



## City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine

04210 [www.auburnmaine.gov](http://www.auburnmaine.gov) |

207.333.6601

To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

Re: Workshop on Resolve 06-09062022/ Order 151-11072022

Date: February 28, 2023

### **I. Proposal:**

City Council directs the Planning Board, after consultation with the Sustainability and Natural Resources Management Board to conduct a public hearing pursuant to Chapter Article XVII, Division 3 of the Zoning Ordinance and report in writing the results of the hearing and recommendations of the Planning Board pursuant to Chapter 60 Article XVII Division 4 of the zoning ordinance to the City Council no later than March 20, 2023, on whether to eliminate the income standard and the current strip zoning limitations in all areas outside the Lake Auburn watershed overlay as an ordinance text amendment as shown on the attached proposed text changes. Review results from survey, conservation values map, and continue discussion. This item is pursuant to Chapter 2, Sec. 2-471 Workshop or informational meeting.

### **II. Planning Board Action**

Public comment is optional during planning board workshops. The purpose of this workshop is to review results of the community survey and map created from the conservation values matrix presented at the 01/10/2023 meeting. Staff has identified four options for the board to consider:

- A. Amend the specific portions of the zoning map from AGRP to a residential zoning designation (RR, SR, T-4.2, etc.) based on conservation and economic services valuation map. This option would uphold the income requirement in the remaining AGRP zone and could necessitate a Comprehensive Plan and Future Land Use Plan (FLUP) change.
- B. Amend some or all areas of the zoning map shown in the blue highlighted areas of Appendix C to allow for higher density development while maintaining possibility for City easement access. This option would uphold the income requirement in the remaining AGRP zone and could necessitate a Comprehensive Plan and FLUP change.
- C. Pursue a zoning text change replacing or eliminating the income standard as proposed. This option would remove the income requirement in all areas of the AGRP zone.
- D. Allow one residential home on existing lots in the AGRP zone. This option would uphold the income requirement for any new lots in the AGRP zone, but not require this restriction for existing lots.
- E. Remove strip zone limitations in RR and LDCR areas abutting AG zone.

### **III. Background**

On 01/10/2023, the Planning Board reviewed the matrix that staff developed to reflect conservation land values that was informed by conversation leading up to that meeting, including the opinion from the Sustainability and Natural Resource Management Board (SNRB). This matrix informed a survey which was disseminated as a tool to gain additional public feedback beyond public meetings. The survey is an opportunity to highlight for the public some of the reason for the current policies, identify the Comprehensive plan elements/ qualities of the land that people have deemed important and continue a discussion about balancing those priorities with private property rights. Some reasons for the AGRP zone

designation conflict with each other; such as preserving land for future industrial growth, protecting prime soils for agriculture, and conservation of natural resources for the sake of their ecological value. The conservation values map is a tool to identify the locations of natural resources and ecologically valuable land, like areas with significant habitat or significant farmland soils. The map also shows the locations of existing city services, housing densities, approximate locations for transportation projects, etc.

The map could be used, first, to determine which parts of the city could accept residential development. The densities of new residential development should be considered as part of these discussions. Second, the map could inform which areas to prioritize protection or conservation.

The four options listed above (A-D) offer path forward informed by information gathered to this point. The survey is meant to be not an exhaustive measure of public input, but one tool to gather feedback in addition to other community engagement efforts.

**Schedule of meetings up to this point; and tentative schedule of future meetings:**

- September 9, 2022—City Council passes Resolve 06-09062022.
- October 11, 2022—Planning Board is introduced to Resolve 06-09062022.
- November 7, 2022—City Council passes Order 151-11072022.
- November 15, 2022—Planning Board holds first workshop to consider Resolve 06-09062022, and Order 151-11072022. Receive recommendation from SNRB.
- December 5, 2022—City Council responds to questions submitted by SNRB.
- December 13, 2022—Planning Board workshop to consider Resolve 06-09062022, and Order 151-11072022 and receive SNRB recommendation.
- January 10, 2023—Planning Board workshop on Resolve 06-09062022, and Order 151-11072022 and decide conservation values and prioritization matrix for mapping and community survey.
- February 14, 2023— Planning Board workshop on Resolve 06-09062022, and Order 151-11072022/ receive survey and mapping results.
- March 14, 2023—Tentative Planning Board workshop and/ or public hearing on Resolve 06-09062022, and Order 151-11072022.
- March 20, 2023—City Council meeting on set due date.

