

## *Town of Brooker Comprehensive Plan*

### Future Land Use Element

The Town shall regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services. (Objective I.2)

The land development regulations of the Town shall prohibit development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the Town to solve the problems created by the unsuitable land conditions and to protect the areas natural resources. (Policy I.2.1)

The land development regulations of the Town shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to: (Policy I.4.1)

- Protect environmentally sensitive lands identified within the Conservation Element
- Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater.

The Town shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements. (Policy I.6.4)

The land development regulations of the Town shall ensure that the natural functions of floodplains and flood prone areas are protected. (Policy I.6.5)

The Town shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains) by 1992. (Objective I.10)

### Conservation Element

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and within this plan includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

The Future Land Use Plan Map Series includes the identification of flood prone areas, wetlands, existent and planned waterwells, rivers, bays, lakes, minerals and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan Map Series, they are not designated on the Future Land Use