



# Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **June 27, 2017**

Zoning Amendment:  
**A-1EX Agriculture District TO A-2 Agriculture District**

Acres: 38  
Survey Req. Yes

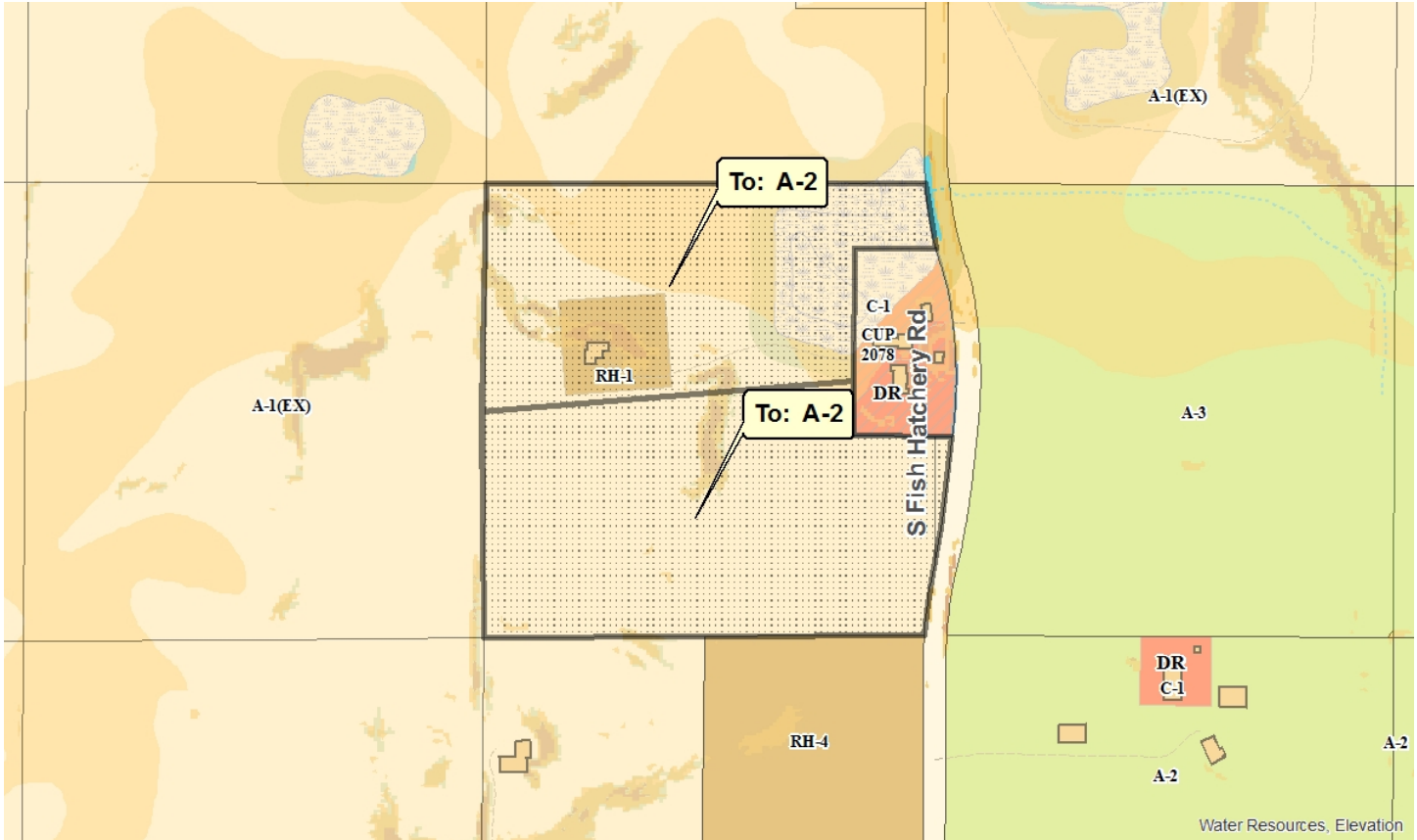
Reason:  
**Separating existing residence from farmland**

Petition: **Petition 11147**

Town/sect:  
**OREGON, Section 9**

Applicant  
**PAUL A MORRISON**

Location:  
**1207 S. FISH HATCHERY ROAD**



**DESCRIPTION:** Applicant would like to separate an existing residence from the balance of the farm..

**OBSERVATIONS:** There is an existing residence on the site, in the RH-1 zoning district (not a separate legal lot of record).

**TOWN PLAN:** In 1995, this property was part of a 169-acre farm owned by Carl and Mary Larsen. Of that acreage, 60.32 acres is in a Farmland Preservation Area as identified in the town/county plan, and so is subject to the town density cap. Two homesites have been created, leaving no development potential remaining on the property. Note that the Town of Oregon does not county separation of an existing residence against density caps.

**RESOURCE PROTECTION:** There is a pond, wetland and associated buffers located on the northeast corner of the property. Access to the existing residence is provided via easement through the adjoining C-1 lot on an existing driveway.

**STAFF:** No recommended conditions.

**TOWN:** On 6/6/2017, the Town of Oregon Board of Supervisors recommended approval, with no conditions.