**Materials in 02/14/2023 packet:**

1. 02/14/2023 Staff Report
2. PDF copy of the survey
3. City Council Proposed Text Amendment Re: New Homes in Lake Auburn Watershed (also in 11/15/2022 packet, 12/13/2022 packet and 01/10/2023 packet.)
4. City Council Proposed Text Amendment Re: Income Requirement (also in 11/15/2022, 12/13/2022 and 01/20/2023 packet)

**Materials in the 01/10/2023 Packet, not included in the 02/14/2023 packet:**

1. SNRB Recommendation
2. City Council Order 51-11072022 (also in 11/15/2022 packet and 12/13/2022 packet)
3. City Council Resolve 06-09062022 (also in 11/15/2022 packet and 12/13/2022 packet)
4. 01/10/2023 Staff Report
5. Appendixes C-F

**Materials in 12/13/2022 packet, not included in 01/10/2023 packet:**

1. 12/13/2022 Staff Report

**Materials from 11/15/2022 packet, not included in 12/13/2022 packet:**

1. 11/15/2022 Staff Report [1\\_AG\\_StaffReport.pdf \(auburnmaine.gov\)](#)

2. Future Land Use Plan, Food Access and Agriculture Economy Chapter (2021 Comprehensive Plan), Crossroads Recommendation; Ad Hoc Committee Report, 11/09/2021 Staff Report (Residential Strips), 11/15/2021 Information Sheet (Residential Strips), 11/15/2021 City Council Meeting Minutes, 1995 Comprehensive Plan Excerpt, Ordinance 16-11182019, 12/03/2021 City Council Information Sheet (Text Amendment/ Income Standard), 12/09/2022 City Council Special Meeting Minutes (Text Amendment/ Income Standard). ([MergedDocsForWeb.pdf](#) ([auburnmaine.gov](http://auburnmaine.gov)))

**Available map layers:**

1. SNRB Conservation Values Map (New)  
<https://auburnme.maps.arcgis.com/apps/webappviewer/index.html?id=45f2a7c85add4b78838a06aae667011b>
2. Link to AGRP Map <https://arcg.is/limbnm0>
  - a. Slopes > 25%
  - b. Prime soils and soils of statewide significance
  - c. Land cover
  - d. Beginning with Habitat conserved lands
  - e. Beginning with Habitat areas of high value
  - f. Beginning with Habitat aquifers
  - g. Lake Auburn watershed boundary
3. AGRP Development Potential Dashboard (last updated 5/24/2021) [AG Zone Development Potential Dashboard | AG Zone - Maps and Documents \(arcgis.com\)](#)
4. Map of current land use taxation program utilization <https://arcg.is/1nuLDG>

