

Review of Residential Growth Management System



Town of Williston, Vermont

Ken Belliveau, AICP

Presentation to Williston Planning Commission
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Purpose of This Review

The purpose of this meeting is to review the town's current growth management allocation system.

Williston currently has a residential growth management allocation system and process - it dates back to the early 1990s.

The system was designed to help the town manage the pace of new residential development. The system was developed when the town's zoning regulations were very simple and basic.

The system has evolved to become very complex and difficult to understand and administer.

Over time the town's regulations and development requirements have evolved to become very sophisticated and comprehensive.

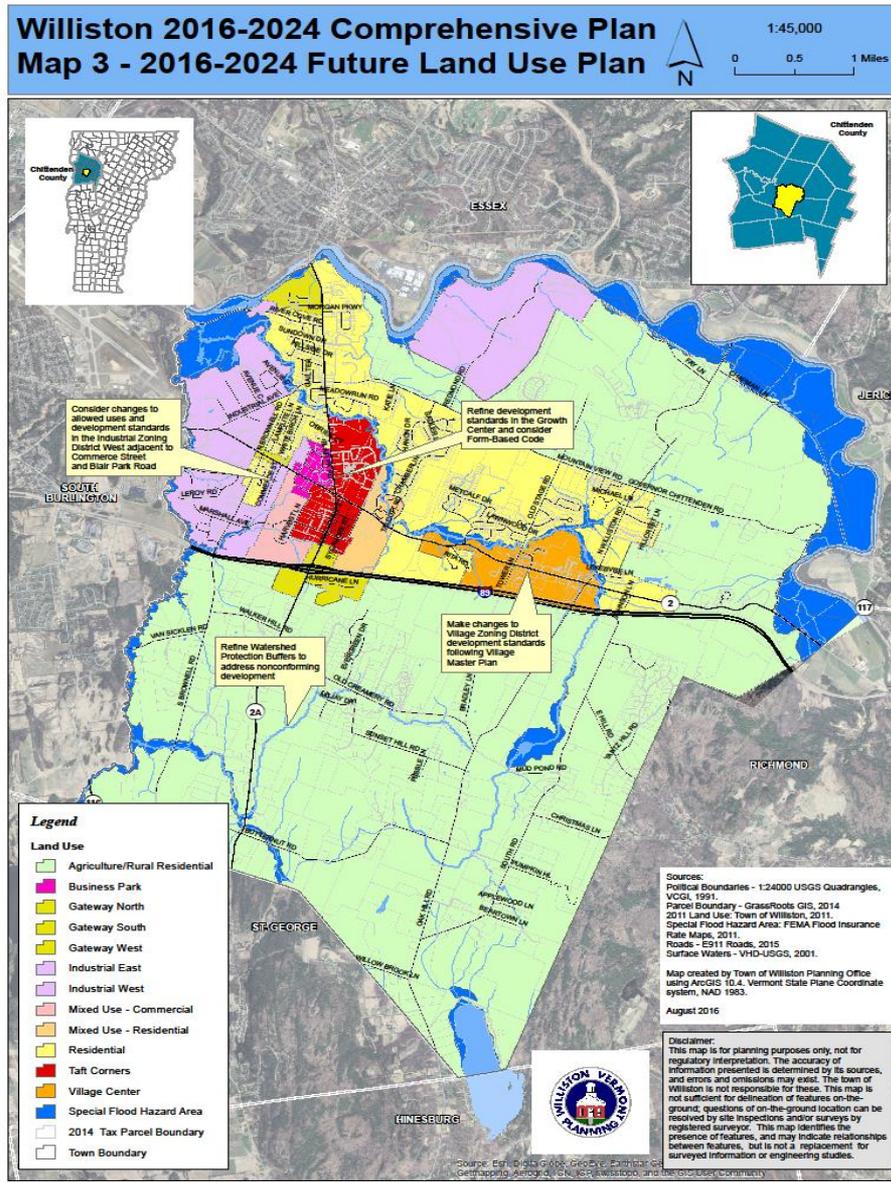
Reviewing the town's current growth management system has designated as the highest priority task for the planning commission in the recently approved town plan

Goals Of Growth Management

The town's growth management system is spelled out in Chapter 11 of the Williston Development Bylaw and was designed to help the town meet the following objectives:

- ensure that residential growth does not exceed the capacity of the town's existing infrastructure and support planning for the expansion of municipal facilities and services,
- encourage residential subdivisions that successfully implement the goals of the Town Plan, support the development of a compact, pedestrian-friendly mixed-use center in the Taft Corners growth center, and;
- reward the protection of open space resources identified in the *Open Space Plan*, the provision of trails, energy conservation, and affordable housing and other actions residential developers can take to help implement the Town Plan

Growth Management Helps Implement the Town Plan



How Does It Work?

