

GRANTING A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
4816 & 4818 OAK HILL ROAD, ROCHESTER
SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a rezoning and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:


See Exhibit A

WHEREAS, the Petitioner, **Andrew J. Beck**, has petitioned the Sangamon County Board requesting for **Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the road frontage to be approximately seventy (70) feet instead of the required eighty (80) feet; and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 5.5 acres); and, for Proposed Parcel 3: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 5 acres); and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **January 16, 2020** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and,

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JAN 23 2020


Sangamon County Clerk

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant a rezoning and variances**; and,

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **11th Day of February, 2020** that the following request(s) on the above described property are hereby approved:

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the road frontage to be approximately seventy (70) feet instead of the required eighty (80) feet; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;

For Proposed Parcel 2:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 5.5 acres); and,

For Proposed Parcel 3:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 5 acres); and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

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Signed and passed by the Sangamon County Board in session on this **11th day of February,**
2020.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

EXHIBIT A

TRACT 1:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID QUARTER QUARTER, 491.00 FEET TO TRUE POINT OF BEGINNING; THENCE CONTINUING IN SAME DIRECTION ALONG SAID QUARTER QUARTER, 500 FEET; THENCE DEFLECTING TO THE RIGHT 111 DEGREES 22 MINUTES 22 SECONDS A DISTANCE OF 726.09 FEET TO A POINT ON THE CENTER OF A PUBLIC ROAD; THENCE DEFLECTING TO THE RIGHT SAID PUBLIC ROAD, A DISTANCE OF 500 FEET; THENCE DEFLECTING TO THE RIGHT 68 DEGREES 59 MINUTES 35 SECONDS, A DISTANCE OF 363.64 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NUMBER: 23-20.0-276-007.

COMMON ADDRESS: 4818 OAK HILL ROAD, ROCHESTER, ILLINOIS

TRACT 2:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, THENCE NORTH 87 DEGREES 45 MINUTES 41 SECONDS WEST 422.82 FEET TO AN IRON PIN; THENCE NORTH 44 DEGREES 44 MINUTES 24 SECONDS EAST 964.94 FEET TO AN IRON PIN THENCE SOUTH 49 DEGREES 15 MINUTES 36 SECONDS EAST ALONG THE CENTERLINE OF THE PUBLIC ROAD, 50.00 FEET TO AN IRON PIN; THENCE SOUTH 23 DEGREES 36 MINUTES 41 SECONDS WEST 726.09 FEET TO THE POINT OF BEGINNING,

PARCEL NUMBER: 23-20.0-276-010

COMMON ADDRESS: 4818 OAK HILL ROAD, ROCHESTER, ILLINOIS

TRACT 3:

PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 20; THENCE SOUTH 87 DEGREES 40 MINUTES 00 SECONDS EAST 21.20 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 32 DEGREES 45 MINUTES 00 SECONDS EAST 365.77 FEET; THENCE SOUTH 47 DEGREES 13 MINUTES 27 SECONDS EAST 362.85 FEET; THENCE SOUTH 45 DEGREES 15 MINUTES 36 SECONDS EAST 108.80 FEET; THENCE SOUTH 44 DEGREES 44 MINUTES 24 SECONDS WEST 340.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 44 DEGREES 44 MINUTES 24 SECONDS WEST 622.13 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 41 SECONDS WEST 169.10 FEET; THENCE NORTH 40 DEGREEES 32 MINUTES 46 SECONDS EAST 829.70 FEET; THENCE SOUTH 46 DEGREES 46 MINUTES 24 SECONDS EAST 68.87 FEET; THENCE SOUTH 36

DEGREES 59 MINUTES 15 SECONDS WEST 96.00 FEET; THENCE SOUTH 46 DEGREES 29 MINUTES 02 SECONDS EAST 103.70 FEET TO THE POINT OF BEGINNING, CONTAINING 2.55 ACRES, MORE OR LESS, AS DELINEATED AS PARCEL A ON THE PLAT OF SURVEY PREPARED BY DELCIA J. COX DATED JUNE 10, 1992.

PARCEL NUMBER: 23-20.0-276-016

COMMON ADDRESS: FARMLAND, ROCHESTER TOWNSHIP, ROCHESTER, ILLINOIS

AND,

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20; THENCE SOUTH 87 DEGREES 40 MINUTES EAST 21.2 FEET; THENCE SOUTH 32 DEGREES 45 MINUTES EAST 365.77 FEET; THENCE SOUTH 47 DEGREES 13 MINUTES 27 SECONDS EAST 321.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 47 DEGREES 13 MINUTES 27 SECONDS EAST 41.42 FEET; THENCE SOUTH 45 DEGREES 15 MINUTES 36 SECONDS EAST 108.80 FEET; THENCE SOUTH 44 DEGREES 44 MINUTES 24 SECONDS WEST 340.81 FEET; THENCE NORTH 46 DEGREES 29 MINUTES 02 SECONDS WEST 103.70 FEET; THENCE NORTH 36 DEGREES 59 MINUTES 15 SECONDS EAST 347.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS.

