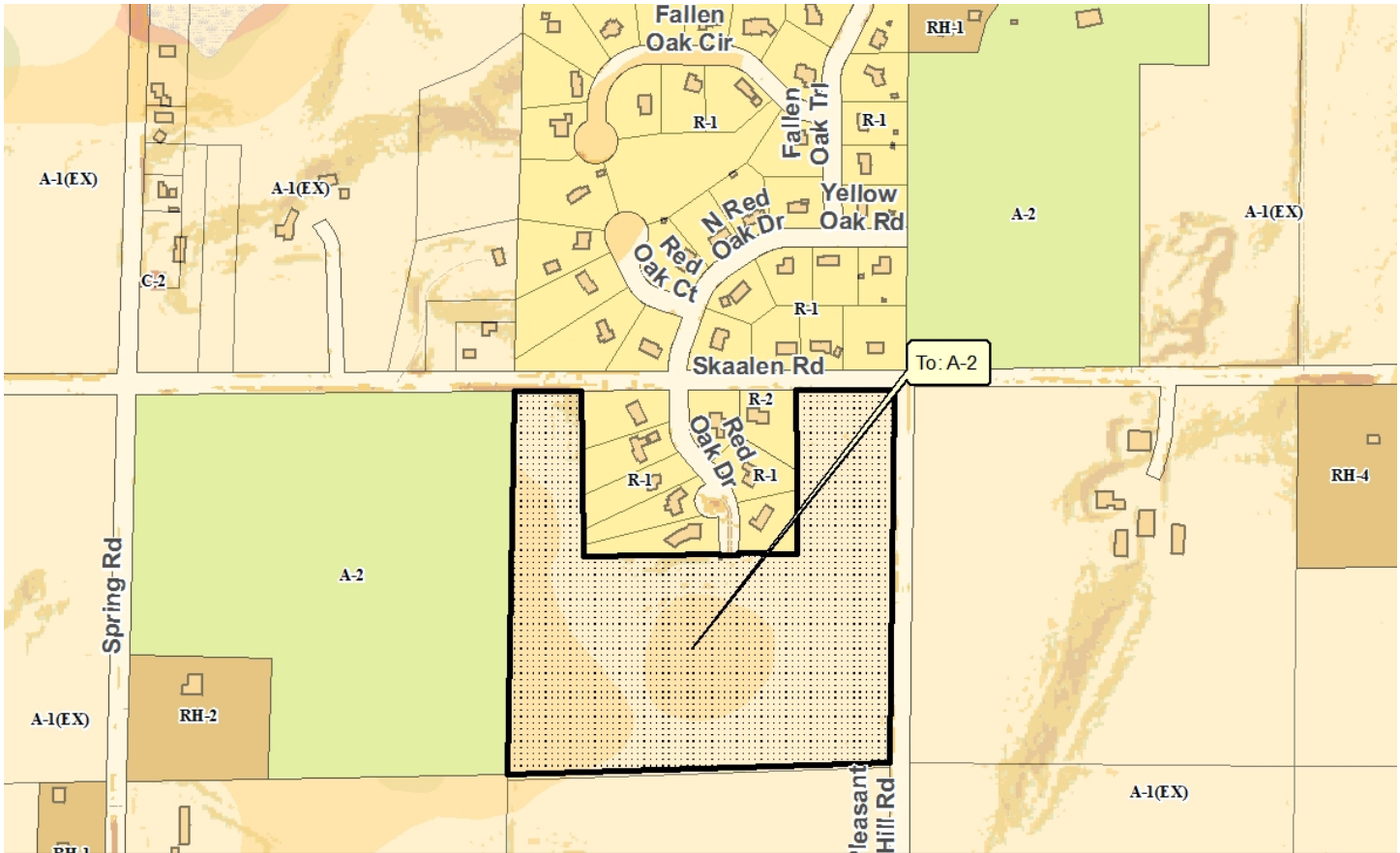




# Staff Report

<i>Public Hearing:</i> <b>February 27, 2018</b>	<i>Petition:</i> <b>Petition 11242</b>
<i>Zoning Amendment:</i> <b>A-1EX Agriculture District TO A-2 Agriculture District</b>	<i>Town/sect:</i> <b>PLEASANT SPRINGS, Section 34</b>
<i>Acres:</i> 30 <i>Survey Req. Yes</i>	<i>Applicant</i> <b>SCOTT TRAUTMAN</b>
<i>Reason:</i> <b>Creating one residential lot</b>	<i>Location:</i> <b>SOUTH OF SKAALEN RD AND WEST OF PLEASANT HILL RD</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to rezone the existing 30 acre parcel to A-2 Agriculture to allow construction of a residence. Prospective buyer would own and operate a small scale farm and live on the property.

**OBSERVATIONS:** Surrounding land uses include a 9-lot residential subdivision, rural residential and agricultural uses. No sensitive environmental features observed.

**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:** As indicated on the attached density study report, the property was part of a 70 acre farm and remains eligible for one housing density unit / split. If the petition is approved, the eligible splits will be exhausted. Prospective buyer will own and operate a small scale organic farm and live on the property. Proposed rezoning appears reasonably consistent with town plan policies.

Staff recommends that a deed restriction be recorded on the balance of A-1EX zoned land from the original farm prohibiting further development (parcel 0611-353-8500-8).

**TOWN:** The town approved the petition with conditions. A deed restriction shall be recorded on the property which prohibits land division of the property and notes that there is only one housing density right assigned to the property.