



## **Public Hearing Item 5: Rezoning**

Planning & Zoning Committee • January 6, 2026

**Current Zoning District(s):** A-1 Agriculture

**Proposed Zoning District(s):** A-1 Agriculture with A-4 Agricultural Overlay

**Property Owner(s):** Cutsforth, David; Cutsforth, James; Larson, Karen

**Petitioner(s):** Cutsforth, David; Cutsforth, James; Larson, Karen

**Property Location:** Located in the Northeast Quarter of the Southwest Quarter of Section 23  
Town 11 North, Range 11 East

**Town:** Otsego

**Parcel(s) Affected:** 371.02, 385.01, 386.01

**Site Address:** W3162 State Highway 16

### **Background**

David Cutsforth, James Cutsforth, and Karen Larson, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 371.02 is 39.73 acres in size, parcel 385.01 is 0.2 acres in size, and parcel 386.01 is 1.1 acres in size. All parcels are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property is wooded and under cultivation and has frontage on State Highway 16. The property is primarily listed as prime farmland, or prime farmland where drained with the exception of the wooded areas around the home site. There is an existing single-family home and an accessory structure on the southern end of the property along State Highway 16. Approximately 14.5 acres are designated as potentially highly erodible per NRCS. Wetlands are present in the southeastern corner of the property, and there is no floodplain present. Land use and zoning of adjacent properties are shown in the table below.

### **Adjacent Land Uses and Zoning**

<b>Direction</b>	<b>General Land Use</b>	<b>Zoning</b>
<b>North</b>	Agriculture, Woodland, and Wetland	A-1 Agriculture
<b>East</b>	Single-Family Residence, Wetland, and Open Space	A-1 Agriculture
<b>South</b>	Institutional, Agriculture, and Wetland	A-1 Agriculture and C-1 Light Commercial
<b>West</b>	Agriculture, Single-Family Residence, and Wetland	A-1 Agriculture and R-1 Single-Family Residence

### **Analysis:**

The property owner is proposing to separate the home from the rest of the property. A 5.37-acre lot will be created around the existing home and accessory structure and will remain zoned A-1 Agriculture. To maintain the minimum required density of one home per 35 acres in the Town of Otsego, the owner will restrict the northernmost 29.63 acres of parcel 371.02. This proposal will require a Certified Survey Map (CSM). The

separation of a pre-existing residence in the A-1 Agriculture zoning district is permissible under Section 12.125.02(2) of the Columbia County Zoning Code.

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 5.37-acre lot, while maintaining the required density of one home per 35 acres in the Town of Otsego through the application of the A-4 district to 29.63 acres. This proposal appears to follow the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Otsego Town Board met on November 11, 2025, and recommended approval of the rezoning.

**Documents:**

The following documents are on file with the Planning and Zoning Department:

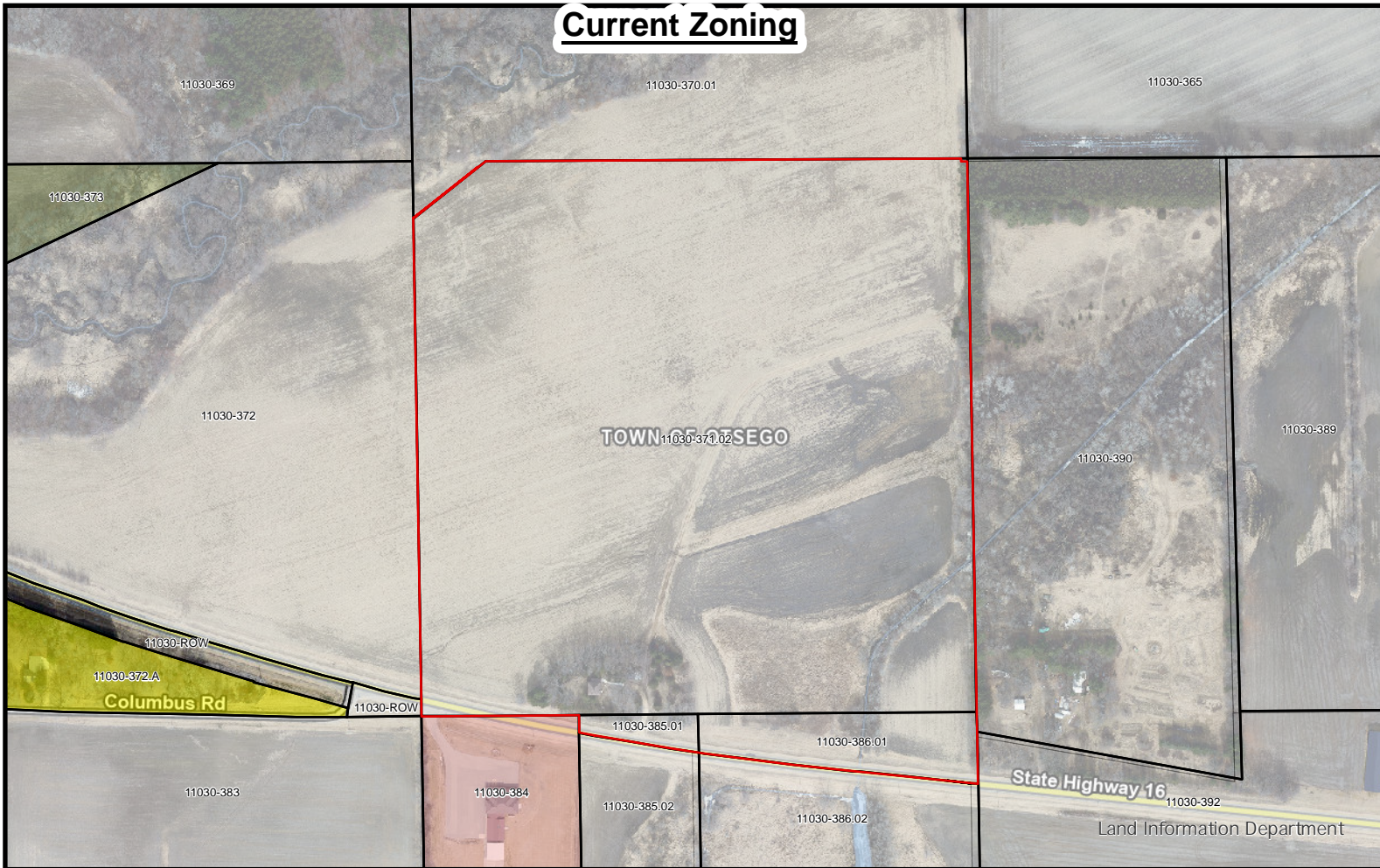
1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Preliminary Certified Survey Map
5. Town Board Action Report

