

Conservancy Rezone Request
Evaluation Tool for
Planning and Development Committee
Findings and Recommendation

conservancy (noun)

1. conservation of natural resources
2. BRIT. a commission authorized to supervise a forest, river, or port
3. an organization dedicated to the protection of natural resources, historical buildings, etc.

Preface:

Conservancy zoning does not always equate to low or wet areas. Some areas zoned Conservancy are wet and low, however, some areas are high and dry. Generally, the concept of a conservancy area is an expansive area kept essentially natural. If only wetland areas were considered for conservancy, there would be little or no protection of upland habitats in the vicinity of water bodies. Many species require an expansive area to have a suitable and functional habitat. One can readily understand the benefit of expansive conservancy areas by making a comparison: Which would serve to better promote wildlife and intermingled, healthy ecosystems: Forty (40) one acre parcels disjointed from each other or a single contiguous 40 acre parcel? Fragmentation of Conservancy and permanent type human activities in particular, do have an impact. With proper planning and awareness, those impacts can be minimized.

*proof (noun)

1. evidence sufficient to establish a thing as true, or to produce belief in its truth.
2. anything serving as such evidence.

**significant (adj.)

1. Having or expressing a meaning; meaningful.
2. Having or expressing a covert meaning; suggestive.
3. Having or likely to have a major effect; important.
4. Fairly large in amount or quantity.

See Findings Checklist on reverse

PLANNING & ZONING COMMITTEE FINDINGS CHECKLIST

APPLICANT NAME: _____ DATE: _____ PARCEL #: _____

True	False	<i>Base considerations to evaluate Conservancy land rezone requests.</i>
		The Town did not object to the proposal.
		Those noticed / contiguous did not object to the proposal.
		The DNR did not object to the proposal.
		The request is consistent with the Comprehensive Plan.
		The site is not waterfront.
		The site is not wet or mapped as wetland.
		The site is high / dry ground.
		There is development adjoining or in close proximity.
		There is adequate infrastructure in the area (roads, utilities etc.)
		The proposed rezone site will support a Private Onsite Waste Treatment System (POWTS).
		The site is at or near the fringe of Conservancy as opposed to far away / engulfed.
		The specific site is already legally developed (e.g. a nonconforming dwelling placed prior to enactment of Shoreland Zoning).
		There are no reasonable alternatives to the proposal or components of the proposal.
		The proposal does not conflict with surrounding land uses.
		The overall proposal is environmentally sound.
		The site / area is not in a floodplain.

Score on the range below. 1 represents the least amount of proof and 5 represents the most amount of proof.

1	2	3	4	5	<i>Specific Conservancy rezone request / requirements compliance:</i>
					(A) Only the minimum area of the lot required for the proposed use is requested for rezoning.
					(B) The proposed rezone is in the best interest of Adams County citizens.
					(C) The petitioner provided *proof that the proposed rezone is in the best interest of Adams County citizens.
					(D) No **significant adverse impact upon storm and flood water storage capacity.
					(E) No **significant adverse impact upon maintenance of dry stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland.
					(F) No **significant adverse impact upon filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters.
					(G) No **significant adverse impact upon shoreline protection against soil erosion.
					(H) No **significant adverse impact upon fish spawning, breeding, nursery or feeding grounds.
					(I) No **significant adverse impact upon wildlife habitat.
					(J) No **significant adverse impact upon areas of special recreational, scenic or scientific interest, including scarce wetland types.
					(K) Petitioner provided *proof that the proposed rezone will not have “**significant adverse impact”.
					(L) The Applicant’s Inventory Checklist does not indicate any concerns.
					TOTAL: <i>{A score of 48 (80%) or higher is required for a recommendation of approval}</i>

Findings / Comments: _____

COMMITTEE MEMBER SIGNATURE: _____ Date: _____