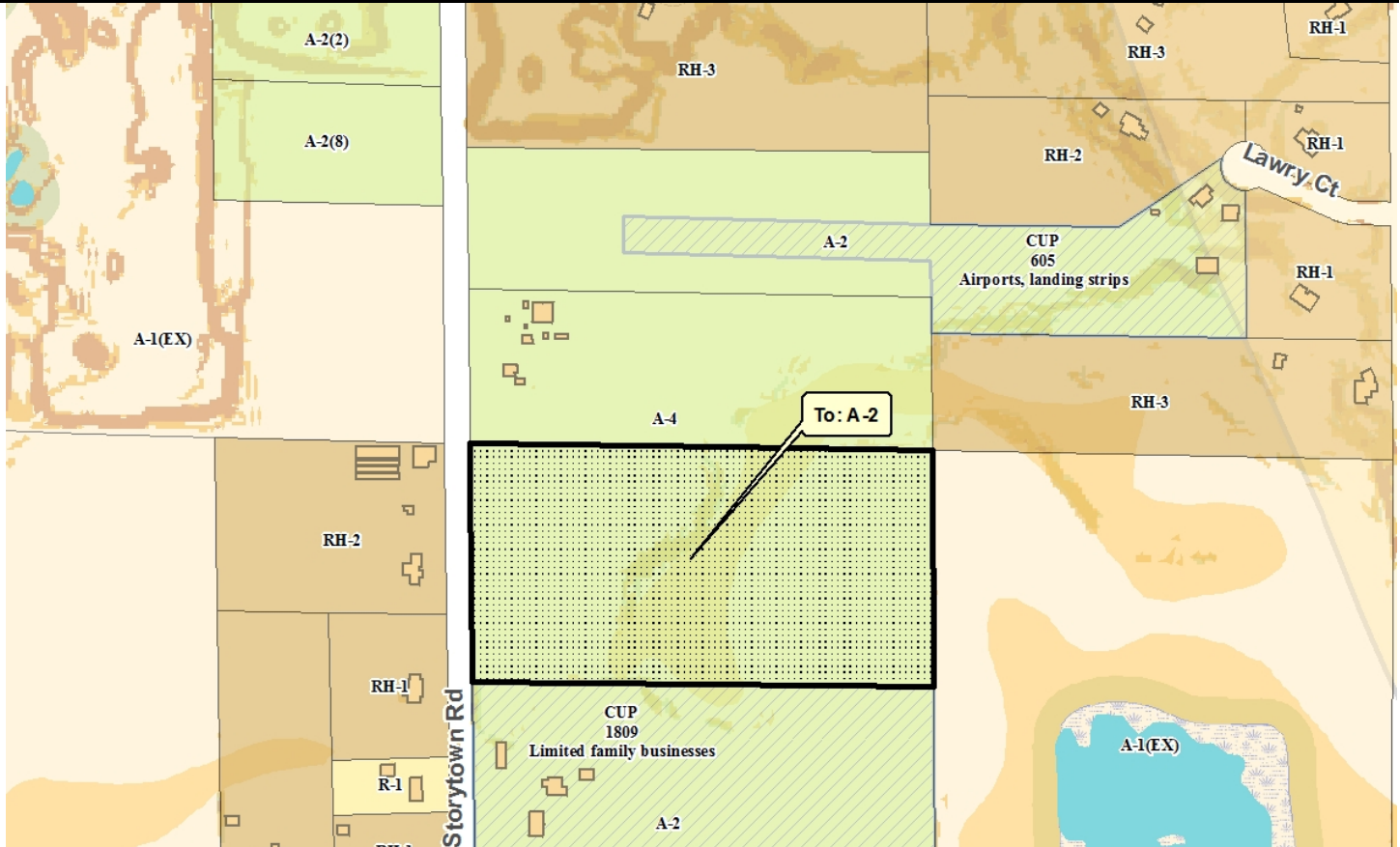




Staff Report

<i>Public Hearing:</i> July 24, 2018	<i>Petition:</i> Petition 11306
<i>Zoning Amendment:</i> A-4 Agriculture District TO A-2 Agricultural District	<i>Town/sect:</i> OREGON, Section 17
<i>Acres:</i> 20 <i>Survey Req.</i> Yes	<i>Applicant:</i> STEVEN C ACE
<i>Reason:</i> creating one residential lot by transferring a development right	<i>Location:</i> South of 996 STORYTOWN ROAD

Zoning and Land Regulation Committee



DESCRIPTION: Applicant wishes to create a new 20 acre rural residential lot by transferring a development right to the property from a different 80 acre farm he owns.

OBSERVATIONS: Surrounding land uses include agriculture and scattered rural residences. The property is in agricultural use and comprised of 70% class II soils and 30% class I soils.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal involves transferring a development right from an 80 acre farm that the applicant owns to the south of the subject property. See attached density study of "sending" property. Town plan policies place an emphasis on preserving large tracts of agricultural land. The proposed transfer appears consistent with town plan policies. Staff recommends the following conditions of approval to document the transfer of the development right:

- 1) Recording of a deed restriction on parcel 0509-173-9500-1 prohibiting additional residential development.
- 2) Recording of a notice document on sending farm property (parcels 0509-174-9000-5 and 0509-173-9500-1) indicating that one possible density unit / split remains available to the property.
- 3) Recording of a notice document on receiving parcel 0509-174-8500-2 (subject property) indicating that the property received a development right pursuant to approval of rezoning petition #11306.

TOWN: Approved with conditions (documenting transfer of the development right).