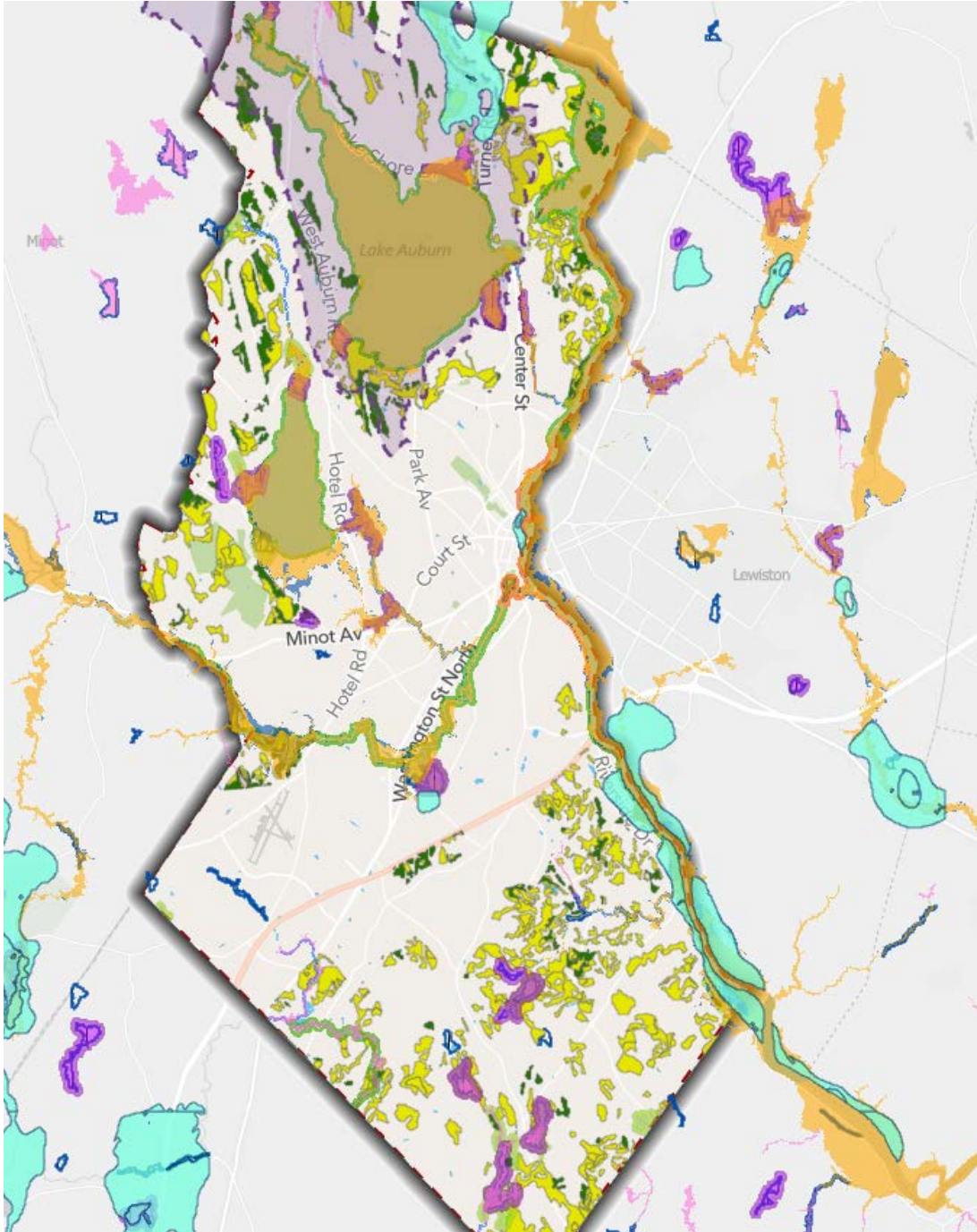
**IV. Staff Suggestion:**

As listed above, the planning board could pursue one or more of the following options, or present one that is not listed here.

