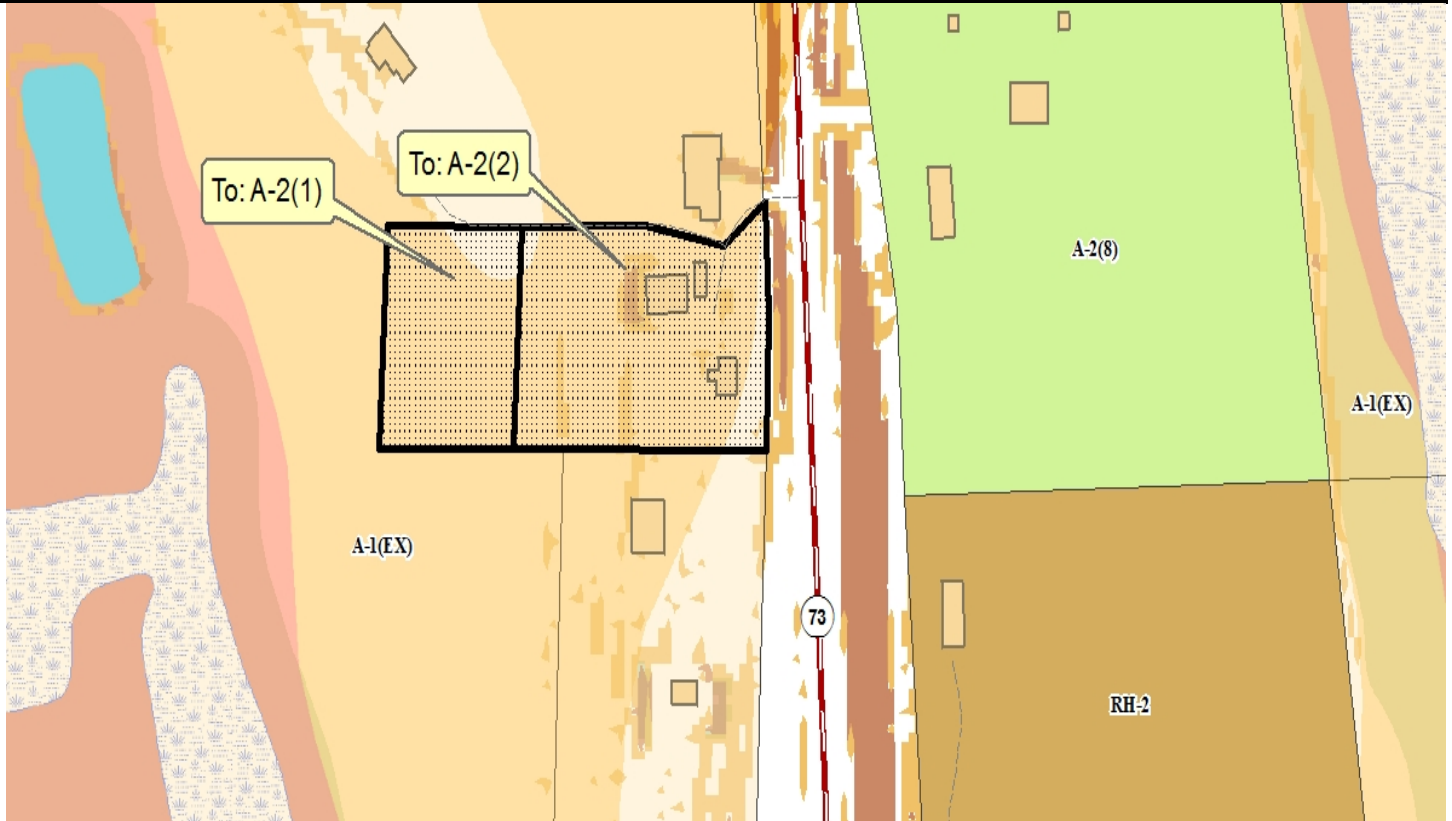




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 24, 2017	<i>Petition:</i> Rezone 11081
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2(2) Agriculture and A-2(1) Agriculture District	<i>Town/sect:</i> Deerfield Section 09
	<i>Acres:</i> 2.2, 1.2 <i>Survey Req. Yes</i>	<i>Applicant</i> Terry M McCaughey
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> 4485 State Highway 73



DESCRIPTION: Applicant proposes to separate one of two existing residences from the farm and to create a 1.2 acre parcel for a new residential building site. The new residential lot will be clustered with the existing residences. The lot has been designed to not impede on the area that is cropped.

OBSERVATIONS: The proposed new residential lot consists of 100% class II soils with approximately 50% of the area currently cropped. No other sensitive environmental features observed. An exception from the 66' of road frontage requirement of the land division ordinance is being requested for the proposed 1.2 acre parcel as provided in section 75.19(8) of the county land division ordinance due to the lack of road frontage..

TOWN PLAN: The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the property remains eligible for 2 possible splits. Note that the town counts the proposed separation of the original farmhouse onto a parcel less than 35 acres in size as a split. If the petition is approved, it appears the eligible splits will be exhausted.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: Staff recommends that a deed restriction be recorded on the balance of A-1EX zoned land prohibiting further residential development. Staff also recommends that a shared driveway easement agreement be recorded that meets the standards found in section 75.19(8) of the county code.

TOWN: Approved with conditions: deed notice regarding no further development on balance of A-1EX zoned land, shared driveway easement agreement required.