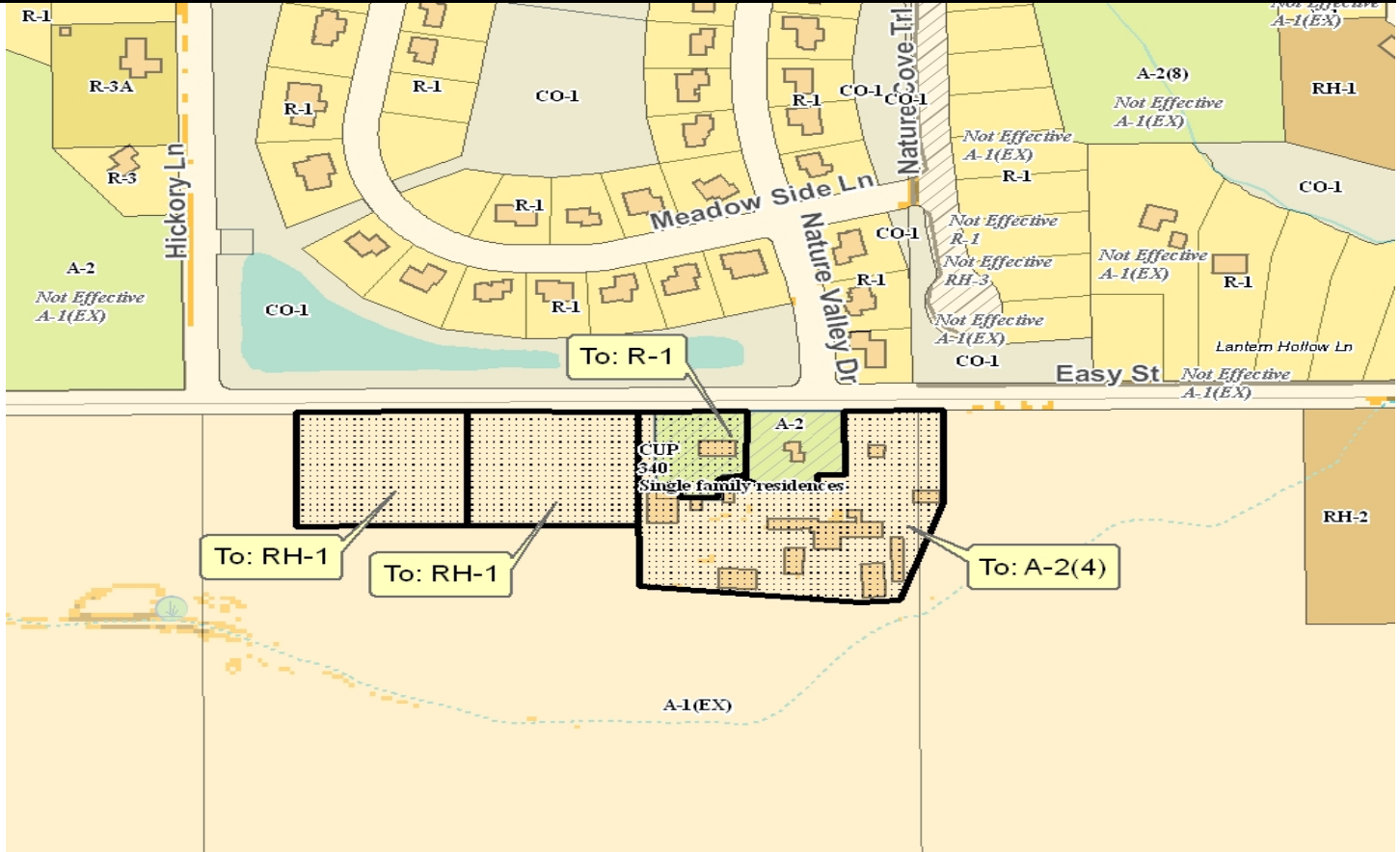




# Staff Report

Zoning and Land Regulation Committee

<b>Public Hearing: May 26, 2015</b>	<b>Petition: Rezone 10838</b>
<b>Zoning Amendment:</b> A-1EX Exclusive Agriculture District and A-2 Agriculture District to RH-1 Rural Homes District, A-2(4) Agriculture District, R-1 Residence District	<b>Town/sect:</b> Westport Section 01
<b>Acres:</b> 4.5, 4.14, 1.0 <b>Survey Req.</b> Yes	<b>Applicant</b> Jeff Pfeil
<b>Reason:</b> Creating two residential lots and separating farm buildings from the farmland	<b>Location:</b> 4959 Easy Street



**DESCRIPTION:** Applicant proposes to create 2 new RH-1 zoned residential parcels, separate the farm residence and buildings from the farmland onto an A-2(4) zoned parcel, and reconfigure an existing R-1 zoned residential parcel.

**OBSERVATIONS:** The property consists of 100% class II soils. No sensitive environmental features observed.

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

**STAFF:** The property is in the town's "agricultural" planning area as delineated in the town's comprehensive plan. The town does not have a standard density policy limiting residential development in its agricultural area. Town plan policies strictly limit development within the agricultural area. Splits for "farm related" development are considered by the town on a "case-by-case" basis.

**TOWN:** Approved with 15 conditions.