4816 OAK HILL ROAD
ROCHESTER, ILLINOIS

PARCEL NUMBER: 23-20.0-276-018.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #9 NAME: Tom Madonia

DOCKET NUMBER: 2020-001

ADDRESS: 4816 & 4818 Oak Hill Road, Rochester, IL 62563

PETITIONER: Andrew R. Beck

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: For Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the road frontage to be approximately seventy (70) feet instead of the required eighty (80) feet; and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 5.5 acres); and, for Proposed Parcel 3: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 5 acres); and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

AREA: 13.21 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The LESA score of 112 indicates the property is acceptable for non-agricultural development. There is a trend toward residences in the area with the Rochester corporate limits surrounding the subject property and housing developments to the east, west, and south. The requested variances will help the subject property yield a reasonable return by placing the single-family residence, horse stable, and two outbuildings on separate lots. Proposed Parcel 1 will reconfigure parcel -007 and will only contain the single-family residence. Proposed Parcel 2 will combine the remainder of parcel -007 with parcel -010 to allow the entire horse stable to be on one parcel. Proposed Parcel 3 will combine parcels -018 and -016 which will eliminate parcel -016 being a landlocked parcel. The Standards for Variation are met.

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:
Approval of Staff Recommendation.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2020-001
Andrew J. Beck))
)	PROPERTY LOCATED AT:
)	4816 & 4818 Oak Hill Road
)	Rochester, IL 62563

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **rezoning and variances** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner(s); that legal publication has been made pursuant to law; and that a public hearing was held on **January 16, 2020** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **4816 & 4818 Oak Hill Road, Rochester, IL 62563** and more particularly described as:

See Exhibit A

3. That the present zoning of said property is **“A” Agricultural District.**
4. That the present land use of said property is **Single-family residence, horse barn, outbuildings, and agricultural.**
5. That the proposed land use of said property is **Single-family residence, horse barn, outbuildings, and agricultural.**
6. That the request(s) for the subject property are for **Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the road frontage to be approximately seventy (70) feet instead of the required eighty (80) feet; and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 5.5 acres); and, for Proposed Parcel 3: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 5 acres); and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.**
7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit(s).
8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **rezoning and variances** is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following request(s) are hereby approved:

For Proposed Parcel 1:

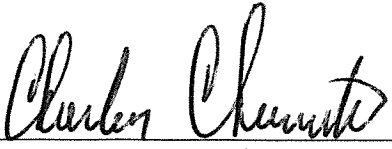
- Pursuant to Chapters 17.68 and 17.12, a rezoning from **“A” Agricultural District to “R-1” Single-Family Residence District;**
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the road frontage to be approximately seventy (70) feet instead of the required eighty (80) feet; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;

For Proposed Parcel 2:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 5.5 acres); and,

For Proposed Parcel 3:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 5 acres); and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.



 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **are hereby approved:**

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the road frontage to be approximately seventy (70) feet instead of the required eighty (80) feet; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;

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- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

which was duly seconded by **Don Wulf**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Andrew Spiro, Don Wulf**

NO:

PRESENT:

ABSENT:


 RECORDING SECRETARY

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**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2020-001**

Address: **4816 & 4818 Oak Hill Road, Rochester**

- (i) Existing uses of property within the general area of the property in question.

North – Residence, duplex, and assisted living facility. East, South, & West – Residence.

- (ii) The zoning classification of property within the general area of the property in question.

North & South – Village of Rochester. East & West – Agricultural.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The LESA score of 112 indicates the property is acceptable for non-agricultural development. There is a trend toward residences in the area with the Rochester corporate limits surrounding the subject property and housing developments to the east, west, and south.

- (iv) The trend of development, within the vicinity since the property was originally classified.

The area has a residential trend with the Rochester corporate limits surrounding the subject property and housing developments to the east, west, and south. In 1991, a portion of the subject property was granted a front yard setback variance of 28 feet from the centerline of the road instead of the required 40 feet subject to an agreement with the County Highway Department.

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**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2020-001

Address: 4816 & 4818 Oak Hill Road, Rochester

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

The requested variances will help the subject property yield a reasonable return by placing the single-family residence, horse stable, and two outbuildings on separate lots. Proposed Parcel 1 will reconfigure parcel -007 and will only contain the single-family residence. Proposed Parcel 2 will combine the remainder of parcel -007 with parcel -010 to allow the entire horse stable to be on one parcel. Proposed Parcel 3 will combine parcels -018 and -016 which will eliminate parcel -016 being a landlocked parcel.

