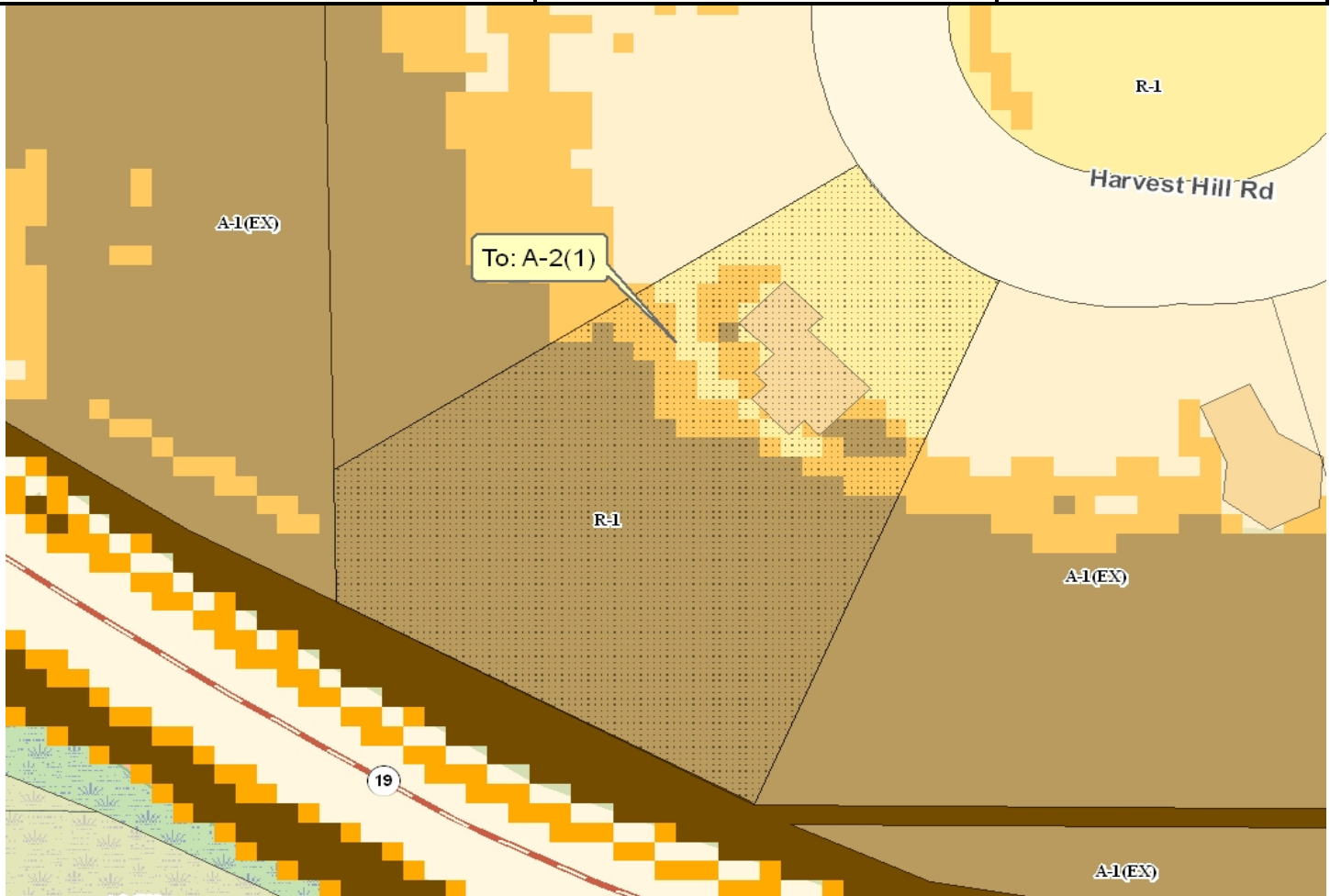




# Staff Report

<i>Public Hearing:</i> <b>August 26, 2014</b>	<i>Petition:</i> <b>Rezone 10739</b>
<i>Zoning Amendment:</i> <b>R-1 Residence District to A-2(1) Agriculture District</b>	<i>Town/sect:</i> <b>Springfield Section 11</b>
<i>Acres:</i> 1.54 <i>Survey Req. No</i>	<i>Applicant</i> <b>Todd H Treichel</b>
<i>Reason:</i> <b>Allow less restrictive maximum height for an accessory building</b>	<i>Location:</i> <b>6658 Harvest Hill Road</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Owner is requesting a rezone to allow for greater height in accessory buildings. He would like to construct a 16'x20' accessory building in the rear yard approximately 50 feet away from the residence.

**OBSERVATIONS:** The parcel is located in the Harvest Hill Subdivision. There is an existing residence on the property and several small sheds. The rear ½ of the property has slopes at approximately 35% grade. No other sensitive environmental features observed.

**TOWN PLAN:** Parcel is located in the Rural Development District of the Town/County Comprehensive Plan.

**RESOURCE PROTECTION:** There are resource protection concerns (slopes over 20%) located in the rear half of the property.

**STAFF:** The proposal appears reasonably consistent with town plan policies. The proposal meets the dimensional standards of the zoning district. A-2 Agriculture Zoning District is limited to 35-foot mean height for accessory buildings.

**TOWN:** Approved with restriction on size and height of the accessory building.