



Staff Report

Public Hearing: **March 24, 2015**

Petition: **Rezone 10815**

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

Town/sect:
Dunn Section 27

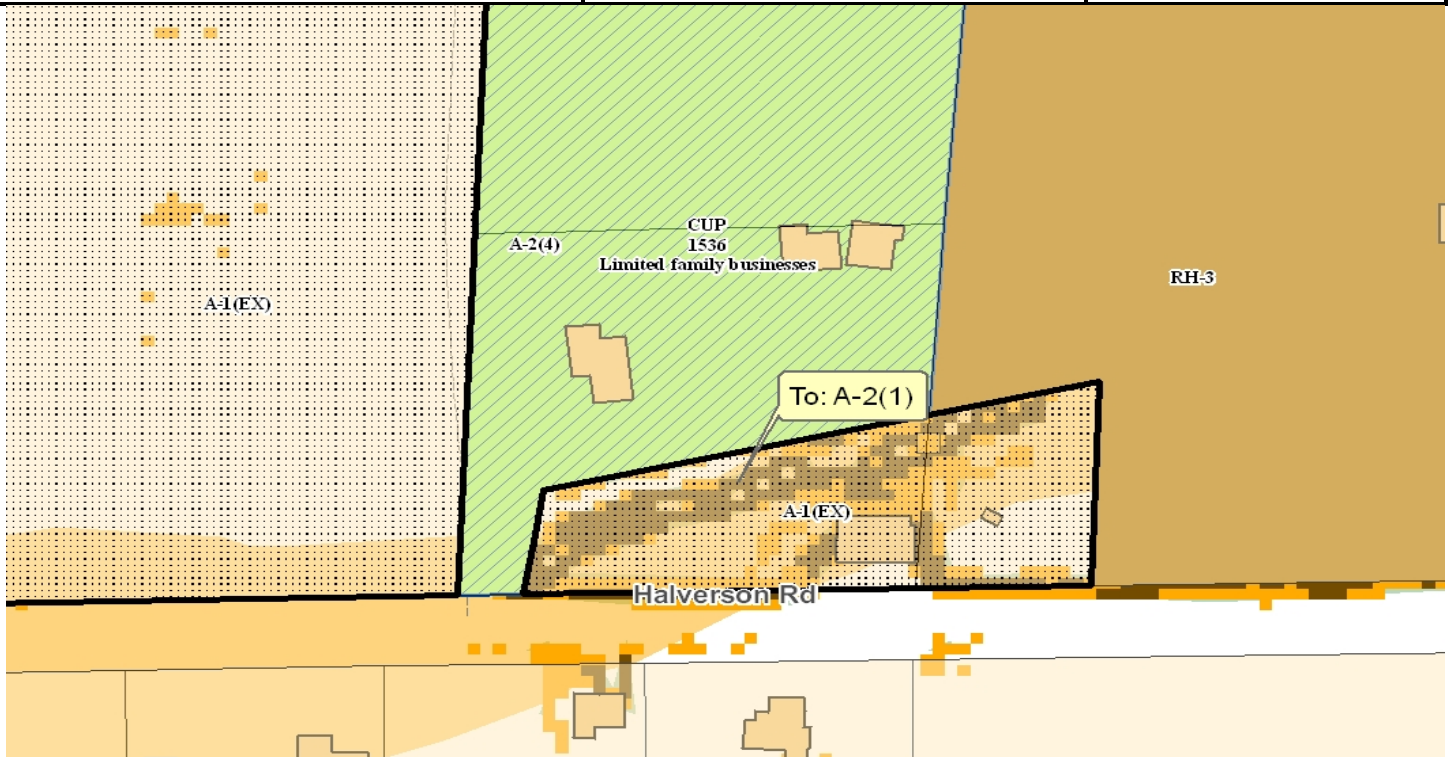
Acres: *1.75*
Survey Req. *Yes*

Applicant
Michael E Julseth

Reason:
Zoning compliance for existing building and use

Location:
3766 Halverson Road

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to combine two lots into a single parcel. The easterly lot was created in 1997 through a quit claim deed and without proper zoning. There is an existing residence on the property. No new development is proposed.

OBSERVATIONS: There is an existing residence on the property. The northern edge of the property has slopes in excess of 20% grade. The entire property consists of Class II soils. There is an existing non-conforming mineral extraction site approximately 1500 feet to the east of the property. The property has a navigable stream located on the north and east boundaries. The stream does not show up on the GIS layer however the stream was documented in 2007 by a navigability determination as part of the reconstruction of the residence. The property will need to comply with current Shoreland regulations.

TOWN PLAN: The property is located in the Agricultural Preservation Area. There will be no increase in housing density.

RESOURCE PROTECTION: There are no areas of resource protection on the property.

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

TOWN: Approved with no conditions. The town has requested that the committee postpone action on the petition at the public hearing due to concerns over possible operation of an auto salvage business on the property.

STAFF UPDATE: Staff conducted an inspection on the property as well as spoke to the owner regarding a potential violation. Mr. Julseth stated that there are two work vehicles (intercon/welding) on the property as well as personal vehicles. He stated that he works as a steam fitter and does not operate a salvage business. Staff has determined that there is no business operating on the property.