



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 29, 2014**

Zoning Amendment:
RH-3 Rural Homes District to RH-2 Rural Homes District and A-4 Small Lot Agriculture District

Acres: 7.68, 5.32
Survey Req. Yes

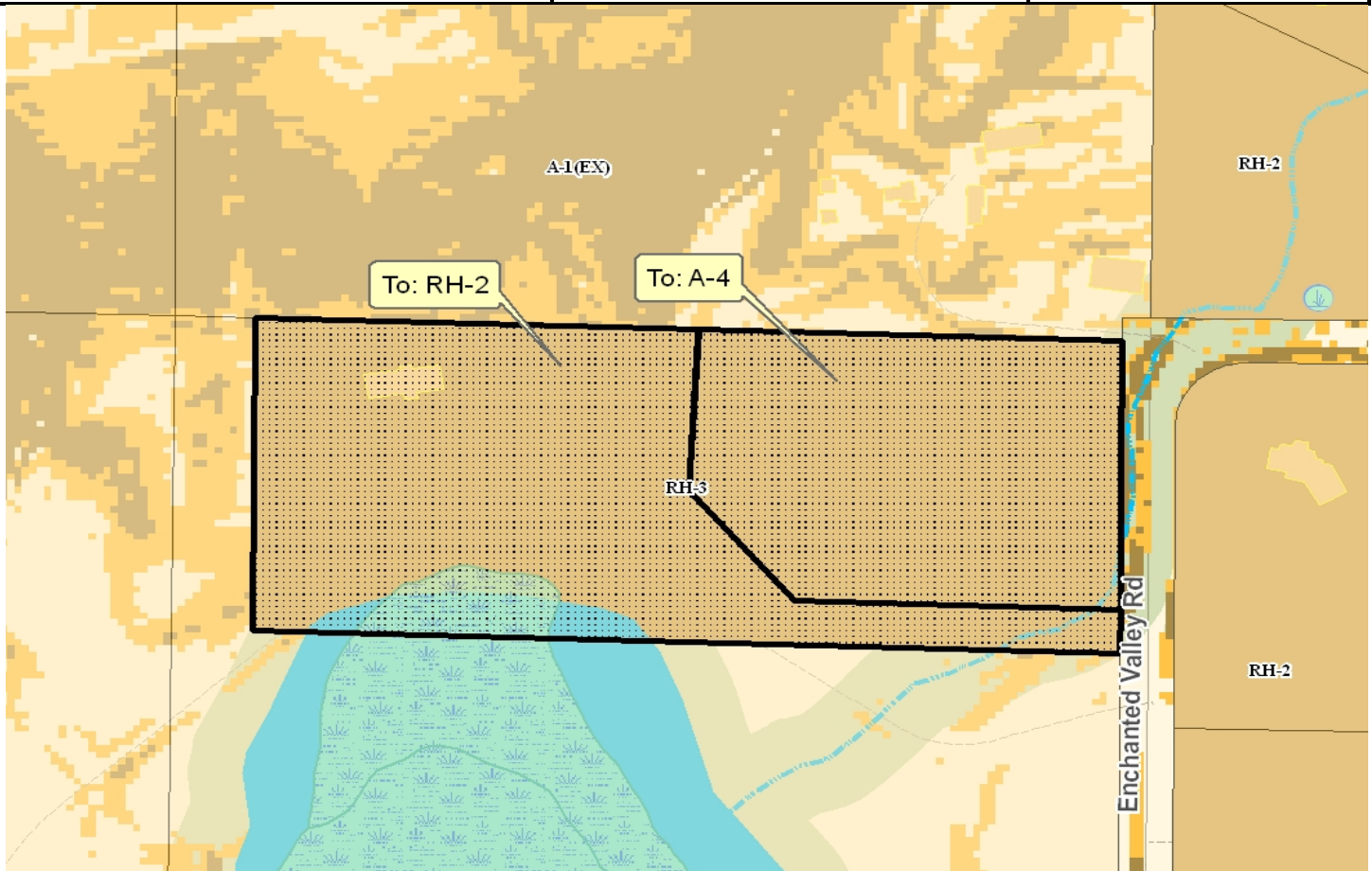
Reason:
Reduce the size of a residential lot

Petition: **Rezone 10660**

Town/sect:
Berry Section 36

Applicant
BEJE TR

Location:
4837 Enchanted Valley Rd



DESCRIPTION: The applicant would like to reduce the size of the existing residential lot. The proposed A-4 parcel will be sold to adjacent neighbor who is currently renting the land for crop production.

OBSERVATIONS: There is an existing single-family residence located on the western side of the lot. Wetlands and an intermittent stream are located just south of the property. Hydric soils are present surrounding the wetlands and stream. Approximately 20% of the property consists of Class II soils. The A-4 area is currently being used for agricultural purposes.

TOWN PLAN: Agricultural & Rural Lands Preservation Area. The sale of the A-4 field to the adjoining neighbor will further the goals of preserving and investing in long-term agriculture.

RESOURCE PROTECTION: There are resource protection areas on this property, they are the wetlands to the south end, does not affect the rezone in this case.

STAFF: The proposal meets the dimensional standards of the zoning districts. NOTE: A-4 Agricultural Zoning District is limited to one animal unit per acre unless a conditional use permit is obtained for additional animal units.

TOWN: Approved with no conditions.