
Housing Targets, Future Land Use, ETC.

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 4 attachments (3 MB)

1 - CCRPC_DraftFLU_Richmond_20250318.pdf; 2 - LandUseCategories_Poster-1.pdf; 4 - Housing Targets Graphic_20240326.pdf; 3 - Tier 1A-1B Comparison Information.pdf;

Hello all,

As most are aware, Future Land Use Mapping, new Land Use Categories and Housing Targets have been generated by CCRPC; they will be looking for comment and eventually agreement/approval by the Selectboard. I have attached materials that should be helpful in understanding the states approach and to assist with making decisions...but, at the very least, help with the ability to have a cogent discussion on the subject.

Further to all this is the ACT 181 Tier system that potentially exempts the requirement for state A250 oversight for housing projects in an area served by water and sewer that are 50 units or less and 10 acres or less until 2027. The Selectboard, at some point before the end of Spring, will need to decide either to opt-in for the Tier 1B designation or opt-out for continued state A250 oversight on projects; I have also attached Regional Planning documents on this subject. Please be advised that part of this particular process is the need for a Planning Commission recommendation to you folks, something that is currently in process and should be expected in a late April or early May.

Please reach out with any questions as both Virginia and I are knee deep in all this and pretty well versed in the requirements. There is a ton of information to digest but timing is not super critical...until it is!

Thank you!

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"The secret of change is to focus all of your energy not on fighting the old, but on building the new"-Socrates.

TO NOTE: All emails and any respective attachments to the Town may be considered public records and are subject to disclosure under the Vermont Open Public Records Act.

CHITTENDEN COUNTY DRAFT FUTURE LAND USE MAP


Chittenden County Regional Planning Commission (CCRPC) is working with cities and towns to create a regional Future Land Use map. This map, once adopted, will generally guide how land in the region will be used in the future. For more information, visit ccrpcvt.org/ecos-engagement.


The land use categories on the map are defined in state law and CCRPC is tasked with determining how the land use categories apply in the region. CCRPC is seeking input from the public to help guide our mapping work.


HOW WILL THIS IMPACT ME?


Through planning, your town or city prioritizes how land is used and shared. Land use maps and planning impact where houses and other development are built, as well as where natural resources are protected. You can participate in community discussions and decisions that shape your town or city. Please provide comments on the proposed future land use for Chittenden County by e-mailing Taylor Newton (tnewton@ccrpcvt.org).