There are 80 dwelling units each year available for allocation. The DRB makes decisions on allocation once each year for all of the proposed residential developments started in the previous calendar year. They are distributed spatially as follows:

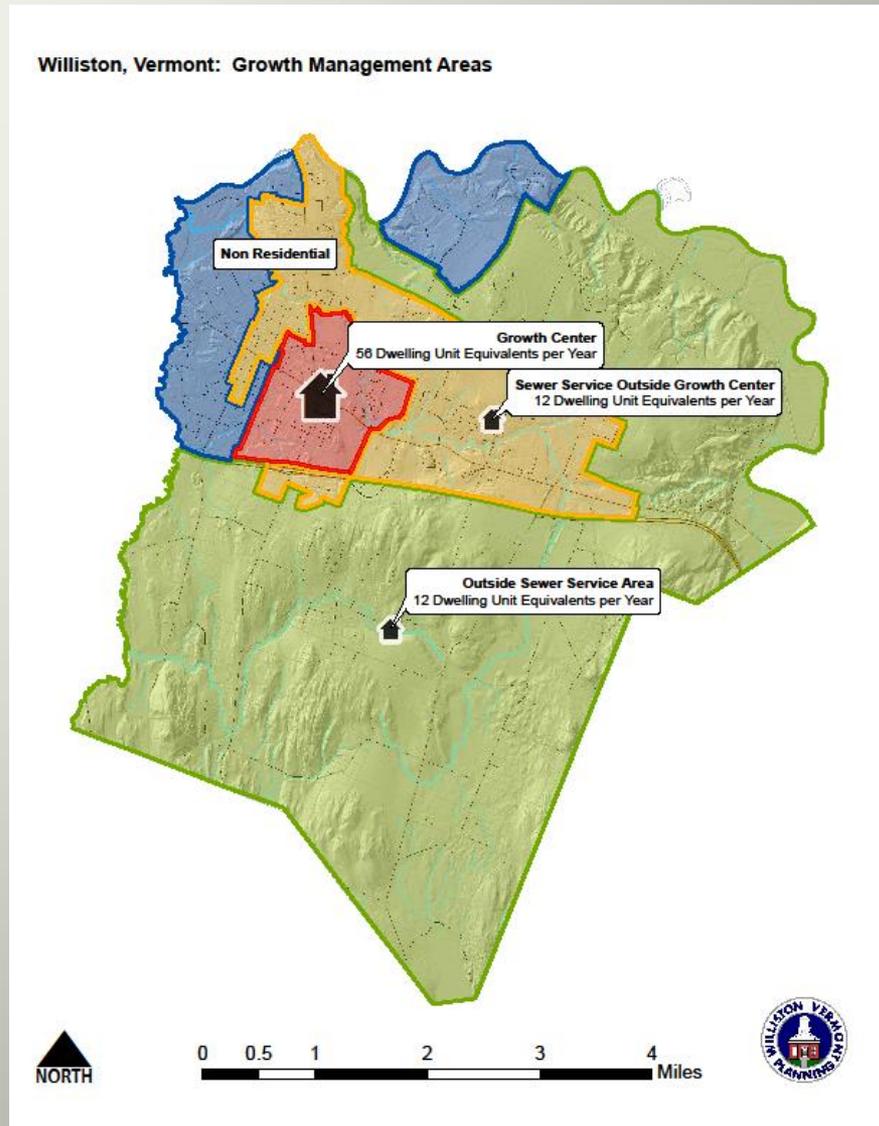
- 56 units in the town's growth center
- 12 units in the remaining sewer service area
- 12 units of allocation outside of the sewer service area

Units of allocation may be moved from outside of the growth center into the growth center, but are otherwise not transferable from one allocation area to another.

Review Process

Growth management is a competitive process decided by the DRB, with those projects scoring the highest number of points in meeting the town's stated objectives receiving the first priority in receiving allocation. Each of the projects is scored according to the allocation criteria established in Chapter 11 of the *Williston Development Bylaw*.

Growth Management Allocation Areas



WILLISTON PERMITTING PROCESS RESIDENTIAL DEVELOPMENT

Permit Type	Residential Developments
Pre-Application	<ul style="list-style-type: none"> • Required for all residential subdivisions. • Involves a public hearing before the Development Review Board (DRB). • This is a discussion about the overall concept of the development. The applicant may be asked to consider alternative design options. • Formal engineering not typically required. • For complex projects, this stage may require multiple hearings before moving to the next step.
Growth Management	<ul style="list-style-type: none"> • Required for all residential subdivisions. • Involves a public hearing before the DRB conducted only once each year. • Projects are rated and evaluated against adopted criteria. • Growth management is competitive and not all projects receive allocation.
Discretionary Permit	<ul style="list-style-type: none"> • Required for all residential subdivisions. • Involves a public hearing before the DRB. • Detailed plans, drawings and studies are required. • This is the stage when projects are formally approved or denied and conditions of approval imposed.
Finals Plans	<ul style="list-style-type: none"> • Required for all residential subdivisions. • Final Plans must be signed by either the Chair of the DRB or by the Administrator (staff) when authorized by the DRB. • Final Plans must incorporate all changes and conditions required by the DRB in the Discretionary Permit approval. • Record mylar within 180 days of Final Plans signing.
Administrative Permit	<ul style="list-style-type: none"> • Required prior to starting any actual work on the site or construction activity. • Multiple permits may be required depending on the nature of the project.