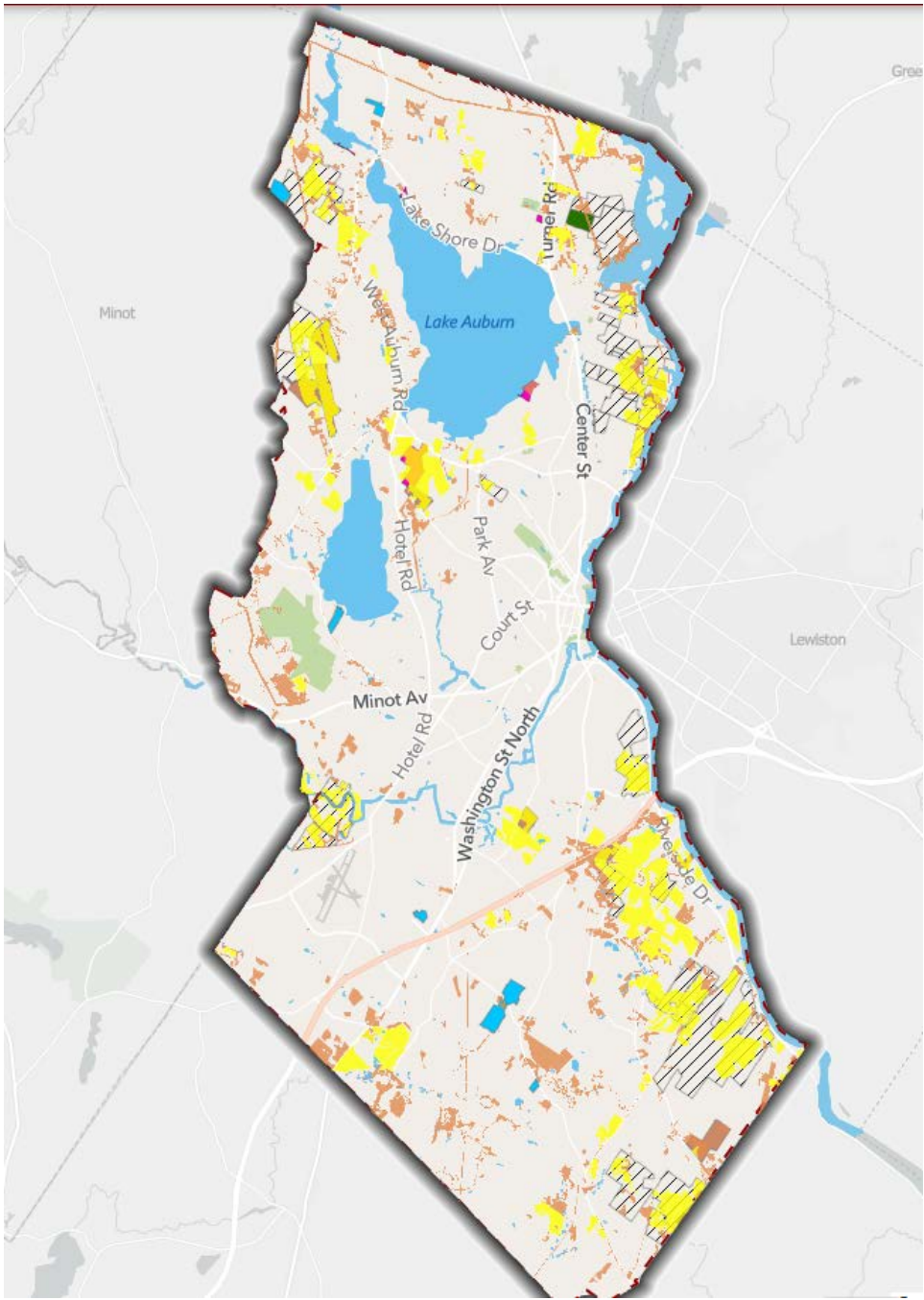
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**V. Appendixes**