Legend


-  Municipal Boundary


 Property Boundary


 Roads


 River or Stream


 Lake Champlain
-  Transition / Infill Area


 Resource-Based Recreation Area


 Enterprise Area


 Hamlet

 Rural General

 Rural Ag and Forestry

 Rural Conservation

 Airport & Camp

 Johnson & Ethan Allen Firing Range

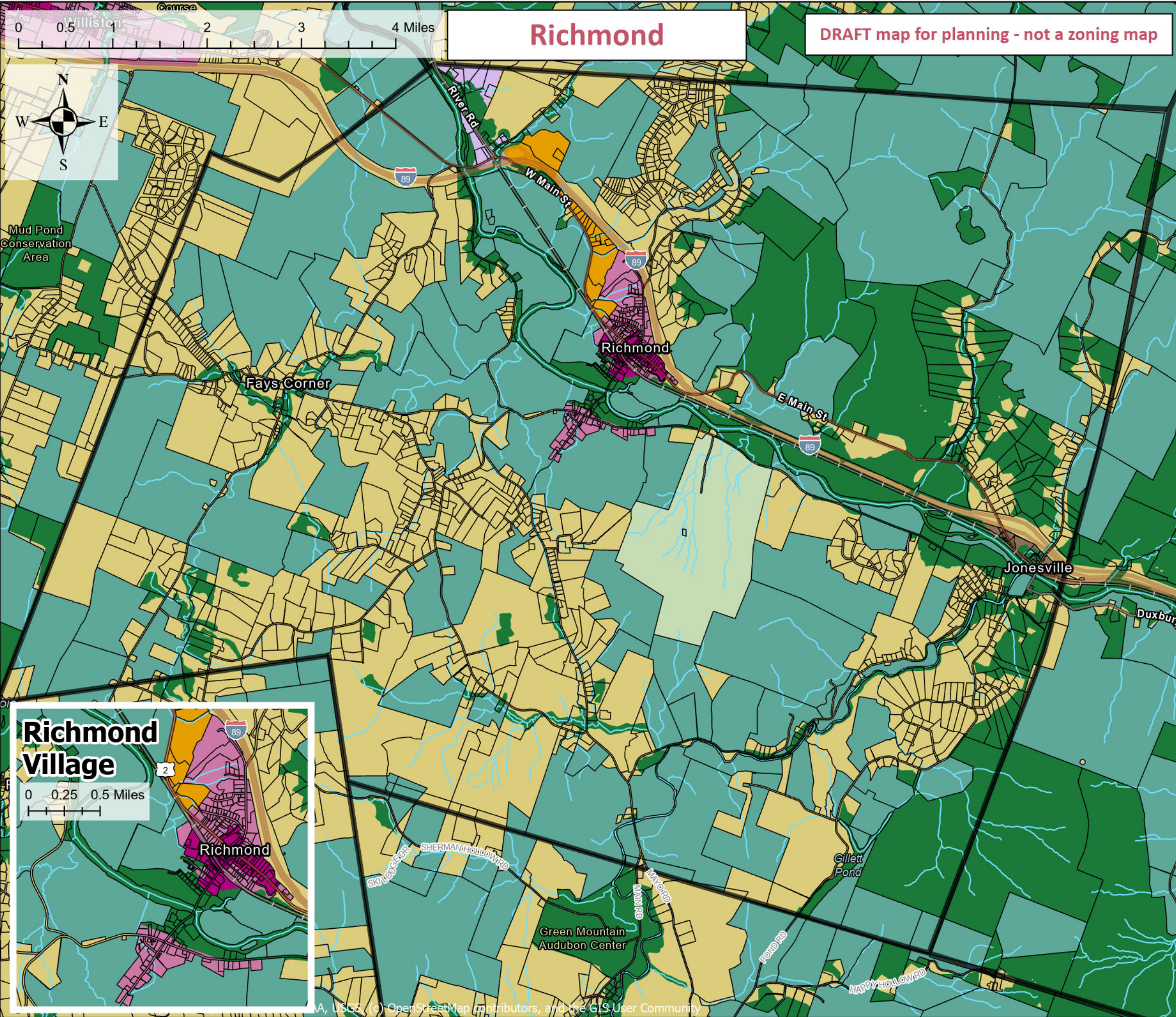
Future Land Use Area

 Downtown Center

 Village Center

 Planned Growth Area

 Village Area



Act 181 Regional Future Land Use (FLU) Areas					
Statutory FLU Area	Designation Name	Act 250 Tier Eligibility	Statutory Descriptions	Statutory Criteria	H.687/Act 181 Bill reference / Statutory Reference
Downtowns	Centers	Tier 1A / Tier 1B	These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section 5804 of this title. The downtown or village centers are the traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. Village centers are not required to have public water, wastewater, zoning, or subdivision bylaws.	N/A - see statutory description	Section 49.12.A / 24 V.S.A. § 4348a(a)(12)(A)
Village Centers					
Planned growth areas	Neighborhoods	Tier 1B	These areas include the high-density existing settlement and future growth areas with high concentrations of population, housing, and employment in each region and town, as appropriate. They include a mix of historic and nonhistoric commercial, residential, and civic or cultural sites with active streetscapes, supported by land development regulations; public water or wastewater, or both; and multimodal transportation systems. These areas include new town centers, downtowns, village centers growth centers, and neighborhood development areas previously designated under chapter 76A of this title. These areas should generally meet the smart growth principles definition in chapter 139 of this title and the following criteria:	<p>(i) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with section 4350 of this title and has adopted bylaws and regulations in accordance with sections 4414, 4418, and 4442 of this title.</p> <p>(ii) This area is served by public water or wastewater infrastructure.</p> <p>(iii) The area is generally within walking distance from the municipality's or an adjacent municipality's downtown, village center, new town center, or growth center.</p> <p>(iv) The area excludes identified flood hazard and river corridor areas, except those areas containing preexisting development in areas suitable for infill development as defined in section 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.</p> <p>(v) The municipal plan indicates that this area is intended for higher-density residential and mixed-use development.</p> <p>(vi) The area provides for housing that meets the needs of a diversity of social and income groups in the community.</p> <p>(vii) The area is served by planned or existing transportation infrastructure that conforms with "complete streets" principles as described under 19 V.S.A. chapter 24 and establishes pedestrian access directly to the downtown, village center, or new town center. Planned transportation infrastructure includes those investments included in the municipality's capital improvement program pursuant to section 4430 of this title. (refer to capital plan; if you don't meet this, the area is a village)</p>	Section 49.12.B / 24 V.S.A. § 4348a(a)(12)(B)
Village Areas	Neighborhoods	Tier 1B	These areas include the traditional settlement area or a proposed new settlement area, typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings, arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core. These areas include existing village center designations and similar areas statewide, but this area is larger than the village center designation. Village areas shall meet the following criteria:	<p>(i) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with section 4350 of this title.</p> <p>(ii) The municipality has adopted bylaws and regulations in accordance with sections 4414, 4418, and 4442 of this title.</p> <p>(iii) Unless the municipality has adopted flood hazard and river corridor bylaws, applicable to the entire municipality, that are consistent with the standards established pursuant to 10 V.S.A. § 755b (flood hazard) and 10 V.S.A. § 1428(b) (river corridor), the area excludes identified flood hazard and river corridors, except those areas containing preexisting development in areas suitable for infill development as defined in 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.</p> <p>(iv) The municipality has either municipal water or wastewater. If no public wastewater is available, the area must have soils that are adequate for wastewater disposal.</p> <p>(v) The area has some opportunity for infill development or new development areas where the village can grow and be flood resilient.</p>	Section 49.12.C / 24 V.S.A. § 4348a(a)(12)(C)
