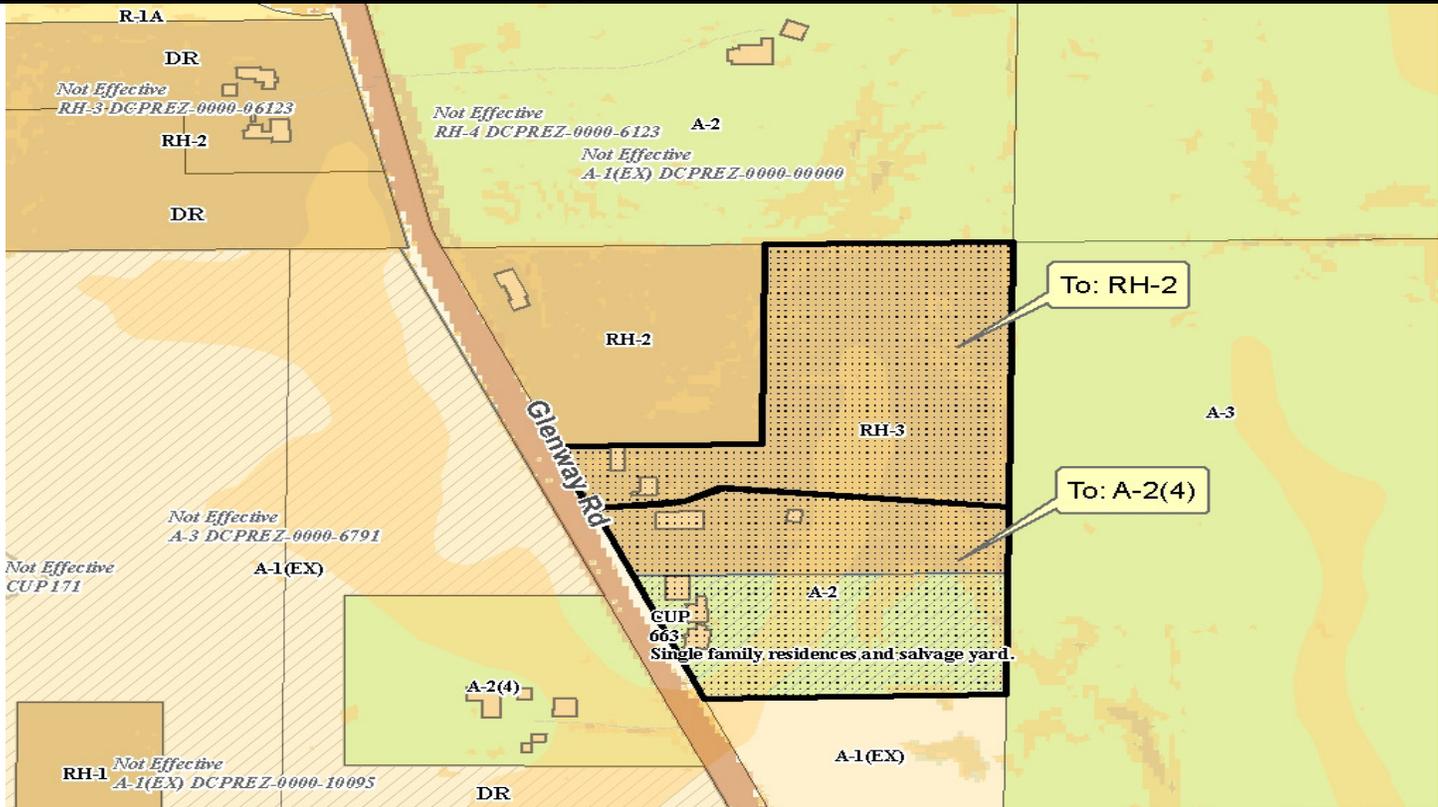




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> September 27, 2016	<i>Petition:</i> Rezone 11030
<i>Zoning Amendment:</i> RH-3 Rural Homes District to RH-2 Rural Homes District and A-2(4) Agriculture District and A-2 Agriculture District to A-2(4) Agriculture District	<i>Town/sect:</i> Oregon Section 15
<i>Acres:</i> 7.28, 4.24, 2.62 <i>Survey Req. Yes</i>	<i>Applicant</i> John Laurence Mullarkey
<i>Reason:</i> Shifting of property lines between adjacent land owners	<i>Location:</i> 936 Glenway Rd



DESCRIPTION: The property owners would like to shift the neighboring property line to the north.

OBSERVATIONS: There are single-family residences on each property along with various out buildings. The lot to the south has been approved as a salvage yard since 1988 and currently holds a license for a salvage yard. The majority of the property consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area (Rural Preservation). There will be no increase in density as part of this petition.

RESOURCE PROTECTION: The property is outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district.

Note: The salvage yard boundaries are limited to the area described under CUP#663. Any storage of salvage materials on lands outside the boundaries of the CUP area will be considered a violation of permitted land uses in the A-2(4) area. In order to expand of the salvage yard boundaries, a new conditional use permit would need to be obtained.

TOWN: Approved with no conditions.