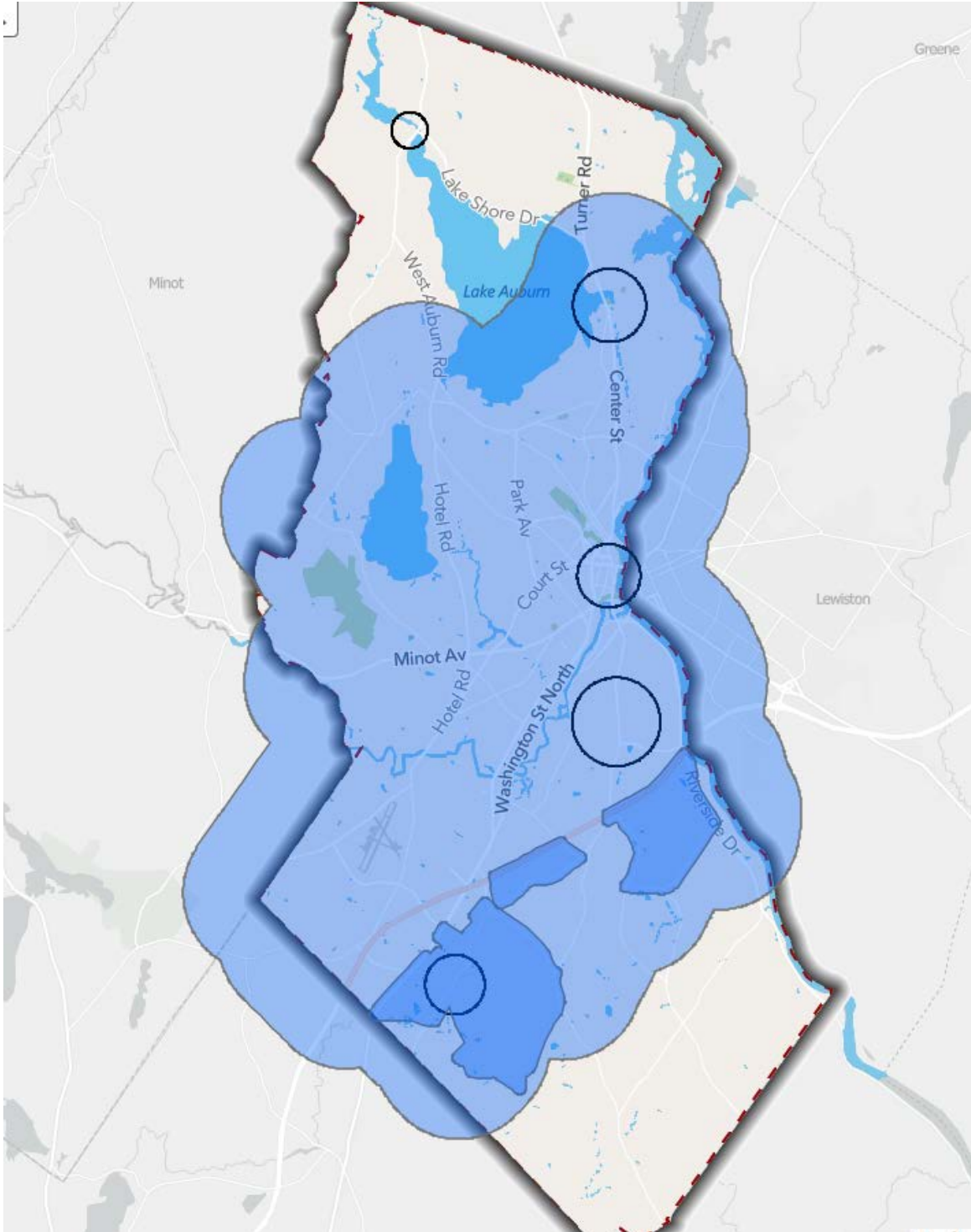
**Appendix A:** This map shows environmental attributes as identified in the Comp. Plan. These include aquifers (teal), FEMA flood zones (light pink and mustard), inland wading bird and waterfowl habitat (pink), the Lake Auburn watershed (translucent purple), prime soils (green), soils of statewide significance (yellow), shoreland zoning (lime), and wetlands (navy outline).



**Appendix B:** This map shows mapped conservation priorities identified in the Comp. Plan including existing cropland (yellow), existing conservation easements (pink), and land in tax use programs.



**Appendix C:** This map shows and all areas within a mile buffer of Auburn’s growth area, historic village core areas (circled) and the 375 ft. Buffer around “land banks” where higher density development may eventually be supported (three areas in blue in the southern half).



**Appendix D:** This map shows where environmental attributes as identifies by the Comp. Plan and SNRB are located. The darker red areas indicate more land area on the parcel having these qualities. The lighter yellow areas indicate that there are not as many significant environmental features as identified by the Comp. Plan.

