

CRITERION 9(L) GUIDANCE





-- Act 250 Overview



-- 9(L) Guidance Process



-- How 9(L) works

1. Existing Settlement Determination
2. Efficient Use Requirement
3. Strip Development Evaluation



-- Questions / Discussion



Act 250 Overview







ACT 59

Report to the Vermont General Assembly on ways to improve and strengthen the state designation programs designed to promote compact development and the efficient use of resources

Report Prepared by
The Department of Housing and Community Development (DHCD)
December 15, 2013

9(L) Guidance Process

- S.138 / Act 51 of 2015

“The General Assembly determines that additional opportunity for public comment on the Criterion 9L Procedure, as well as additional education and improved guidance, would be beneficial in implementing the criterion.”

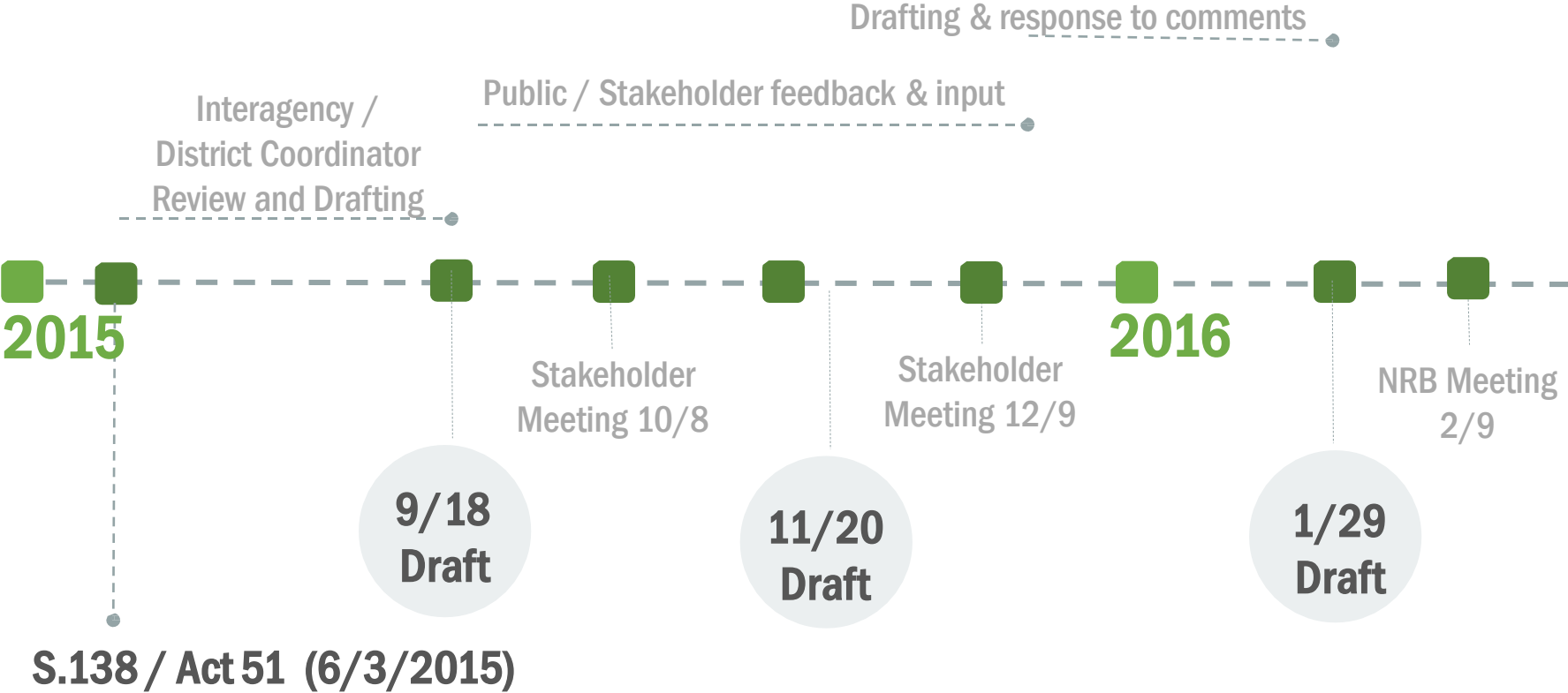
- **Collaborative Review of the Procedure**
 - **Develop Outreach Material**
-

9(L) Guidance Process

Participants in Process

Associated Industries of Vermont; Barre Area Development Corporation; Chittenden County Regional Planning Commission; Conservation Law Foundation; Downs Rachlin Martin; Greater Burlington Industrial Corporation; Homebuilders and Remodelers of Northern Vermont; Hollister Hill Consulting; Lake Champlain Chamber of Commerce; Lamoille County Regional Planning Commission; MMR; Northwest Regional Planning Commission; Northerneastern Vermont Development Association; Preservation Trust Vermont; S.D. Ireland Companies; Two Rivers-Ottawaquechee Regional Commission; Vermont Association of Planning and Development Agencies; Vermont Association of Realtors; Vermont Chamber of Commerce; Vermont League of Cities and Towns; Vermont Natural Resources Council; Vermont Planners Association; White & Burke and individuals from across Vermont.

