



City Council Resolve

IN CITY COUNCIL

Whereas the City of Auburn is experiencing tremendous demand upon existing housing stock causing values to significantly increase.

Whereas the City of Auburn, State of Maine and most parts of the United States is experiencing a significant housing shortage.

Whereas the City of Auburn has over 20,000 acres of under or undeveloped land, with a significant percentage serviced by some infrastructure such as roads, trash, police, and fire protection, which is on average more served than similar rural communities.

Whereas there are certain impediments that are restricting natural growth of homes on this privately held land within the Agriculture and Resource Protection Zone or within an arbitrary residential strip of 300' in depth.

Whereas the City of Auburn Planning Department has received numerous requests to petition to Planning Board to change zoning in order to construct a residence, these numerous requests must be heard but will produce a significant burden upon staff and Planning Bboard.

Whereas the 2018 third party Cross Roads study of the viability of our rural land recommended elimination of the income standard as a condition to build a residence.

Whereas the income standard was not repealed but modified from 50% of a family's income to 30% of an individual's income being derived from agriculture activities as a condition to build a residence in 2019 without any increase in number of new farms created.

Whereas the Comprehensive plan of 2021 states "it is understood that agriculture and forestry may not be profitable in some areas of the city and the existing Agriculture and Resource Protection zoning, in some cases, eliminates the economic use of private land."

Whereas LD 2003 allows the building of 2 units on a parcel located in an area that allows residences. This State law supersedes local ordinance and will be in effect in July of 2023.

Whereas the Lake Auburn Watershed requires conservation measures to protect Lake Auburn and therefore the greater good supersedes the individual's economic benefits unless those within the watershed petition the Planning Board directly for a zone change and can

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



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demonstrate that any development will not negatively impact the regions primary source of drinking water.

Therefore, be it resolved that the City Council directs the Planning Board after consultation from the Sustainability and Natural Resource Management Board to provide an opinion and deliver recommendations to the City Council no later than March 20, 2023 ~~December 15th, 2022~~, on whether or not to eliminate the income standard and the current strip zoning limitations in all areas outside of the Lake Auburn Watershed overlay.

Passage on 9/6/2022 as amended, 5-3 (Councilors Gerry, Whiting, and Staples opposed).

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