



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 24, 2014**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to R-1A Residence District**

Acres: 1.68  
Survey Req. Yes

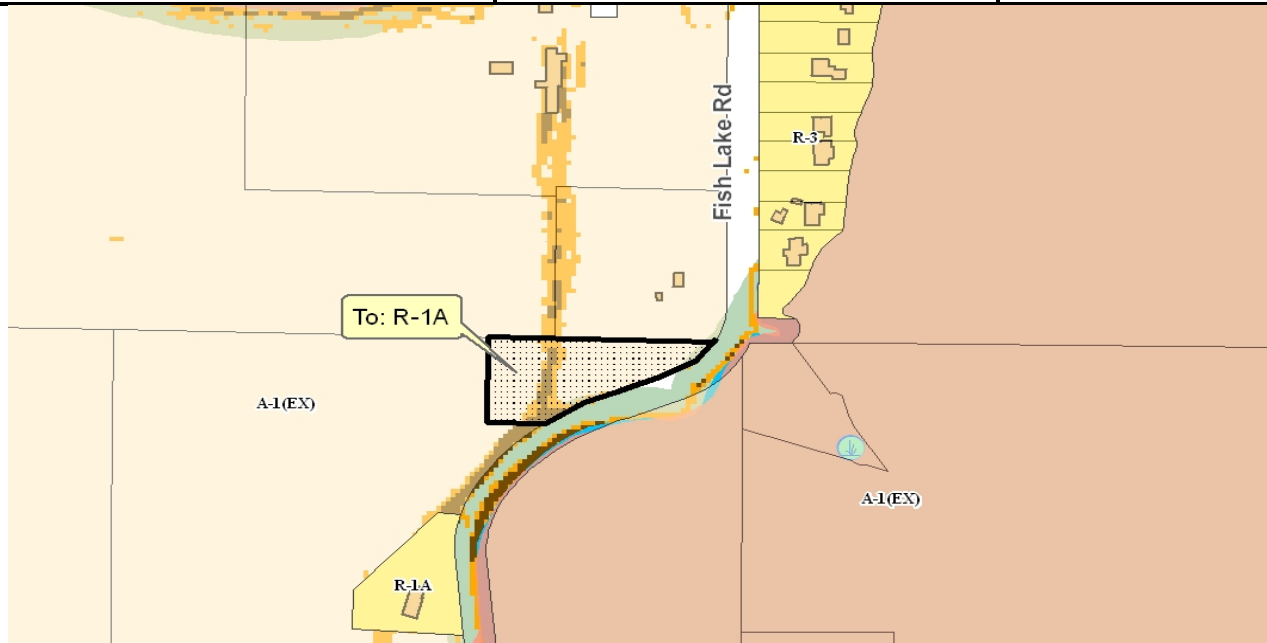
Reason:  
**Creating one residential lot**

Petition: **Rezone 10699**

Town/sect:  
**Roxbury Section 4**

Applicant  
**Roman Haas**

Location:  
**North of 7807 Fish Lake Road**



**DESCRIPTION:** Applicant proposes to create a new single family residential lot on the westerly side of Fish Lake Road adjacent to Fish Lake county park.

**OBSERVATIONS:** 2014 floodplain maps (to be reviewed / adopted later in 2014) establish a flood elevation of 869.7' for Fish Lake. Based on the established flood elevation and contours shown for the property, it appears that 1/2 to 2/3 of the proposed residential lot would be located in the floodplain. There may be a small area of buildable upland toward the westerly end of the property. The applicant should either propose a new location that's outside of the floodplain, or reconfigure the parcel in such a way that the buildable area will have dry land access. If the applicant chooses to proceed with the current proposal, a detailed survey showing the new 869.7' flood elevation should be provided.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. Development is limited to one lot per 35 acres owned.

**RESOURCE PROTECTION:** There is a small area of resource protection corridor that appears to be associated with an area of steep slope topography that bisects the property.

**STAFF:** Staff contacted the applicant with a recommendation of alternative sites and he seems amenable to moving the lot and understands the need for dryland access other than Fish Lake Rd. A detailed survey showing the 869.7' flood elevation contour should be provided. Ultimately, any new building site should be located outside of the floodplain and have suitable dryland access. The committee may wish to postpone action on the petition to provide additional time to investigate the flood elevation issues.

**TOWN:** Approved.

**6/24 ZLR:** The Committee postponed action on this petition in order for the applicant to work with staff to find an alternative location to address flood hazard concerns.

**UPDATE:** The proposed lot has been shifted 1000 feet to the south to be located at the fringe of the flood hazard area. See attached map. Staff feels that dryland access can be easily obtained from this location.