

From: Julie Mansfield Smith [mailto:cuppercreeklandco@gmail.com]

To: GCPlan

Subject: T12SR27E WM TL2601;Ref;39423

Shannon,

Is this 320 acres buildable? Can it be split to 160 with home on each?

Julie,

It is in the MUR zone. 320 acres are required to place a farm dwelling based on acreage. The property has to be used for agriculture on a commercial scale (with the intent of obtaining profit)

The minimum parcel size for ag use is 160, but the only way to get a dwelling on the resulting 160's would be as non farm dwellings and they would need to show that the whole thing is not suitable for ag use and there would be a tax penalty and it could never go on special assessment.

The other option may be to apply for two small non farm parcels and keep the large parcel at least 160 acres.

Shannon Springer

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