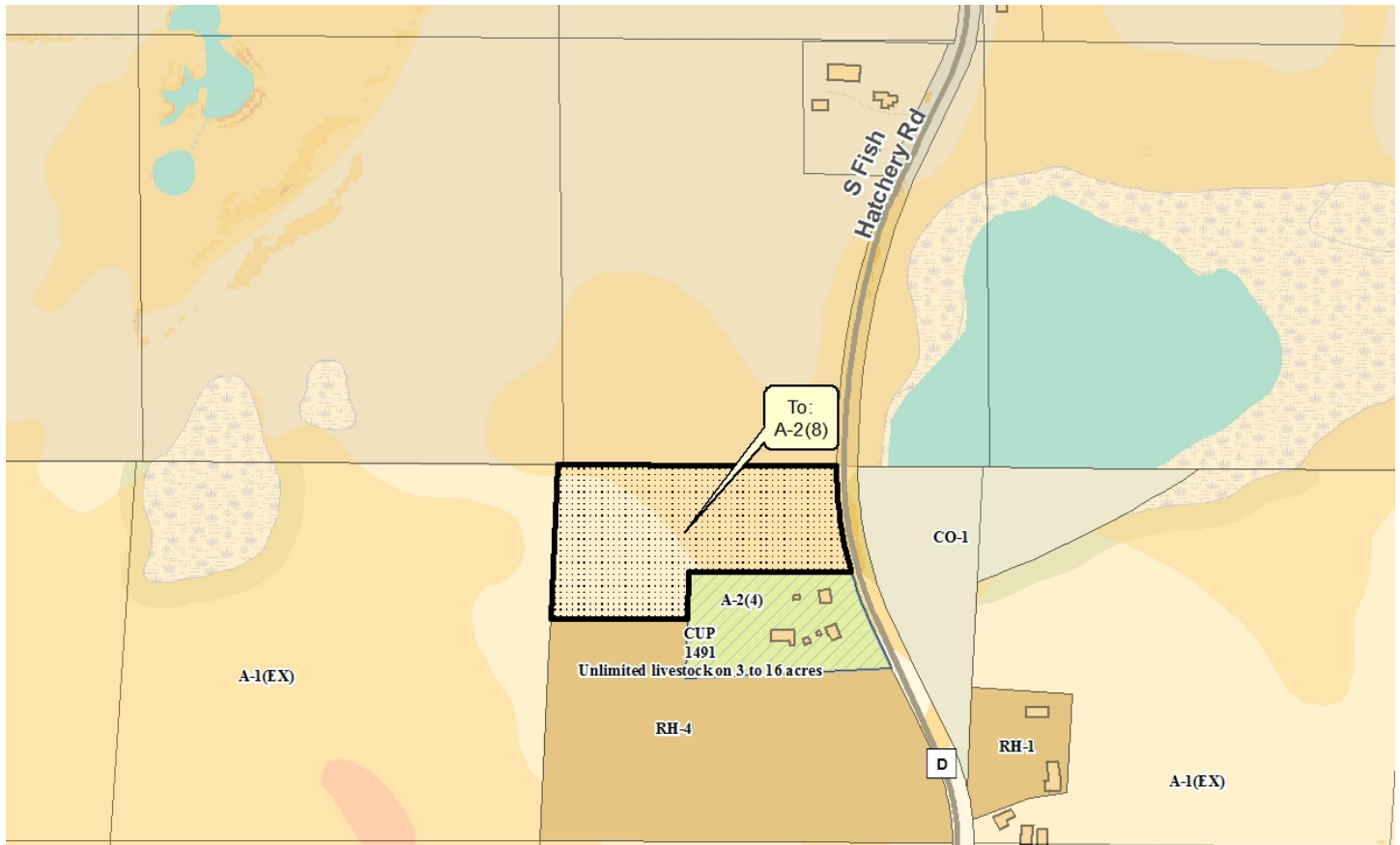




# Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> <b>October 24, 2017</b>	<i>Petition:</i> <b>Petition 11199</b>
<i>Zoning Amendment:</i> <b>A-1EX Agriculture District TO A-2 (8) Agriculture District</b>	<i>Town/sect:</i> <b>OREGON, Section 4</b>
<i>Acres:</i> 8.36 <i>Survey Req.</i> Yes	<i>Applicant</i> <b>JOHN C BROWN</b>
<i>Reason:</i> <b>Creating one residential lot</b>	<i>Location:</i> <b>1611 CTH D</b>



**DESCRIPTION:** The applicant proposes to create a new ~8 acre A-2(8) zoned parcel from the 64-acre parcel.

**OBSERVATIONS:** No sensitive environmental features observed. The property consists of 50% Class I and 50% Class II soils.

**TOWN PLAN:** The property is located in the town's agricultural preservation area.

**COUNTY HIGHWAY:** County Highway D is a controlled access highway. No new access will be permitted to the new lot. Joint access will be required.

**RESOURCE PROTECTION:** No areas of resource protection corridor located on the property.

**STAFF:** The proposal satisfies the dimensional standards of the zoning district and appears reasonably consistent with town plan policies. As indicated on the attached density study report, one possible split remains available to the property. If the petition is approved, the splits will be exhausted. Staff recommends that a deed notice be recorded on the balance of the farm indicating that the allowable splits have been exhausted (parcel # 0509-042-8500-1).

Staff also suggests that a condition be placed on the petition requiring a joint driveway easement to be recorded with the Register of Deeds for the benefit of the new lot.

**TOWN:** Approved.