Transition or Infill Areas	N/A	Tier 2	These areas include areas of existing or planned commercial, office, mixed-use development, or residential uses either adjacent to a planned growth or village area or a new stand-alone transition or infill area and served by, or planned for, public water or wastewater, or both. The intent of this land use category is to transform these areas into higher density, mixed-use settlements, or residential neighborhoods through infill and redevelopment or new development. New commercial linear strip development is not allowed as to prevent it negatively impacting the economic vitality of commercial areas in the adjacent or nearby planned growth or village area. This area could also include adjacent greenfields safer from flooding and planned for future growth.		Section 49.12.D / 24 V.S.A. § 4348a(a)(12)(D)
Resource-based recreation areas	N/A	Tier 2	These areas include large-scale resource-based recreational facilities, often concentrated around ski resorts, lakeshores, or concentrated trail networks, that may provide infrastructure, jobs, or housing to support recreational activities.		Section 49.12.E / 24 V.S.A. § 4348a(a)(12)(E)
Enterprise Areas	N/A	Tier 2	These areas include locations of high economic activity and employment that are not adjacent to planned growth areas. These include industrial parks, areas of natural resource extraction, or other commercial uses that involve larger land areas. Enterprise areas typically have ready access to water supply, sewage disposal, electricity, and freight transportation networks.		Section 49.12.F / 24 V.S.A. § 4348a(a)(12)(F)
Hamlets	N/A	Tier 2	Small historic clusters of homes and may include a school, place of worship, store, or other public buildings not planned for significant growth; no public water supply or wastewater systems; and mostly focused along one or two roads. These may be depicted as points on the future land use map.		Section 49.12.G / 24 V.S.A. § 4348a(a)(12)(G)
Rural General	N/A	Tier 2	Rural; general. These areas include areas that promote the preservation of Vermont's traditional working landscape and natural area features. They allow for low-density residential and some limited commercial development that is compatible with productive lands and natural areas. This may also include an area that a municipality is planning to make more rural than it is currently.	All other areas of Rural	Section 49.12.H / 24 V.S.A. § 4348a(a)(12)(H)
Rural Ag and Forestry Rural	N/A	Tier 2	Rural; agricultural and forestry. These areas include blocks of forest or farmland that sustain resource industries, provide critical wildlife scenic beauty, and contribute to economic well-being and quality of life. Development in these areas should be carefully managed to promote the working landscape and rural economy, and address regional goals, while protecting the agricultural and forest resource value, habitat and movement, outdoor recreation, flood storage, aquifer recharge, and scenic beauty, and contribute to economic well-being and quality of life. Development in these areas should be carefully managed to promote the working landscape and rural economy, and address regional goals, while protecting the agricultural and forest resource value.	Generally, parcels enrolled in Current Use with 20 acres or more of tree canopy or agricultural land cover. Mapping of these areas will be done in coordination with municipalities.	Section 49.12.I / 24 V.S.A. § 4348a(a)(12)(I)
Rural Conservation	N/A	Tier 2	Rural; conservation. These are areas of significant natural resources, identified by regional planning commissions or municipalities based upon existing Agency of Natural Resources mapping that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes. The mapping of these areas and accompanying policies are intended to help meet requirements of 10 V.S.A. chapter 89. Any portion of this area that is approved by the LURB as having Tier 3 area status shall be identified on the future land use map as an overlay upon approval.	<p>Includes:</p> <ul style="list-style-type: none"> - Protected Lands (minus Ag & Forestry areas - FEMA floodplains & DEC River Corridors outside Centers, Planned Growth Areas, Village Areas, Resource-Based Recreation Areas, and Enterprise Areas - Groundwater Source Protection Areas outside Centers, Planned Growth Areas, Village Areas, Resource-Based Recreation Areas, and Enterprise Areas - Wetlands (Class 1 & 2) that are 5 acres or larger - Elevations 2,500ft or higher outside Resource-Based Recreation Areas - VT Conservation Design Highest Priority Interior Forest Blocks & Highest Priority Connectivity Blocks, unless modified by other FLU areas 	Section 49.12.J / 24 V.S.A. § 4348a(a)(12)(J)
Water bodies	N/A				
Roads	N/A				

