



Staff Report

Zoning and Land Regulation Committee

Public Hearing: February 23, 2016

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

Acres: 5.14
Survey Req. Yes

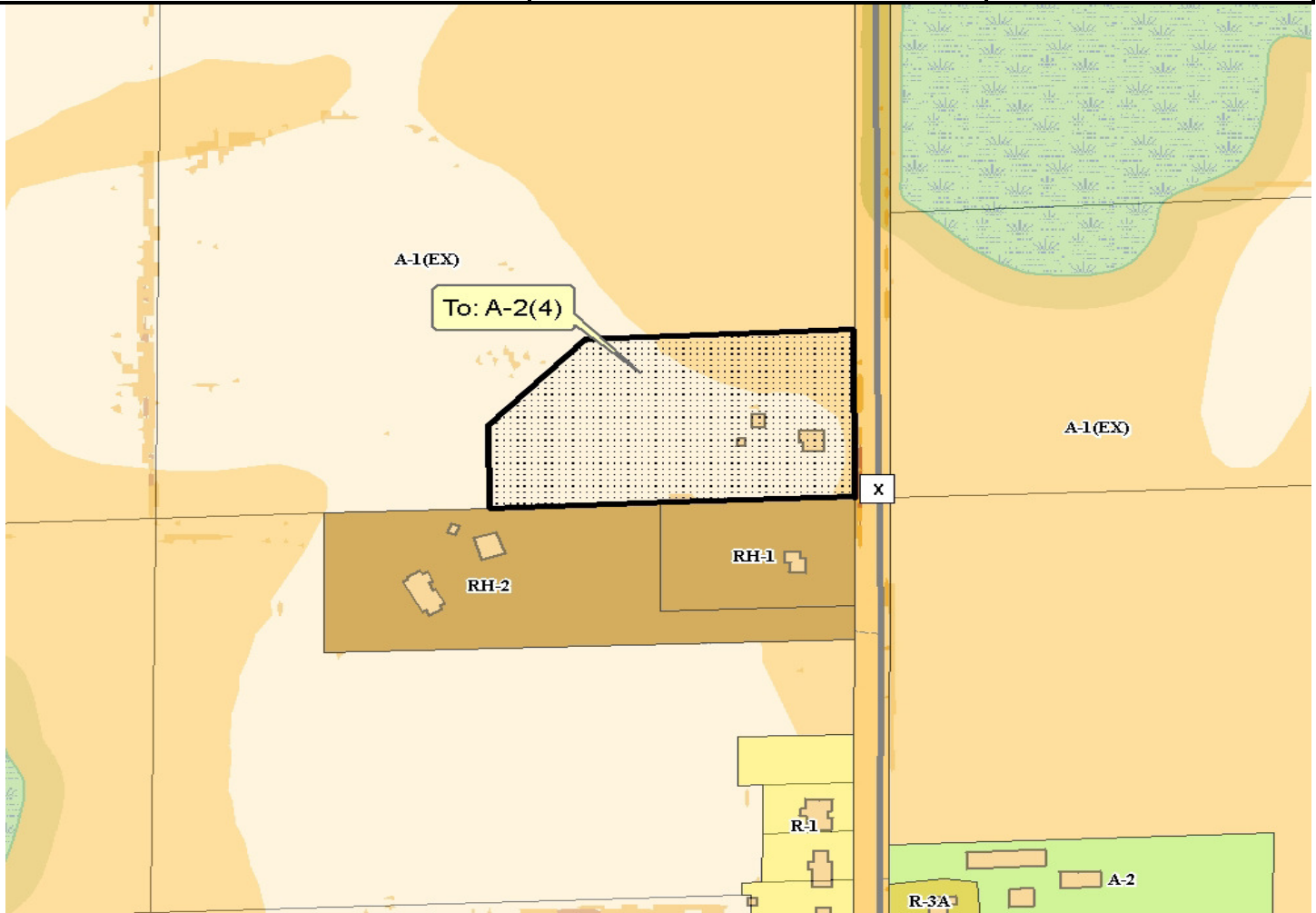
Reason:
Separating existing residence from farmland

Petition: **Rezone 10946**

Town/sect:
Albion Section 20

Applicant
John R Haugen

Location:
603 County Highway X



DESCRIPTION: The petitioner would like to separate the existing residence from the 39-acre property

OBSERVATIONS: There is an existing residence and two small outbuildings on the property. Approximately 15% of the area consists of Class II soils. No sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area. The Town Plan density policy does not count the separation of existing home as a housing density right. If approved, one housing density right will remain on the property.

RESOURCE PROTECTION: The property is located outside the resource protection area.

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

TOWN: Approved with no conditions.