



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 28, 2016**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(4) Agriculture District

Acres: 5.0
Survey Req. Yes

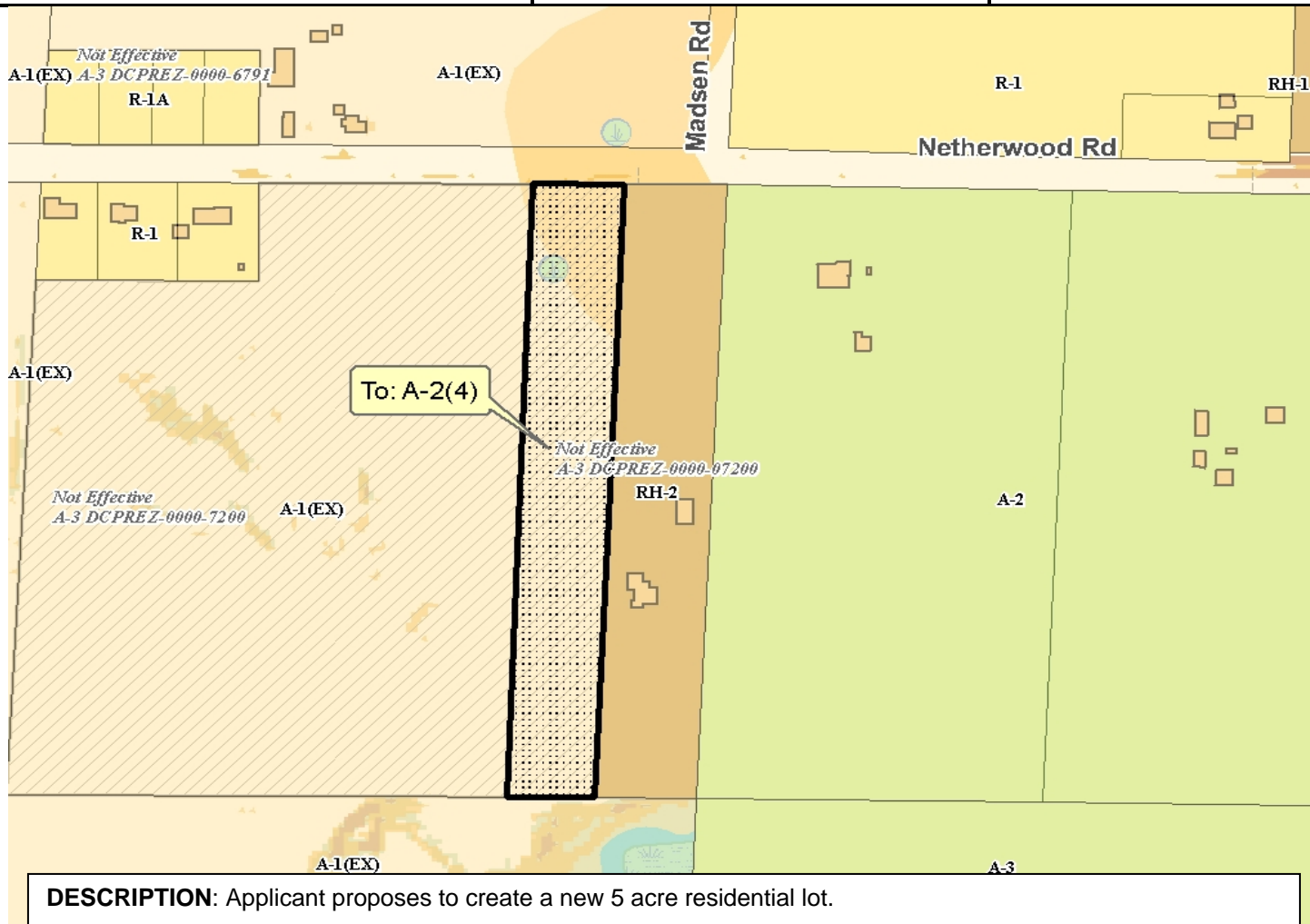
Reason:
Creating one residential lot

Petition: **Rezone 10993**

Town/sect:
Oregon Section 04

Applicant
Rita Mae Kluever

Location:
West of 5553 Netherwood Road



DESCRIPTION: Applicant proposes to create a new 5 acre residential lot.

OBSERVATIONS: The property consists of 95% Class II soils. A small area of hydric soils associated with an isolated wetland under 2 acres in size is located on northernmost portion of the property. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's Rural Preservation II planning area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: As indicated on the attached density study report, the property remains eligible for 2 possible splits. If the petition is approved, it appears one possible split will remain available. The proposal appears reasonably consistent with town plan policies.

TOWN: Pending.