

VCOG SMART GROWTH COMMITTEE
Mayor Greg Northrup

History:

As a result of the Smart Growth Implementation Committee Report, VCOG created a smart Growth Committee to address the items listed in that report. The first thing we tackled was Map A.

Map A

1. We recognized the need to protect the environmental core of the county and maintain wildlife linkages to the most sensitive areas.
2. Through a consensus process, the cities and county worked to determine the boundaries of Map A
3. Even though there were minor changes to Map A, there was a 40,000 increase from the original map in the Smart Growth Implementation Report.
4. A resolution will be adopted by all cities, the county and the school board within a month.
5. With limited funds for both County and cities to purchase the land, the Committee has agreed to propose tools that encourage the use of smart growth and sustainable practices.
6. Since the ultimate goal is to have no increased density within Map-A, after this summit the committee will begin exploring Transfer Development Rights (TDR's) for the Map A Area. TDR's would be a step toward conserving the Map A lands and at the same time encourage density in urban areas by making Map A lands sending areas, where property owners would have the option of selling their development rights. Density bonuses could be given to those who

purchase development rights from Map A lands. You can learn more about this in the Sustainable Communities workshop this afternoon.

Map-B

1. Map B depicts sensitive areas outside the environmental core, which could be served by Urban Service Areas. Smart Growth would promote compatible development in Map B areas.
2. After the VCOG Smart Growth Committee has created development standards for Map-A, the county and cities will work to determine actual borders and clarify Map-B boundaries.
3. After consensus on the borders is reached and voted upon by the VCOG Board, the county and cities will adopt Map-B as it affects its borders.
4. The Committee will consider techniques for building sustainable communities such as: clustering development, green building design, transfer of development rights, and other smart growth tools. The Committee will then recommend which standards could be placed into policy to accomplish these tasks not only for the county but for cities within the Map-B lands.

Map-C

1. Map C will determine areas of influence. This map is yet to be determined.
2. Map-C are those areas that are contiguous or border other jurisdictions, where change in density could also change the balance of the adjacent community.

VCOG can facilitate Joint Planning Agreements between the county, School Board, and all Cities to accomplish its community vision. These JPA's could implement smart growth tools for all three maps.