



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **August 26, 2014**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2 Agriculture District

Acres: 40
Survey Req. Yes

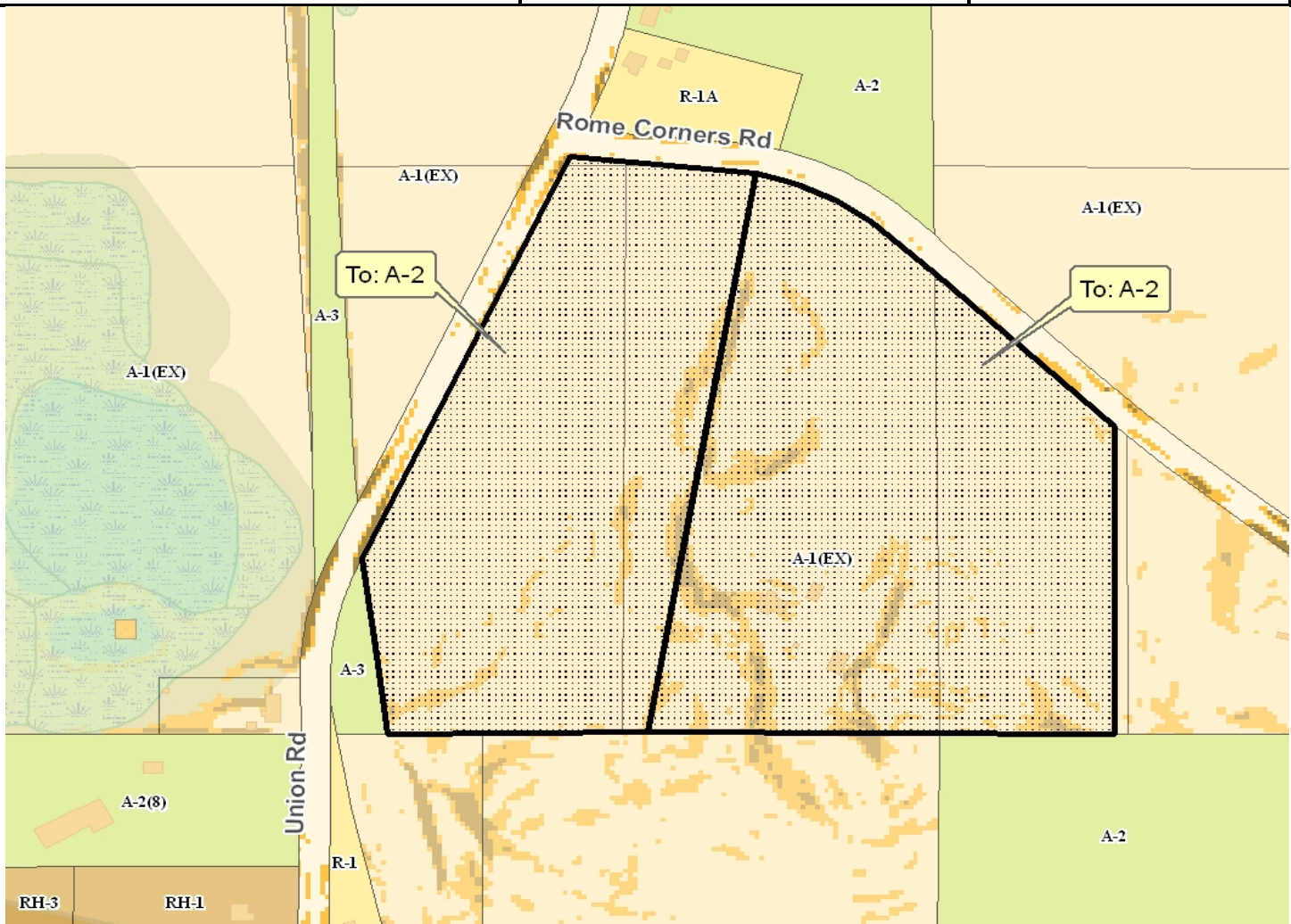
Reason:
Separating existing residence from farmland and creating one residential lot

Petition: **Rezone 10734**

Town/sect:
Oregon Section 24

Applicant
Warren M Schmidt

Location:
West of 4965 Rome Corners Rd



DESCRIPTION: This would create two residential lots in the A-2 district.

OBSERVATIONS: There is an existing single-family residence and several outbuilding on the property. 50% of the property consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: In a Farmland Preservation Area in the adopted town / county comprehensive plan. This petition would **exhaust** the homesites allocated to this property under the town plan. The entire original farm should be deed restricted to prohibit any further development.

RESOURCE PROTECTION: There are no Resource Protection Corridors on the affected parcels.

STAFF: The proposal meets the dimensional standards of the zoning district. The remaining A-1 Exclusive lands lying west of the Union Road should be deed restricted to prohibit residential development.

TOWN: Approved with no conditions.