

PROPOSAL STATEMENT

Application: Farm Family Dwelling Unit
Owner/Applicants: D. D. Phillips Partners LLC (Brian Schmidt, Manager)
Address: 5796 Dry Creek Rd., Healdsburg
APN: 090-230-049
Zoning: LIA B6 20 Z, SR VOH
LU: LIA 20

BACKGROUND

By this application the Owner/Applicant seeks a permit to construct a farm family dwelling on land owned and farmed by the same family for generations.

The applicant D.D. Phillips Partners LLC is owned by the Schmidt/Phillips family that has owned the subject Property for over 100 years.

Five generations have farmed this property and the sixth generation is now farming our wine grapes and working to maintain and improve our existing long-term winery relationships in a sustainable way. Because our family is one of few that continues to farm their land themselves, our intention is to create more immediate family housing to support this agricultural use and maintain geographically close family connections.

THE SUBJECT PROPERTY

The subject Property is 17.88 total acres, including 17.5 acres of vineyards, farm roads, and staging areas – all of which is used to facilitate vineyard farming operations. The family's agricultural operations generate approximately \$95,000 in annual revenue.

The Property has one 1800-sf SFD and one pre-1963 1100-sf ag employing housing unit.

PROPOSAL

We seek a permit to construct one new 1400-sf farm family dwelling unit for immediate members of the farm operator's family. The dwelling would be incidental in terms of size and location to that of the main residence on the Property.