



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **July 25, 2017**

Zoning Amendment:
A-1EX Agriculture District TO A-2 Agriculture District and RH-1 Rural Homes District

Acres: 26.4,23.2,27.7,2.8
Survey Req. Yes

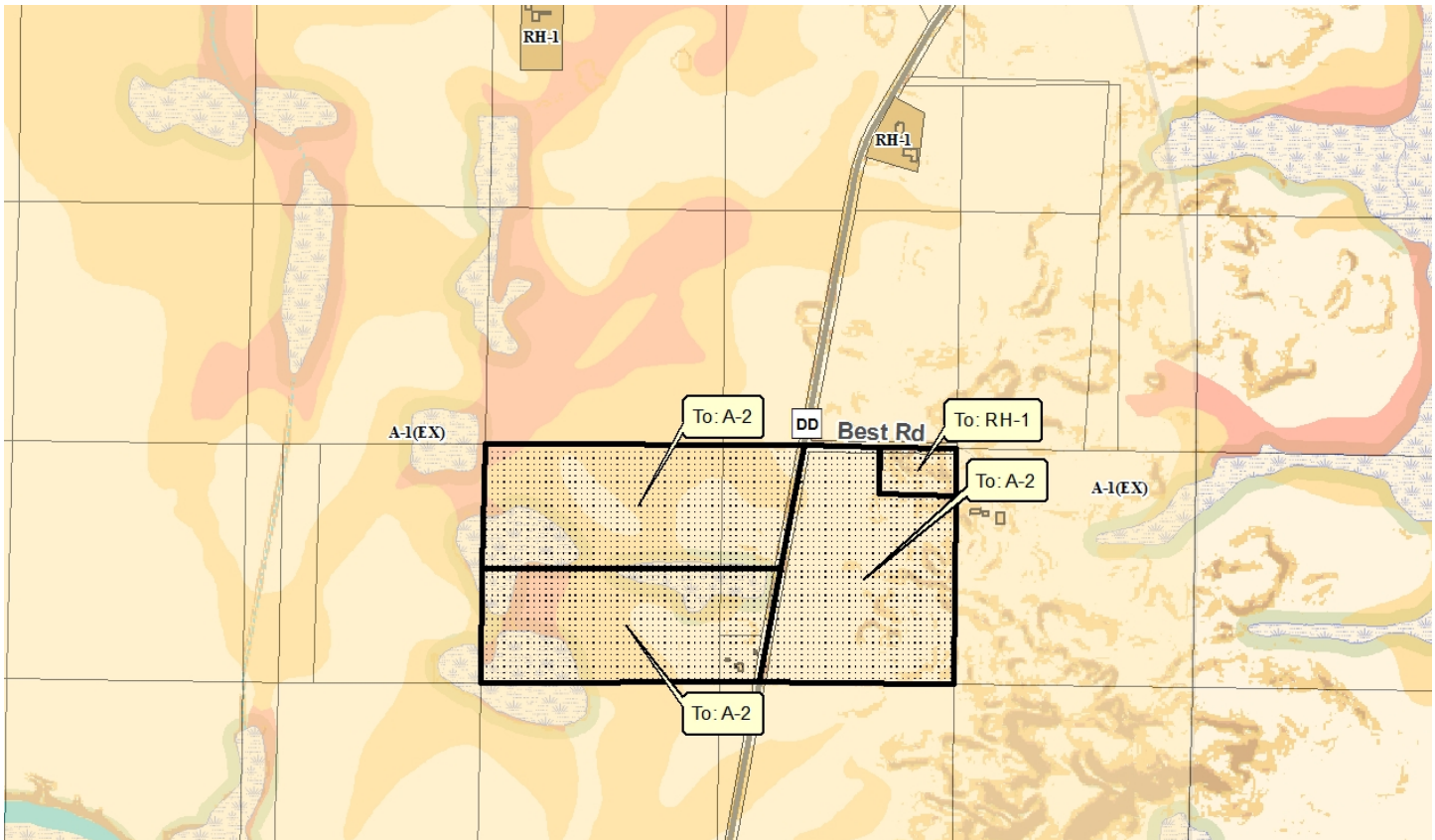
Reason:
Creating two residential lots, one being for an existing residence; and two agricultural lot

Petition: **Petition 11164**

Town/sect:
MONTROSE, Section 36

Applicant
DELORES BEST

Location:
129 County Hwy DD



DESCRIPTION: The applicant wants to create 2 residential lots (1 with an existing residence) and 2 agricultural lots approximately 25 acres in size. The proposed RH-1 parcel would be for a new residence. The southerly A-2 parcel lying west of County Highway DD would encompass the existing residence. The proposed northerly A-2 parcel lying west of CTH DD and the proposed A-2 parcel lying east of CTH DD are proposed for agricultural uses only.

OBSERVATIONS: The property is in a largely agricultural area with scattered rural housing. No sensitive environmental features observed on the proposed new building site.

TOWN PLAN: The subject property is in the Town's Agricultural Preservation Area and subject to the "1 house per 35 acres" Density Policy.

RESOURCE PROTECTION: There are small areas of resource protection corridor associated with wetlands on the westerly half of the 2 proposed agricultural lots lying west of CTH DD.

STAFF: The town plan does not allow for A-4 zoning. The proposal meets the dimensional standards of the zoning districts and the density policy of the Town's Comprehensive Plan. Staff recommends that the proposed northerly A-2 Agricultural lots west of CTH DD and the proposed A-2 lot east of CTH DD both be deed restricted to prohibit any residential development.

TOWN: Approved, with a deed restriction prohibiting residential development on the northerly A-2 parcels west of CTH DD and the A-2 parcel east of CTH DD.