

Narrative for Davis zone change application

This property is located near the city of Clark Fork on Majestic Mountain road, a 60 feet wide private and well maintained road. The parcel is 20 acres in size and is currently in the AF20 zone but we are seeking to change the zone designation to AF10. The AF10 zone will align with surrounding parcel sizes as there are over 50 parcels along Majestic Mountain road and Sled Run Trail that range from 3 acres to 19 acres in size, with 3 directly adjacent parcels of 10ac, 10ac and 7.4ac. This parcel has access to fire protection, well maintained road systems, utilities and is adjacent to the city area of impact. It does not contain any prime agricultural soils or significant forestry benefits, it does have slopes at and above 30% however the comprehensive plan only mentions this as a concern due to the general difficulty of building roads on steep slopes, which is a non-factor since a road is already in place and was designed around the steeper slopes. In summary this parcel fits the comprehensive plan designation of A/F 10-20 acres, fits the requirements of 10 acre zoning and does not align with the large tracts typically reserved for 20 acre zones.