

Amendatory Ordinance No. 2-0620

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Terry Ruchti and Andrew Burkart;

For land being part of the N ½ of the NW ¼ of Section 12-T5N-R5E and SW ¼ of the SW ¼ of Section 1-T5N-R5E in the Town of Brigham; affecting tax parcels 004-1084.A, 004-1084.B, & 004-1297.A.

And, this petition is made to rezone 8.96 acres from A-1 Agricultural to AR-1 Agricultural Residential and approximately 11.33 acres with the AC-1 Agricultural Conservancy overlay;


Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Brigham,**

Whereas a public hearing, designated as zoning hearing number **3100** was last held on **May 28, 2020** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

Now therefore be it resolved that official county zoning map be amended as recommended by the Iowa County Planning and Zoning Committee.

Respectfully submitted by the Iowa County Planning & Zoning Committee.

I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was X approved as recommended _____ approved with amendment _____ denied as recommended _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **June 16, 2020**. The effective date of this ordinance shall be **June 16, 2020**.


Greg Klusendorf
Iowa County Clerk

Date: 6/16/20



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on May 28, 2020

Zoning Hearing 3100

Recommendation: **Approval**

Applicant(s): Terry Ruchti and Andrew Burkart

Town of Brigham

Site Description: N1/2-NW S12 & SW/SW S1; T5N-R5E also affecting tax parcel 004-1084.A; 1084.B; 1297.A

Petition Summary: This is a request to create an 8.96-acre lot by rezoning from A-1 Ag to AR-1 Ag Res and includes zoning 11.33 acres with the AC-1 overlay.

Comments/Recommendations

1. The proposed lot doesn't meet the minimum 40-acre lot size to remain A-1, the AR-1 district is being proposed. The AC-1 overlay is required to comply with the residential density standard in the Town of Brigham.
2. If approved, the AR-1 lot will be eligible for one single family residence (exists), accessory structures, and limited ag uses including up to 3 livestock type animal units. The AC-1 district allows open space ag uses but prohibits any structures that require a zoning permit.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.