9(L) Guidance Process



How 9(L) works

10 VSA § 6086 (9)(L)

Settlement patterns. To promote Vermont's historic settlement pattern of compact village and urban centers separated by rural countryside, a permit will be granted for a development or subdivision outside an existing settlement when it is demonstrated by the applicant that, in addition to all other applicable criteria, the development or subdivision:

(i) will make efficient use of land, energy, roads, utilities, and other supporting infrastructure; and

(ii) (I) will not contribute to a pattern of strip development along public highways; or

(II) if the development or subdivision will be confined to an area that already constitutes strip development, will incorporate infill as defined in 24 V.S.A. § 2791 and is designed to reasonably minimize the characteristics listed in the definition of strip development under subdivision 6001(36) of this title.

How 9(L) works

①

Existing Settlement Determination

②

Efficient Use Requirement

③

Strip Development Evaluation

Pathway 1

Pathway 2

State Designated Centers



Downtowns



Village Centers



Growth Centers



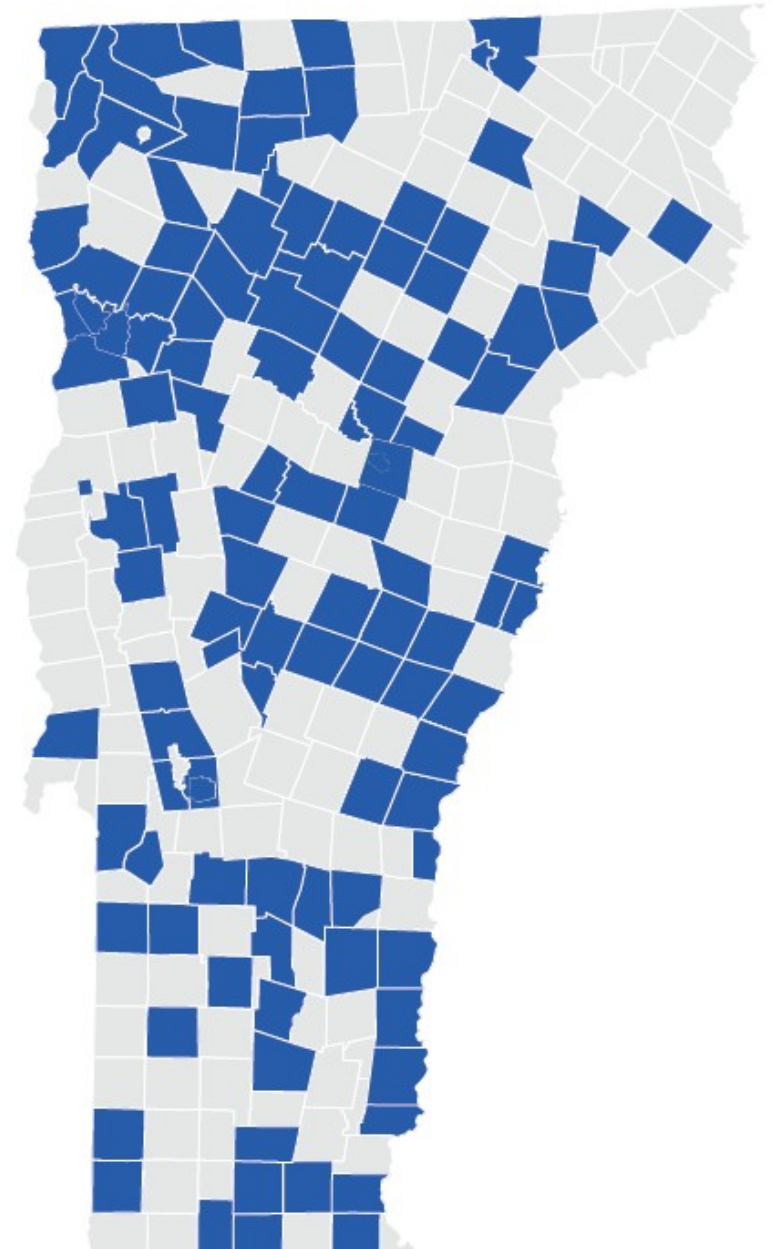
New Town Centers



Neighborhood Development Areas

161

Designated Centers



Municipalities with State Designated Centers

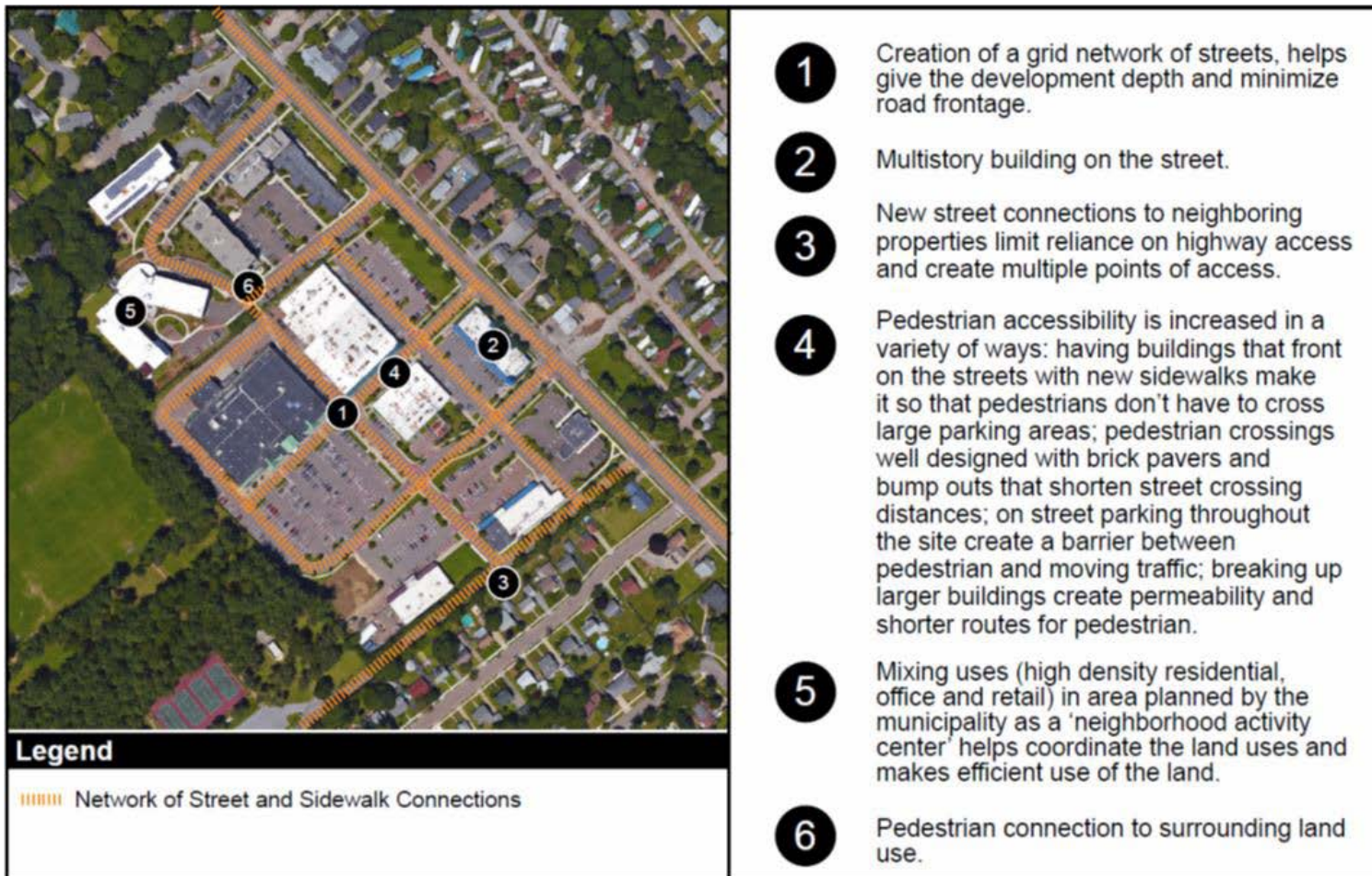
Characteristics of Strip Development



- 1 Broad road frontage and lack of grid network.
- 2 Single story building set back from street.
- 3 No street connections to neighboring properties and poor access management.
- 4 Limited access for pedestrians.
- 5 Single Use.
- 6 Lack of pedestrian connections to surrounding land use.

Strip Development Evaluation

9(l) help minimize the characteristics of strip development.



COMMENTS & QUESTIONS