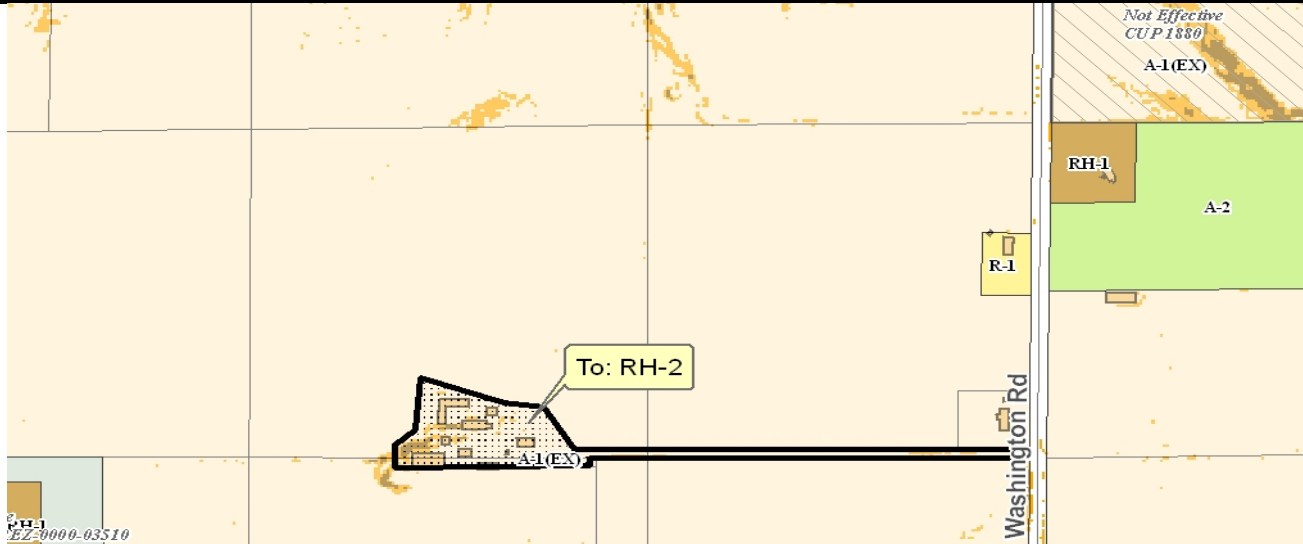




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> July 28, 2015	<i>Petition:</i> Rezone 10858
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	<i>Town/sect:</i> Pleasant Springs Section 24
	<i>Acres:</i> 4 <i>Survey Req. Yes</i>	<i>Applicant:</i> Perry J Halverson
	<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 2251 Washington Rd



DESCRIPTION: Applicant proposes to separate the existing residence and farm buildings from the 134-acre farm.

OBSERVATIONS: The farmstead is accessed via Hagen Road which 3 rods wide (49.5 feet). Prior to the road being dedicated to the public, the farmstead was accessed through a 33-foot wide strip of land to Washington Road as shown in the 1949 Plat book. No sensitive environmental features observed. No new development proposed.

VILLAGE/TOWN PLAN: The property is located in the town's agricultural preservation area. There will be no increase in density as part of this petition.

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

STAFF: As indicated on the attached density study report, the property remains eligible for 2 splits (original farm residence already counted in the density calculation). Staff has recommended that the dead end town road be vacated and that the lot encompass the required minimum 66' of frontage out to Washington Road. In addition to the town agreeing to vacate the dead end town road, the owner would need to acquire a strip of land from the adjoining neighbor, Skjolaas, in order to meet the minimum 66' of road frontage requirement in the land division code. Alternatively, the applicant could request a waiver from the road frontage requirement. Staff will continue to consult with the town and the property owner on a suitable resolution to the situation.

7/28 ZLR: Postponed due to no town action.

TOWN: Approved with 4 conditions.

Staff Update: The applicant tried to acquire land from the adjacent landowners to provide for 66-foot of frontage onto Washington Road. The adjacent landowners were not interested in selling the land. The ZLR Committee has reviewed a waiver request to allow 33 feet of frontage for the proposed parcel at the August 11st meeting. Given that the property is going back to the original amount of frontage the farmstead had prior to the road being dedicated, the ZLR Committee approved the waiver with the condition that Hagen Road be vacated.