Act 181 – Tier 1A and Tier 1B information for municipalities

Act 181 updates Vermont’s planning framework for coordinating state, regional, and municipal land use. This includes shifting Act 250’s jurisdiction from being triggered by the size of the development to being location-based. This document outlines two major elements of location-based jurisdiction that are informed by municipalities: Tier 1A areas and Tier 1B areas. Both include Act 250 exemptions.

	Tier 1A	Tier 1B
Which areas are eligible?	Part or all of the following areas as shown on the regional future land use map which meet criteria in 10 V.S.A. § 6034(b) <ul style="list-style-type: none"> • Centers (Downtowns & Villages) • Planned Growth Areas 	Part or all of the following areas as shown on the regional future land use map which meet criteria in 10 V.S.A. § 6033(c) . <ul style="list-style-type: none"> • Centers (Downtowns & Villages) • Planned Growth Areas • Village Areas
What are the Act 250 exemptions?	Fully exempt	50 units or fewer on 10 acres or less for housing and mixed-use development
Who decides where this applies?	Municipal application to LURB	Municipal request to RPC to include in regional FLU map
Are state planning designations tied to Act 250 exemptions?	No. The new state planning designations (Centers and Neighborhoods) are only tied to the regional future land use map as approved by the LURB. Act 250 exemptions for Tier 1A and Tier 1B are now determined separately.	
When do municipalities have to decide?	Anytime after January 1, 2026.	<ol style="list-style-type: none"> 1. Spring 2025 during drafting of initial regional Future Land Use Map. 2. During future updates to regional plan (next expected 2032-2034).
Will our municipality have to enforce existing Act 250 conditions?	Yes. Within Tier 1A areas municipalities must carry forward conditions of prior Act 250 permits for new development permits, with a few exceptions. In approved Tier 1A areas the NRB will no longer enforce permit conditions unless the municipality fails to do so.	No. The NRB will continue to enforce existing Act 250 permits and conditions in Tier 1B areas.
What happens if we don’t pursue Act 250 exemptions?	After the interim Act 250 exemptions expire, development projects will be subject to standard Act 250 jurisdiction throughout your community, including any changes under Act 181	

Act 181 – Tier 1A and Tier 1B information for municipalities

	Tier 1A	Tier 1B
What other requirements must municipalities meet?	<p>Per 10 V.S.A. § 6034(b):</p> <ul style="list-style-type: none"> A. Municipality must have an approved municipal plan. B. Tier 1A boundaries must consistent with and be within with Downtowns, Village Centers, or Planned Growth Areas on the approved regional future land use map. C. Municipality must have bylaws that are at least as strong as the state model flood hazard bylaws (per 10 V.S.A. § 755) and river corridor bylaws (per 10 V.S.A. § 1428). D. Municipality must have permanent zoning and subdivision bylaws that do not include broad exemptions for obtaining municipal permits. E. Municipal bylaws for Tier 1A areas must further smart growth principles, regulate physical form and scale, allow for at least 4 stories in areas served by water and sewer, and follow other guidelines to be established by the Land Use Review Board. F. Tier 1A area must be compatible with the character of adjacent historic districts and sites and significant cultural / natural resources. G. Municipality has planned for maintenance of significant natural communities and RTE species in the Tier 1A area, or has excluded them from the Tier 1A area. H. Public water & wastewater has the capacity to support additional development in the Tier 1A area. I. There is adequate municipal staffing for comprehensive planning, capital planning, and development review / zoning administration in the Tier 1A area. 	<p>Per 10 V.S.A. § 6033(c):</p> <ul style="list-style-type: none"> 1. Municipality must request Tier 1B status from RPC. 2. Municipality must have an RPC-confirmed plan & planning process. 3. Municipality must have permanent zoning & subdivision bylaws. 4. In Tier 1B area, Municipality must exclude or adequately regulate flood hazard areas / river corridors 5. Tier 1B area have adequate water supply & wastewater capacity for compact housing; in Village Areas this may be in the form of soils that can accommodate a community system. 6. Municipality must have adequate municipal staff for zoning administration.

