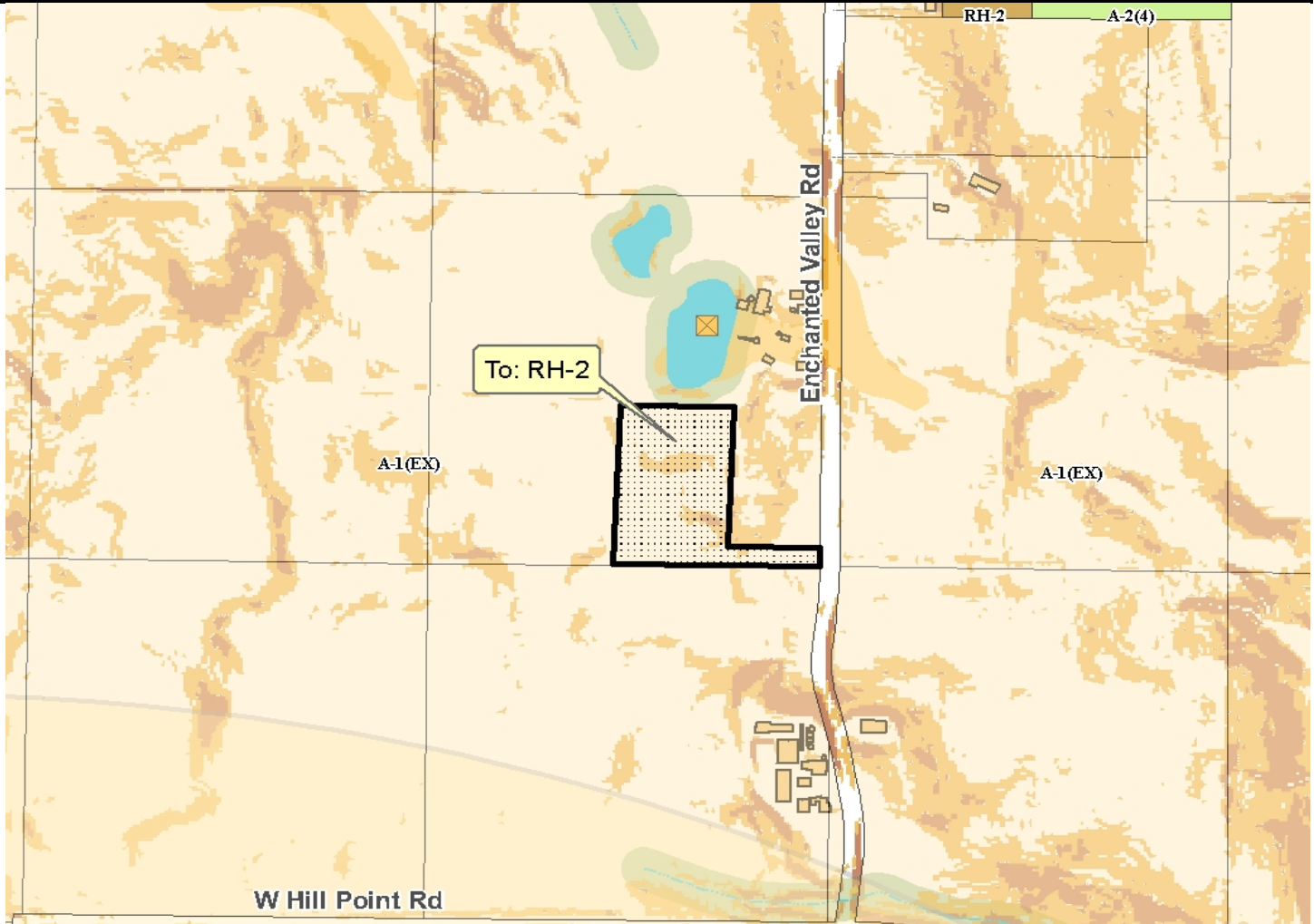




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> December 13, 2016	<i>Petition:</i> Rezone 11070
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-2 Rural Homes District	<i>Town/sect:</i> Berry Section 23
	<i>Acres:</i> 5.46 <i>Survey Req. Yes</i>	<i>Applicant:</i> Barbara J Hellenbrand
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> 5441 Enchanted Valley Road



DESCRIPTION: Applicant proposes to create a new 5.46 acre RH-2 parcel for new development.

OBSERVATIONS: The proposed RH-2 parcel consists of approximately 5% class II soils. No other sensitive environmental features observed.

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

STAFF: As indicated on the attached density study report, the property is eligible for three possible splits in addition to the existing farm residence. If the petition is approved, two possible splits will remain available. The proposal appears consistent with town plan policies.

12/13 ZLR: Postponed due to no town action.

TOWN: Approved with no conditions.