

1. Plan Area – Inclusion of Shoreline

1. PLAN AREA - INCLUSION OF SHORELINE

In response to our discussions with LUPC Staff on the topic of undesignated shorelines (meaning, areas within 500 feet of a lake or pond that were not in the conservation easement or in a Development Area), the Concept Plan has been revised in the following ways:

AMENDMENTS RELATED TO LONG LAKE B

The Concept Plan has been revised to include two small portions of undesignated shoreline at the north and south ends of Long Lake B as part of the Long Lake B residential development area. These areas are now within the D-FRL-RS zoning district, but are restricted to open space that will remain essentially undeveloped. In addition, provisions have been added to indicate that the West Van Buren Cove Road cannot be extended through the northernmost open space for vehicular traffic beyond its existing terminus. The change has been reflected on the revised maps and references are included in the Concept Plan and Chapter 10, as appropriate.

- **Text Changes – Concept Plan**

- **Concept Plan, page 4, E(1)(a), amend the last paragraph:** The second development area rezoned as D-FRL-RS is labeled “Long Lake B” on the Concept Plan Maps. See Map 22. Long Lake B is located on the west side of Van Buren Cove on Long Lake and is approximately ~~56~~ 75 acres in size. Approximately 19 acres of Long Lake B is designated as open space, subject to Sub-Chapter III, Section 10.25,S.

- **Text Changes – Chapter 10**

- **Ch. 10, freeze 10.25,S (meaning, add it in its entirety to Ch. 10) and amend § 1: Preservation and Maintenance of Open Space.** At the time of subdivision of any development area, areas designated as open ~~Open~~ space on the zoning maps shall ~~may~~ be owned, preserved and maintained as required by this section, by any of the following mechanisms or combinations thereof, listed in order of preference, upon approval by the Commission. In addition, prior to subdivision, areas designated as open space on the zoning maps shall be managed in a manner consistent with the intent of their open space designation and their current underlying zoning.

Low-intensity non-commercial use referred to in 10.25,S may include trails (as defined in Chapter 10.02.214), boardwalks, and overlooks, provided they do not exceed six (6) feet in width, with multiple bends in the pathway to divert channelized runoff and minimize visual impact. The restricted open space may be used to construct the single private hand-carry launch allowed in Long Lake B, provided it meets the standards of 10.27,L.

AMENDMENTS RELATED TO VAN BUREN COVE

The Concept Plan has been clarified to guarantee public access to the beach at Van Buren Cove, from Mud Brook on the west to the proposed Long Lake A Development Area on the east, for the life of the Plan in much the same way as it is used today. Irving will propose improvements, in cooperation and coordination with the current leaseholder, to support public access, address water quality, and improve the aesthetics of the area within the small segment of the shoreline on the east side of the beach that will remain a P-GP zone.

- **Text Changes – Concept Plan**
 - **Concept Plan, revise pg. 20, E,4,b,iii:**
 - iii. **Lake Access:** The Concept Plan also provides the following to ~~promote~~ guarantee and improve public access to the lakes:
 - a. **Long Lake.** The beach at Van Buren Cove, as identified on Map 27, will be a managed by Petitioners as a public access point for the life of the Concept Plan. Access will be from Van Buren via Lake Road. In addition, Petitioners will take the following steps:
 - 1. Within 2 years of the effective date, develop a site improvement plan for Van Buren Cove that protects water quality and improves the aesthetics of the area within the small segment of the shoreline on the east side of the beach that will remain a P-FRL-GP zone;
 - 2. Renew and potentially revise license agreement with a qualified holder annually; and
 - 3. Develop a maintenance plan for the license holder or, in the absence of a license holder, maintenance commitments from Petitioner.
 - b. ~~**Mud Lake.** The hand carry launch discussed above in Section E(3) of the Concept Plan will be a public access point once constructed. Access will be from Route 162. See Map 35.~~
 - c. **Cross Lake.** The Cross Lake boat launch, picnic area, parking lot, and beach will become a permanent public access point via a deed restriction or other suitable mechanism within 14 months of the effective date. Access will be from Route 161 via Disy Road and Landing Road. In addition, Petitioners will, either on their own initiative or cause by lease or other suitable instrument a third party to take the following steps:
 - 1. Improve the public restrooms on site within 1 year of the effective date;
 - 2. Develop a maintenance plan for the license holder or, in the absence of a license holder, maintenance commitments from Petitioner; and
 - 3. Within 1 year of the effective date, renew and/or potentially revise the license agreement with a qualified holder and/or seek a qualified entity for fee ownership of the property.
- **Text Changes – Chapter 10**
 - No change to Ch. 10

AMENDMENTS RELATED TO CROSS LAKE

The Concept Plan has been revised to include the shoreline and portions of the adjacent upland area between Cross Lake D and E as part of the Cross Lake E development area. This area will be within the D-FRL-RS zoning district, but will be restricted to open space that will remain essentially undeveloped. The change is reflected on the revised maps and references are included in the Concept Plan and Chapter 10, as appropriate.

- **Text Changes – Concept Plan**
 - **Concept Plan, pg. 5, E,1,a, amend 6th paragraph:** The eighth development area rezoned as D-FRL-RS is labeled “Cross Lake E” on the Concept Plan Maps. See Map 25. Cross Lake E is located on the southeastern side of Cross Lake and is approximately ~~163~~ 229 acres in size. Approximately 66 acres of Cross Lake E is designated as open space, subject to Sub-Chapter III, Section 10.25,S.

- **Text Changes – Chapter 10**
 - No further change to Ch. 10 – already covered above.

AMENDMENTS RELATED TO SQUARE LAKE WEST.

The Concept Plan has been revised to include the undesignated shoreline between Square Lake W and a point near the southern end of the existing camp lots. This area has been added to the Square Lake W development area and is included within the D-FRL-RS zoning district, but will be restricted to open space that will remain essentially undeveloped. The change has been reflected on the revised maps and references included in the Concept Plan and Chapter 10, as appropriate.

- **Text Changes – Concept Plan**
 - **Concept Plan, pg. 5, E,1,a, amend 8th paragraph:** The tenth development area rezoned as D-FRL-RS is labeled “Square Lake W” on the Concept Plan Maps. See Map 26. Cross Lake E is located on the southeastern side of Cross Lake and is approximately ~~124~~ 169 acres in size. Approximately 48 acres of Square Lake W is designated as open space, subject to Sub-Chapter III, Section 10.25,S.
- **Text Changes – Chapter 10**
 - No further change to Ch. 10 – already covered above.

AMENDMENTS RELATED TO LITTLE CALIFORNIA POND

Little California Pond is included in the conservation easement in Cross Lake TWP and is included in a revised boundary for the conservation easement.

- **Text Changes – Concept Plan**
 - No change to Concept Plan
- **Text Changes – Chapter 10**
 - No change to Ch. 10.