



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **December 13, 2016**

Petition: **Rezone 11069**

Zoning Amendment:

**A-2(8) Agriculture District to A-2(2) Agriculture District**

Town/sect:

**Oregon  
Section 10**

Acres: 2.01

Survey Req. Yes

Applicant

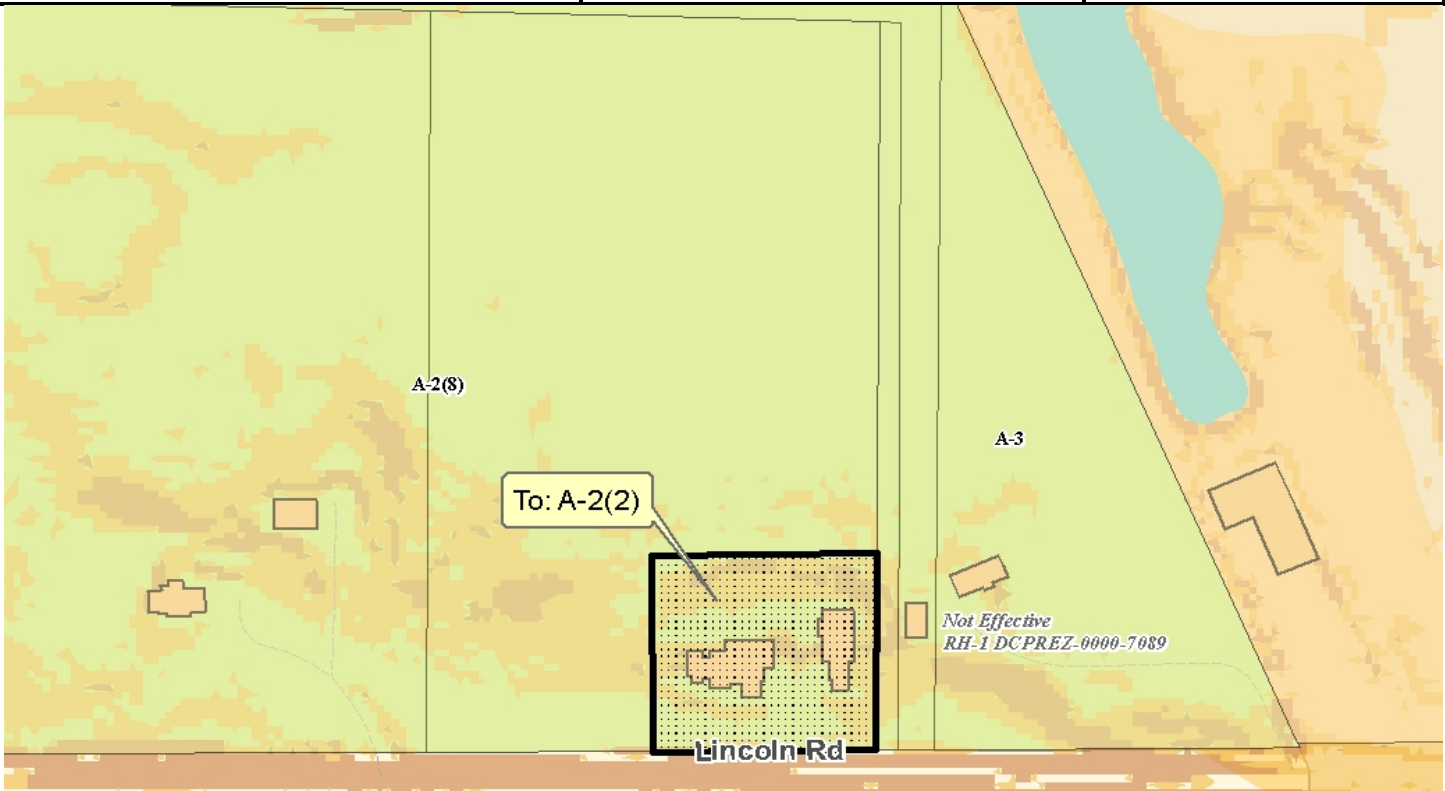
**Michael L Dorrough**

Reason:

**Separating existing residence  
from farmland**

Location:

**5500 Lincoln Rd**



**DESCRIPTION:** Applicant proposes to separate the existing residence and accessory building onto a smaller 2-acre parcel of land. The remaining ~11 acres would retain A-2(8) zoning.

**OBSERVATIONS:** The property consists of approximately 60% class II soils located on the northerly 2/3 of the existing A-2(8) property. No other significant environmental features observed. No new development is proposed.

**TOWN PLAN:** The property is located in the town's Rural Preservation II planning area. While this planning area is subject to the 1 per 35 density limitation, it is not a long-term agricultural preservation area.

**STAFF:** The proposed 2-acre lot does not appear to meet the 10% maximum building coverage limit. At ~2 net acres, the 10% lot coverage limit would allow for up to 8,712 square feet of buildings. It appears that the existing buildings cover over 11,000 square feet in area. To address this, the surveyor should expand the size of the parcel to meet the 10% requirement.

The proposal appears reasonably consistent with town plan policies. Staff recommends that the balance of the A-2(8) parcel be deed restricted to prohibit residential development. Note that A-4 small lot exclusive agricultural zoning is not an option for the remaining balance of the property as it is not located in a long term farmland preservation area.

**12/13 ZLR:** Postponed due to no town action.

**TOWN:** Approved with a notation regarding no additional home sites.

**NOTE:** The surveyor has increased the size of the lot to meet the 10% building coverage requirements.