- (ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

The configuration of the subject property along with the location of the existing uses on the subject property make the requested variances necessary in order to locate the existing uses on separate parcels.

- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

Negative impacts are not anticipated.

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LAND EVALUATION AND SITE ASSESSMENT

Part 1: Site Assessment

	Available Points	Points
<u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u>		
90% or more	20	
75-89%	10	
50-74%	5	5
Under 50%	0	
<u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u>		
90% or more	20	
75-89%	10	
50-74%	5	
Under 50%	0	0
<u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u>		
75-100%	10	
50-74%	5	
Under 50%	0	10
<u>COUNTY SECTOR</u>		
Rural	20	
0.5 mile from incorporated area	10	10
Incorporated area	0	
<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
75% or more	20	
50-74%	10	
25-49%	5	5
Less than 25% or sewer available	0	
<u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u>		
Negative impact	15	
Little or none with protective measures	5	
Little or none	0	0
<u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u>		
Negative impact	10	
No impact	0	0

<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	
18'-20' pavement, 40' ROW	10	0
> 20' pavement, 40' ROW or County or State Highway	0	

<u>AVAILABILITY OF PUBLIC SEWER</u>		
Not available	15	
Sewer over 600'-1200' away	8	15
Private central sewage system	5	
Sewer 600' or less away and available	0	

<u>AVAILABILITY OF PUBLIC WATER</u>		
Not available	20	
1,000-1,500' away	15	20
Less than 1,000' away	5	
Public water available at site	0	

<u>DISTANCE FROM RESPONDING FIREHOUSE</u>		
Not in fire protection district	20	
More than 5 miles or fire protection by assignment	10	5
2.6-5 miles	5	
0-2.5 miles	0	

<u>DRIVING TIME TO HIGH SCHOOL</u>		
Over 30 minutes	10	
15-30 minutes	5	0
Less than 15 minutes	0	

SITE ASSESSMENT TOTAL		70
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Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)

<u>Soil</u>	<u>Name</u>	<u>Type</u>	<u>%</u>	<u>Relative Value</u>	<u>Points</u>
198A	Elburn	P		100	
199A	Plano	P		100	
43A	Ipava	P		100	
7148A	Proctor	P		100	
46A	Herrick	P		100	
7037A	Worthen	P		100	
705A	Buckhart	P		98	
199B	Plano	P		98	
36B	Tama	P		98	
244A	Hartsburg	P2		98	
257A	Clarksdale	P2		98	
68A	Sable	P2		87	
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Osco	P		87	
684B	Broadwell	P		87	
50A	Virden	P2		87	
712A	Spaulding	P2		87	
127B	Harrison	P		87	
3077A	Huntsville	P3		87	
138A	Shiloh	P2		87	
249A	Edinburg	P2		87	
242A	Kendall	P2		87	
7242A	Kendall	P2		87	
134A	Camden	P		87	
17A	Keomah	P2		87	
3451A	Lawson	P3		75	
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3	0	75	
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P	26	75	20
45A	Denny	P2		75	
134B	Camden	P		75	
112A	Cowden	P2		75	
685B	Middletown	P		75	
3405A	Zook	P5		75	
131C2	Alvin	P		75	
86C2	Osco	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
119C2	Elco	I		74	
119D	Elco	I	28	74	21
127C2	Harrison	I		74	
119D2	Elco	I		74	
567C2	Elkhart	I		74	
134C2	Camden	I		74	
259C2	Assumption	I		74	

685C2	Middletown	I		74	
280D2	Fayette	I		74	
119D3	Elco	N		74	
259D2	Assumption	I		74	
212C2	Thebes	I		74	
630C2	Navlys	I		74	
630D2	Navlys	I	0	74	
630D3	Navlys	I		57	
131D2	Alvin	I		57	
8D	Hickory	I		50	
8D2	Hickory	I		50	
280D3	Fayette	I		44	
8D3	Hickory	I		44	
8F	Hickory	N	2	44	1
549G	Marseilles	N		0	
533	Urban Land	N			
536	Dumps	N			
830	Orthents, Land	N			
862	Pits, Sand	N			
864	Pits, Quarries	N			
801C	Orthents, Silty	N			
W	Water				

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

P3: Prime where protected from flooding or flooding is less often than once in two years during the growing season.

P5: Prime where drained and either protected from flooding or flooding is less often than once in two years during the growing season.

I: Important farmland

N: Not Prime/Important Farmland

AGRICULTURAL LAND EVALUATION TOTAL	42
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GRAND TOTAL	112
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Fewer than 150 points shall be deemed acceptable for non-agricultural development.

From 150 - 175 points is considered marginal requiring mitigating factors for non-ag development.

Greater than 175 points shall be considered suitable for agricultural use only.