Vermont's **HOME Act** (Act 47 of 2023) introduced new requirements for regional and municipal plans. One is that plans must now include housing targets for 2030 and 2050 to ensure an adequate supply of safe, affordable housing in locations that keep transportation costs low.

Below are the draft housing targets for 2050. CCRPC has divided its regional target range (15,783 – 47,407) into **LOW**, **MID**, and **HIGH** targets for each city and town.

	EXISTING HOUSING UNITS (2023)	2050 HOUSING TARGET RANGES						ANNUAL HISTORIC GROWTH (2000-23)	2050 ANNUAL #S*		
		LOW # and %		MID # and %		HIGH # and %			LOW	MID	HIGH
BOLTON	550	59	11%	118	21%	177	32%	6	2	5	7
BUEL’S GORE	12	1	11%	3	21%	4	32%	0	0	0	0
BURLINGTON	18,245	3,557	19%	7,120	39%	10,683	59%	77	142	285	427
CHARLOTTE	1,643	176	11%	353	21%	530	32%	6	7	14	21
COLCHESTER	7,673	848	11%	1,697	22%	2,546	33%	39	34	68	102
ESSEX	4,889	1,233	25%	2,467	50%	3,702	76%	51	49	99	148
ESSEX JUNCTION	4,955	1,462	30%	2,927	59%	4,392	89%	52	58	117	176
HINESBURG	2,071	375	18%	752	36%	1,128	54%	16	15	30	45
HUNTINGTON	876	94	11%	188	21%	282	32%	6	4	8	11
JERICO	2,014	210	10%	419	21%	629	31%	10	8	17	25
MILTON	4,515	640	14%	1,282	28%	1,923	43%	42	26	51	77
RICHMOND	1,729	202	12%	404	23%	606	35%	8	8	16	24
SHELBURNE	3,529	802	23%	1,605	45%	2,409	68%	33	32	64	96
SOUTH BURLINGTON	9,921	3,788	38%	7,583	76%	11,378	115%	142	152	303	455
ST. GEORGE	314	34	11%	67	21%	101	32%	2	1	3	4
UNDERHILL	1,313	141	11%	282	21%	423	32%	9	6	11	17
WESTFORD	899	96	11%	193	21%	290	32%	6	4	8	12
WILLISTON	4,725	1,402	30%	2,807	59%	4,212	89%	70	56	112	168
WINOOSKI	3,665	663	18%	1,327	36%	1,991	54%	27	27	53	80
COUNTY TOTAL	73,538	15,783	21%	31,595	43%	47,407	64%	602	631	1,264	1,896

HOW WERE THE NUMBERS ASSIGNED TO EACH CITY AND TOWN?

CCRPC worked with its Planning Advisory Committee, made up of city / town planning directors and commissioners, for over a year to develop a method to assign housing targets to each city and town in Chittenden County.

Housing targets consider factors like **infrastructure**, **historic growth rates**, and **land available for development**.

*Annual new units needed to reach 2050 targets.

CITIES

Burlington, Essex Junction, South Burlington, Winooski

Receive **60%** of the regional housing target.

RURAL TOWNS

Bolton, Buel's Gore, Charlotte, Huntington, St. George, Underhill, Westford

Receive **3.8%** of the regional housing target and are encouraged to promote village development and protect working lands.

SUBURBAN TOWNS

Colchester, Essex Town, Hinesburg, Jericho, Milton, Richmond, Shelburne, Williston

Receive **36.2%** of the regional housing target, and weighting is applied based on accessibility of water and wastewater infrastructure.



This approach allows Chittenden County to meet its goals for livable downtowns and villages, intact farm and forest land, and healthy natural resources – while still accommodating development in all cities and towns.