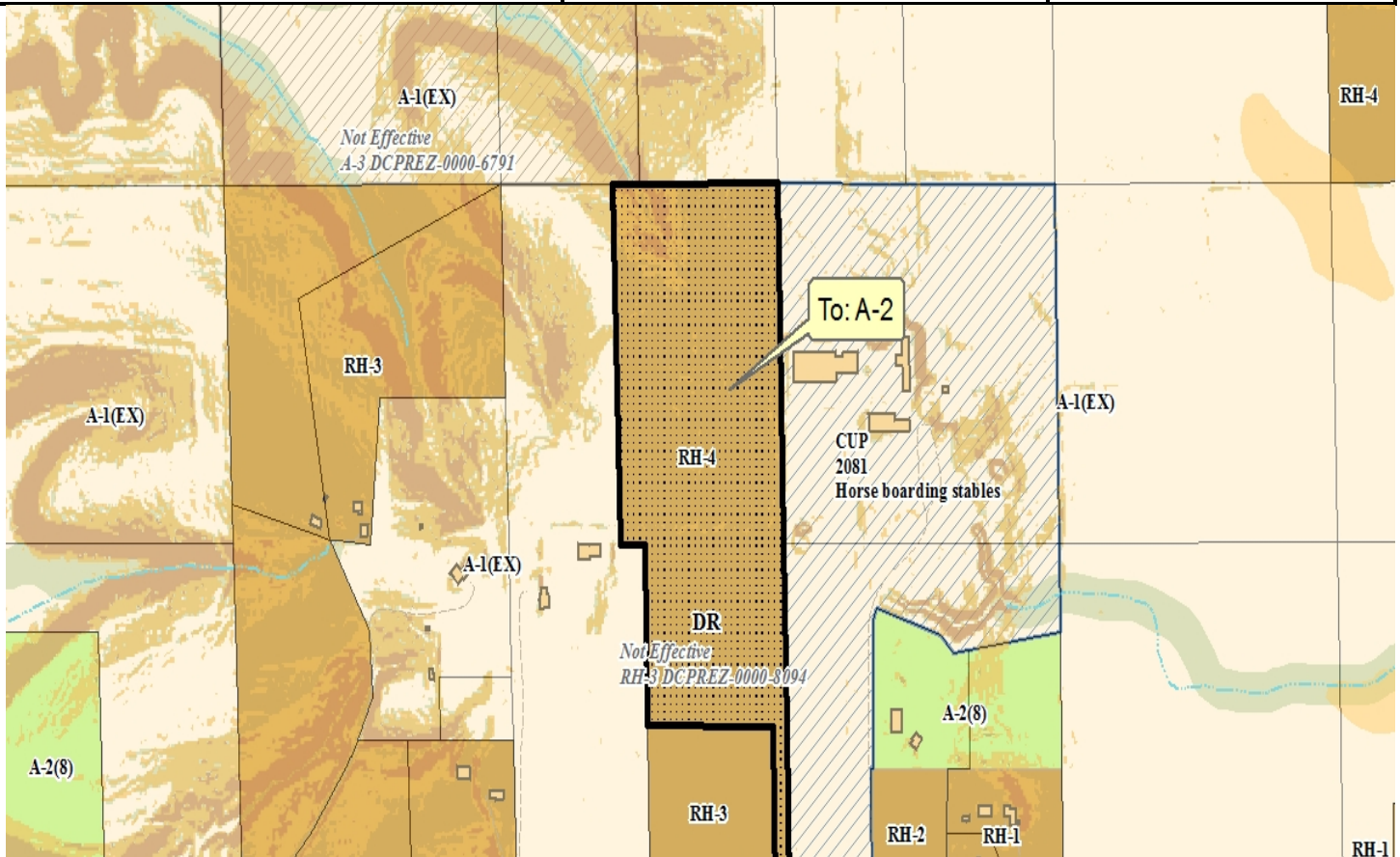




# Staff Report

Public Hearing: <b>May 23, 2017</b>	Petition: <b>Rezone 11127</b>
Zoning Amendment: <b>RH-4 Rural Homes District to A-2 Agriculture District</b>	Town/sect: <b>Oregon Section 33</b>
Acres: 34.7 Survey Req. No	Applicant <b>Gary A Leverenz</b>
Reason: <b>Agriculture production (Apples)</b>	Location: <b>5610 Alpine Rd</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant would like to rezone an existing 34.7-acre RH-4 lot to the A-2 zoning district to better accommodate a proposed apple orchard and pumpkin farm. Landowner would like to retain the right to build a home on the property at some point in the future.

**OBSERVATIONS:** The existing RH-4 lot has a deed restriction prohibiting further division.

**TOWN PLAN:** The property is in the Farmland Preservation Area of the adopted town/county plan. Density caps apply (see density study report in packet).

**RESOURCE PROTECTION:** There are some Resource Protection Areas associated with slopes on the northern third of the existing parcel.

**STAFF:** The proposed A-2 lot should be deed restricted to prohibit further division.

**TOWN:** On April 11, 2017, the Town of Oregon Board of Supervisors voted to recommend approval with no conditions.