**Recommendation:**

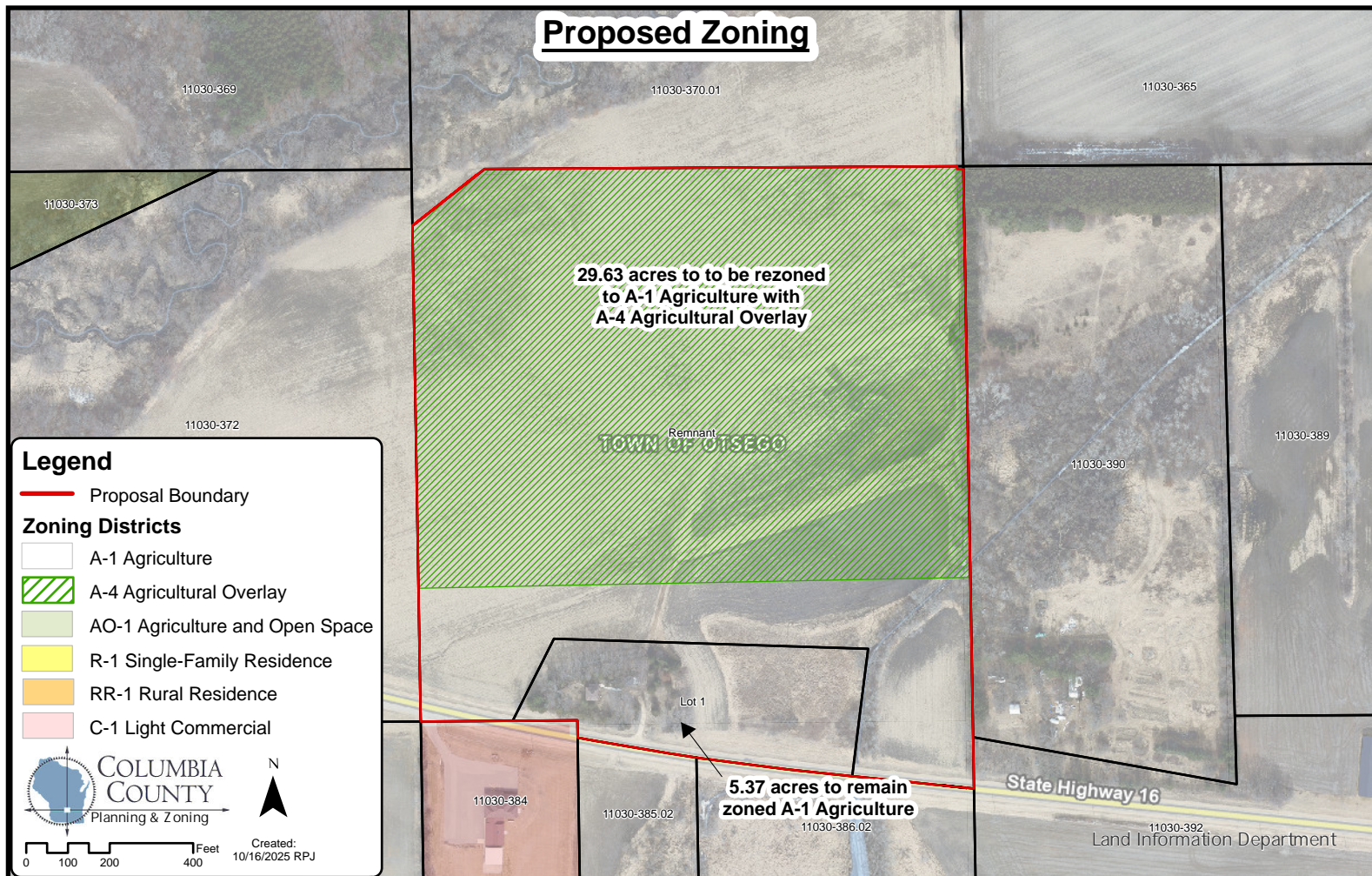
Staff recommends approval of rezoning 29.63 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.



## Current Zoning



## Proposed Zoning



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