Limited Municipal Sewer Service Areas

Williston 2011 Comprehensive Plan Map 7 -Sewer Service Area

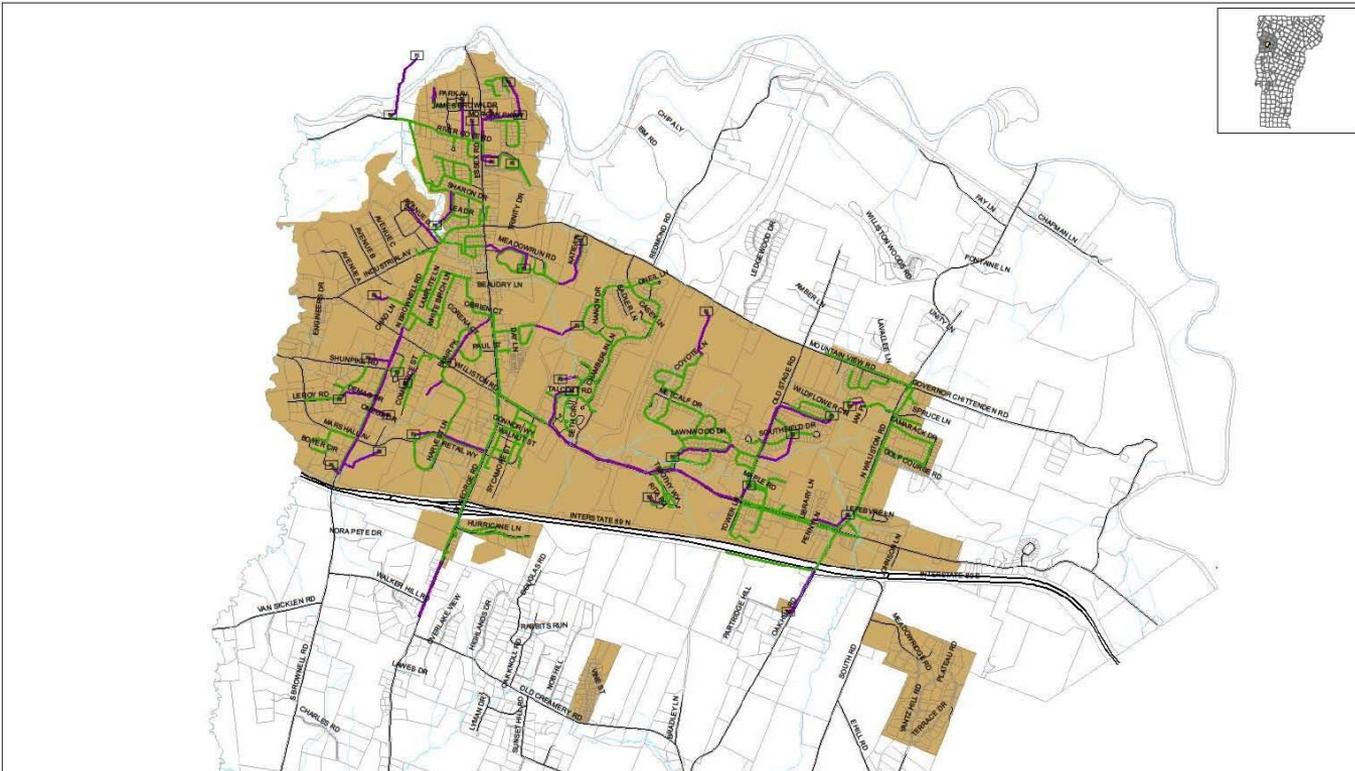
Legend

Pump Station	Road Centerline
Sewer Line	Interstate
Unsewered Stream	US 2 or State Route
Sewer Line Type	Class 2-4
Utility Pole	Pipeline
Ditch	2010 Tax Parcel Boundary
Sewer Service Area	Sewer Service Area

1:33,791

0 2,050 4,100 Feet

0 0.4 0.8 Miles



Questions for the Planning Commission to Consider

- How effective are the current regulations at achieving the goals that are incentivized by Growth Management?
- Do we still need to regulate the pace of growth in the same way we once did?
- Can part of Growth Management be modified? Relaxed? Eliminated?
- Can we achieve the same goals through our other implementation strategies?

Options for Planning Commission Consideration

- Retain the current as it is
- Modify the current system
 - Change number of units of allocation
 - Change how allocation is divided by allocation areas
 - Both
 - Allow high scoring developments to be exempt
- Change growth management incentives into required regulations where possible

What is Incentivized by Growth Management?

Growth Management is a competitive process that has incentives for applicants to include certain things in their developments as they vie for a limited supply of allocation units:

In all of the town:

- **Energy Conservation**
- **Affordable Housing**
- **Housing Choice**
- **Paths and Trails**

In some parts of the town:

- **Neighborhood Space (SSA including the Growth Center)**
- **Design for Context (Growth Center)**
- **Build Close to Services (SSA outside of the Growth Center)**
- **Neighborhood Design (SSA outside of the Growth Center)**
- **Conserve Open Space (outside SSA)**