

Date: July 7, 2009

To: Auburn Comp Plan Committee

From: Mark Eyerman

Subject: Rural Residential Strips in the Lake Auburn Watershed

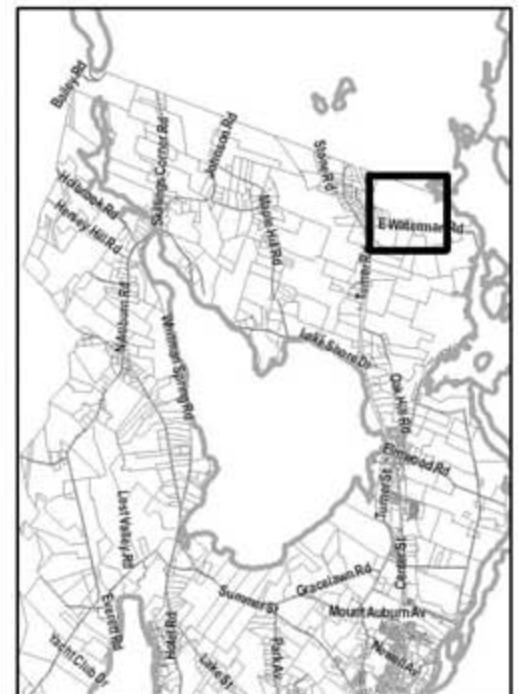
At our last meeting we walked through the watershed of Lake Auburn and discussed the treatment of residential strips along the existing rural roads. We agreed we would come back and finalize these proposals. Here is what I have as possible changes from the current zoning along these roads:

- **East Waterman Road** – The frontage of this road is designated Ag/RP except at the corner with the Turner Road. There are three existing house lots on the north side of East Waterman near the Turner Road that are in the Ag/RP District. There seemed to be agreement on including these lots in a low density residential designation while leaving the rest of E. Waterman Ag/Rural.
- **Lake Shore Drive** – The north side of Lake Shore Drive at the foot of Maple Hill Road is currently zoned Rural Residential while the lake side of road is in the Ag/RP District. There is an existing home (Merritt) next to Tabor's. The Water District/LAWPC owns the lake frontage that is adjacent to the Merritt lot. The committee seemed to agree that the existing house lot should be included in the low density residential designation.
- **Johnson Road** – The west side of Johnson Road is currently zoned Rural Residential all the way to the City line. On the east side, the area from Dillingham to the City line is zoned Ag/RP. The committee received a letter from the Horie's who own the property at the corner of Dillingham and Johnson Road. The committee agreed to include the frontage of the Horie property along Johnson Road in a low density residential designation but to leave the Beale property at the end of Johnson Road in the AG/Rural designation.
- **Holbrook Road** – This road runs parallel to the basin and abuts the lake along some of its length. It is currently zoned Ag/RP except at the corner of the North Auburn Road. Runoff from development on the upland side of the road would be directly tributary to the lake. The land is outside the five mile ring from the nearest fire station. Except at the corner near the North Auburn Road most of the land is undeveloped. There is one house (Bennett) on the upland side of the road on a 44 acre lot with frontage on both Holbrook and Hersey Hill Roads. There is another older house (Bartlett) at the end of the Basin. After discussion at the last meeting, the decision was to leave this in the Ag/Rural designation

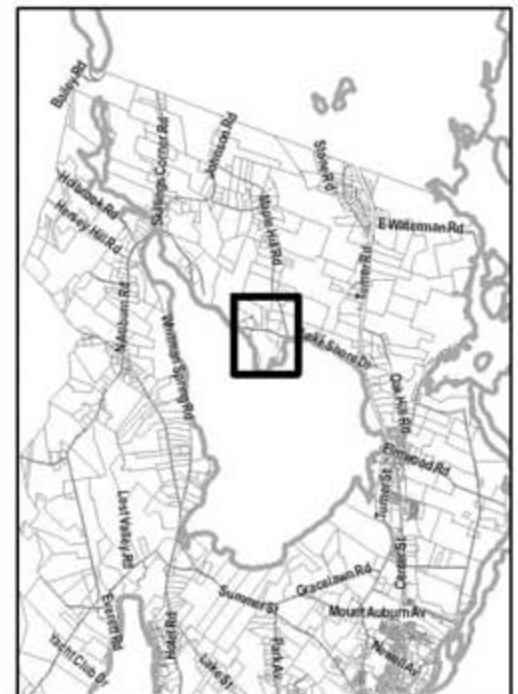
except at the corner with the North Auburn Road where it is already zoned Rural Residential.

- **Hersey Hill Road** – This road runs parallel to Holbrook Road off the North Auburn Road. It is currently zoned Ag/RP except at the corner of the North Auburn Road where it is zoned Rural Residential. This area is also outside the five mile ring from the nearest fire station. There are houses in the RR District at the corner of the North Auburn Road. There is an old farm on the south side of the road just before Lunn Road (Rogers). There is an old home (Berg-Jandreau) on the south side east of the Rogers land on a lot that appears to have been carved out of the surrounding large parcel. There is also a home (Blanchard) to the west of the Rogers near the City line. There are two homes on the north side of the road, a 60s single-family home (Wood) and a new log home (Fitzhenry) whose owner also owns the fields that surround these two homes. At the last meeting we agreed to come back and look at this area again. If this wasn't in the Lake Auburn watershed, it might be a close call. The area around the Rogers property almost meets the criteria for a pattern of residential development but when the entire segment that is zoned Ag/RP is considered it doesn't. It doesn't appear to meet the other criteria for having residential strips along the road.

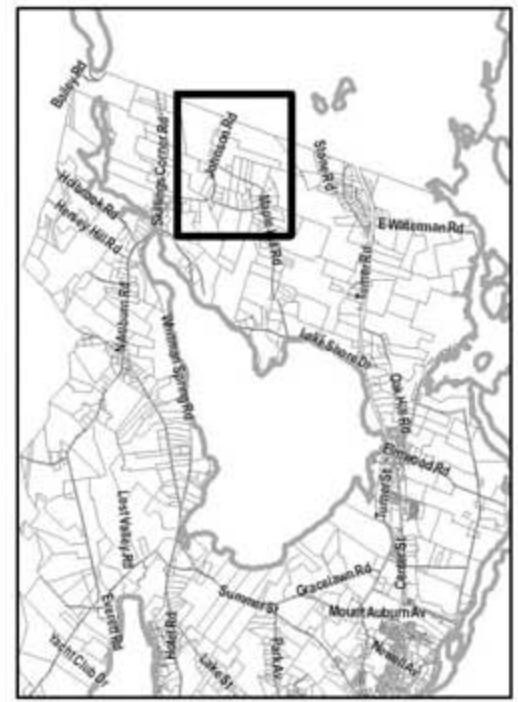
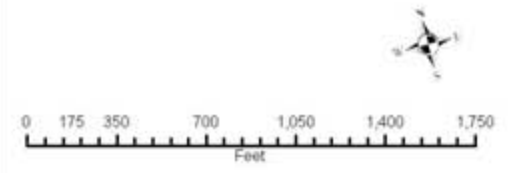
E Waterman Rd



Lake Shore Drive



Johnson Road



Hersey Hill Road

