



River & Roots - Comprehensive Plan Map Amendment Application, Written Statement:

The proposed Future Land Use Map Amendment from Rural Residential (RR) to Rural Preservation (RP) is consistent with the vision, goals, objectives, and policies of the Town of Union Comprehensive Plan.

The existing Rural Residential classification is intended primarily to accommodate future non-farm residential development and subdivision expansion. The proposed River & Roots concept instead emphasizes agricultural production, agritourism, open space preservation, nature-based recreation, and rural economic activity. Agricultural uses, including seasonal crop production and U-pick operations, are intended to serve as the primary use of the property and the organizing framework for future development.

The proposed Rural Preservation designation more accurately reflects the long-term vision for the property and is consistent with Comprehensive Plan policies intended to preserve productive agricultural land, maintain rural character, protect open space and natural resources, and support agricultural-related businesses and compatible rural economic activity.

The amendment supports the Town's Agricultural, Natural and Cultural Resources Goal to protect agriculture as a significant economic activity and preserve natural resources. The project also advances the Town's Rural Lands Goal to preserve productive agricultural land for the benefit of current and future agriculture.

The proposed amendment does not approve specific development activities, but instead aligns the Future Land Use Map with the property's intended long-term agricultural and rural preservation character. Additional details regarding the proposed use of the property are provided in the accompanying River & Roots General Development Plan narrative and Property Use Map.

For these reasons, the proposed amendment from Rural Residential (RR) to Rural Preservation (RP) is consistent with and advances the goals, objectives, and policies of the Town of Union Comprehensive Plan.