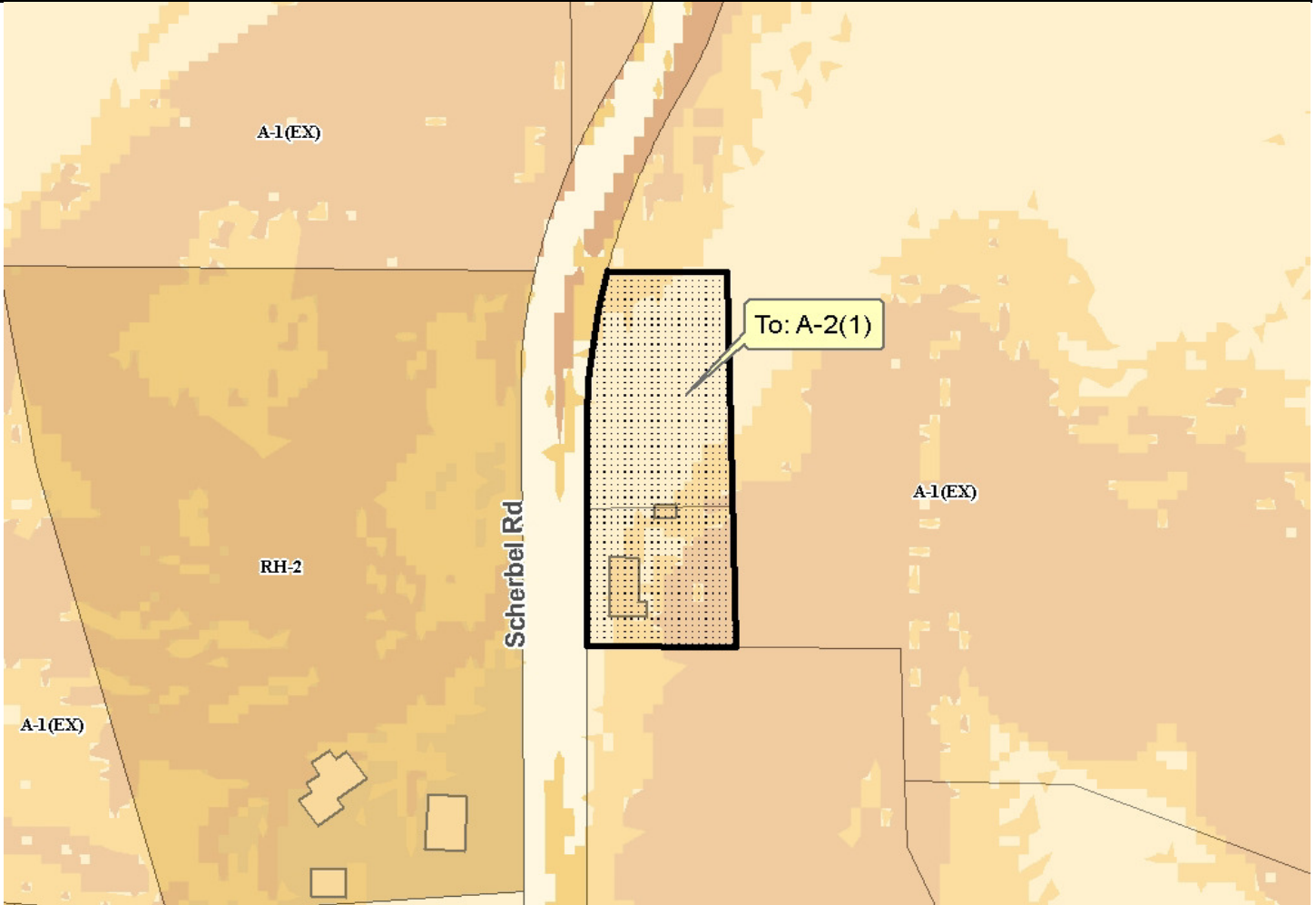




Staff Report

<i>Public Hearing:</i> July 26, 2016	<i>Petition:</i> Rezone 11000
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2(1) Agriculture District	<i>Town/sect:</i> Berry Section 32
<i>Acres:</i> 1.3 <i>Survey Req.:</i> Yes	<i>Applicant:</i> Gary L Nelson
<i>Reason:</i> Creating one residential lot	<i>Location:</i> 4924 Scherbel Road

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to combine two legal substandard lots together and gain compliance with current zoning regulations.

OBSERVATIONS: There is an existing residence and accessory building on the property. The property has slopes exceeding 20% grade in the southeast corner. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area. The town plan calls for a minimum 1-acre lot size. The combined parcels will create a 1.3-acre parcel. There will be no increase in housing density as part of this petition.

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

STAFF: The proposal meets the dimensional standards of the zoning district and the policies of the Town Comprehensive Plan.

TOWN: Approved with no conditions.