



# Staff Report

Public Hearing: **May 10, 2016**

Petition: **Rezone 10968**

Zoning Amendment:  
**A-3 Agriculture District to RH-2 Rural Homes District and RH-2 Rural Homes to A-4 Small lot Agriculture District**

Town/sect:  
**Oregon Section 14**

Acres: 5.35, 5.11  
Survey Req. Yes

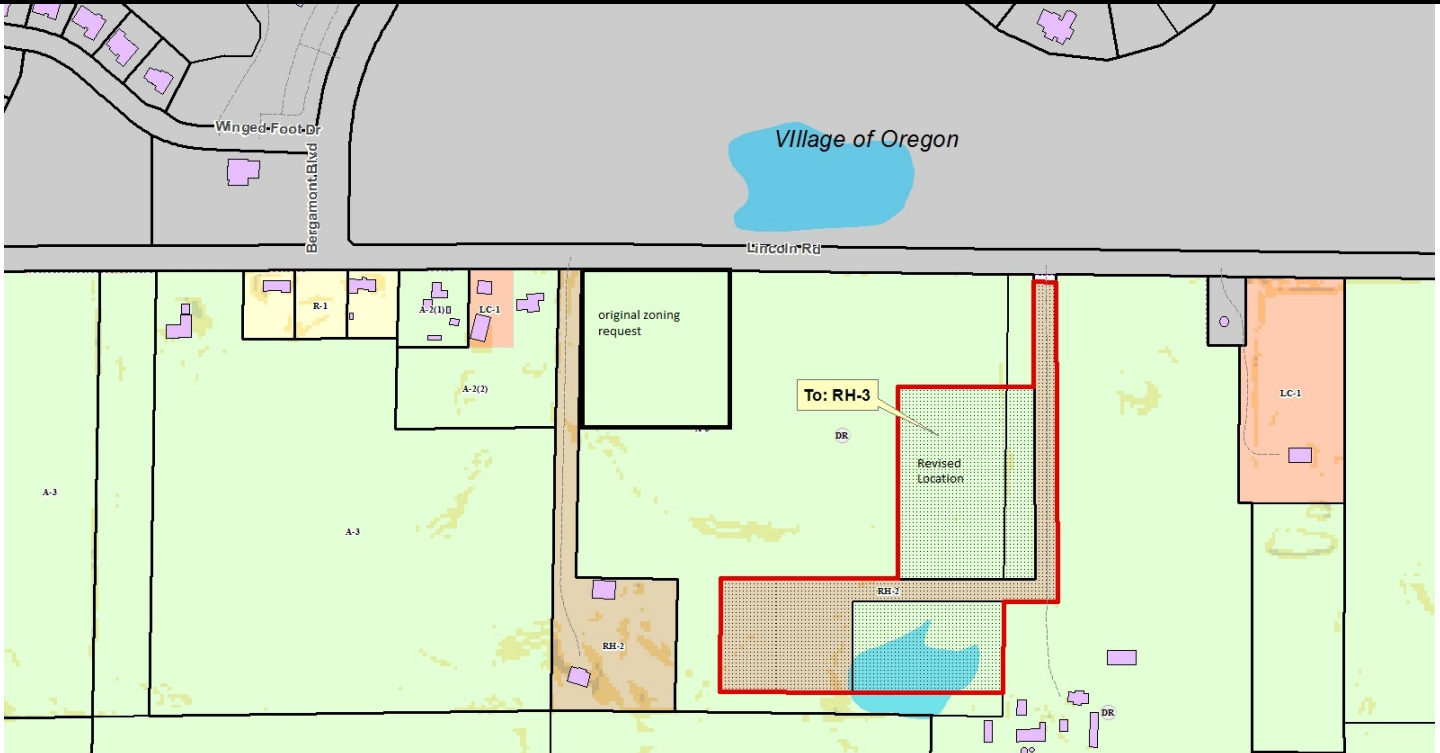
Applicant  
**Steve Ganser**

Reason:  
**Creating one residential lot and one agriculture lot**

Location:  
**West of 5207 Lincoln Road**

## Zoning and Land Regulation Committee

NOTE: Petition revised to expand size of existing lot.



**DESCRIPTION:** Applicant is requesting to relocate a previously approved residential lot. The existing RH-2 residential lot would be rezoned to A-4 to reflect the change and prohibit development.

**OBSERVATIONS:** The property consists of 75% class II soils. No other sensitive environmental features observed. There is a small tax parcel (0509-142-8995-0) zoned A-3 transitional agriculture adjoining CSM 12977 proposed for A-4 zoning. That parcel appears to have been illegally created.

**TOWN PLAN:** The property is located in the town's Rural Preservation II planning area. The proposed new building site appears to most closely conform to town plan policies than the previously approved site.

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

**STAFF:** Staff recommends that the proposed A-4 parcel be rezoned to CO-1 Conservancy to comply with state farmland preservation limitations that prohibit the use of certified agricultural preservation zoning categories on lands not identified for long term preservation in adopted plans. Staff also recommends that the neighboring tax parcel owned by Mr. Ganser also be rezoned CO-1 (parcel #0509-142-8995-0).

**5/10 ZLR:** The Committee postponed action due to no town action.

**STAFF UPDATE:** The proposal has changed several times. The current proposal shifts the proposed zoning boundary to the east to be combined with the existing parcel Mr. Ganser owns. The revision will produce a single 12.8-acre lot which would be assigned the zoning district classification of RH-3.

**TOWN:** Approved the amended petition which creates a 12.8-acre parcel assigned the zoning district classification of RH-3 Rural Homes.