



Audit

How does your County or Municipality Grow?

DIRECTING THE RIGHT GROWTH TO THE RIGHT PLACES

1. Does the comprehensive plan direct growth to specific locations designated as growth areas? Grade _____

A=yes; F=no.

If no, skip the remainder of this section and assign a grade of F for the entire section.

2. Based upon current growth projections in the comprehensive plan or from planning staff, how many years will it take for your municipality's or county's primary growth area to be built out (fully developed) under existing zoning? Grade _____

A-20 years; B-20 years +/- 5 years; C-20 years +/- 10 years;
D-20 years +/- 15 years; F-40 or more years

3. According to the comprehensive plan, what is the overall average residential density planned for the primary urban growth area at build out? Grade _____

A-7 or more dwellings/acre; B-from 5 up to 7 dwellings/acre;
C-from 3 up to 5 dwellings/acre; D-between 2 and 3 dwellings/acre;
F-2 or fewer dwellings/acre.

4. Is most growth actually going into designated growth areas? According to planning staff, what percentage of all the building permits approved for a recent year or period of years were for construction in growth areas? Grade _____

A-over 85%; B-75-85%; C-65-74%; D-55-64%; F-less than 55%.



Average grade for section: Directing the Right Growth to the Right Places

CONSERVING THE COUNTRYSIDE

(This section may not apply to municipalities)

5. Does the comprehensive plan direct growth in rural areas to the expansion of existing hamlets, villages, and towns? Grade _____

A=yes; F=no.

6. According to planning staff, what is the average residential density actually achieved in practice in the primary zoning district designated for agricultural or rural conservation? [Note: exceptions and density bonuses can result in actual densities being higher than the base density stated for a zoning district.] Grade _____

A-20 acres or more per dwelling; B-from 15 up to 20 acres per dwelling; C-from 10 up to 15 acres per dwelling; D-from 5 up to 10 acres per dwelling; F-less than five acres per dwelling.

7. Do development regulations promote clustering in rural areas? Grade _____

A-clustering is mandatory with a required set aside of 80% or more of a site's workable farmland and forested land; B-mandatory clustering with a required set aside of 60-79%; C-mandatory clustering with a required set aside of 50-59%; D-clustering is optional; F-clustering is not permitted under present development regulations.

8. Is there an agricultural preservation plan used by the local agricultural preservation program to target for preservation the most productive farmland threatened by development? Grade _____

A=yes; F=no, or there is no agricultural preservation program.

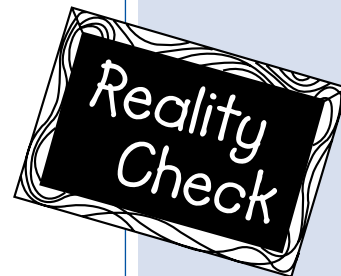
9. Do development regulations prohibit or significantly restrict residential and commercial strip development along roads in rural areas? Grade _____

A=yes; F=no.

10. How much rural land, or land outside of designated growth areas, does growth actually consume? Grade _____

According to planning staff, for a recent year or period of years what percentage of the total land area developed in the county or municipality (total of the land areas for all parcels where a building permit was issued for a new home or commercial building) is represented by land developed in rural or non-growth areas? (Total land area subdivided and related percentages may be used in place of land area developed based upon building permits.)

A-15% or less; B-16-25%; C-26-35%; D-36-45%; F-more than 45%.



Average grade for section: Conserving the Countryside.....



PROMOTING EFFICIENT USE OF LAND AND PUBLIC FACILITIES

11. Do comprehensive plan policies and development regulations for growth areas give rise to compact development with shallow front and side yard setbacks and narrow streets as in a traditional town? Grade _____

A—as a stated policy, traditional neighborhood development is the preferred form of development and is required by development regulations; B - as stated policy, traditional neighborhood development is the preferred form of development and is a widely available option under development regulations; C - development regulations allow traditional neighborhood development as an option under limited circumstances; D - development regulations do not permit traditional neighborhood development, but related variances receive consideration; F - development regulations prohibit traditional neighborhood development and related variances are difficult to obtain.

12. Does your jurisdiction limit capital improvements in rural or non-growth areas as reflected by the policies and spending contained in the comprehensive plan, water and sewer plan, and capital improvements plan (essential improvements necessary for protecting public safety, health, and the environment excepted)? Grade _____

A—restrictions on: 1) new or widened roads, 2) sewer lines and plants, 3) public water systems, and 4) new school construction; B—3 of 4; C—2 of 4; D—1 of 4, F—no restrictions.

13. Is transit oriented development encouraged within one-half mile of transit stations through the use of special transit zoning districts, overlay zones, or planned unit development zoning? Grade _____

A—yes; F—no.

14. Based upon data from planning staff, will planned growth balance jobs and housing in your county or municipality? Grade _____

In terms of ratio of jobs/households: A—1.3 to 1.6; B—1.15 to 1.29; C—0.90 to 1.14; D—0.75 to 0.89; F—less than 0.75.

15. Does the transportation element of the comprehensive plan contain specific numerical goals (mode shares, reductions in vehicle miles traveled, or reductions in vehicle trips) for increasing the share of travel by transit, walking, bicycling, and car pools? Grade _____

A—yes; F—no.

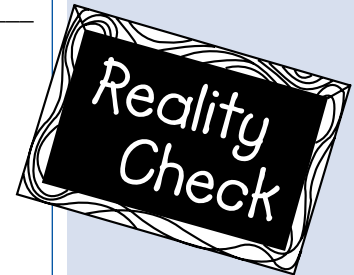
16. Does the zoning ordinance help create full service communities, where residents can enjoy convenient access to jobs, goods, and services, by allowing housing of various types and commercial and office uses to locate immediately next to one another or even within the same building? Grade _____

A—zoning ordinance permits mixed uses in: 1) regional, 2) community, and 3) neighborhood commercial centers, and 4) within buildings; B—3 of 4; C—2 of 4; D—1 of 4; F—none.

17. What does transportation spending indicate about your local government's real transportation priorities? Grade _____

In the budget or capital improvements program document, what percentage of the total funds available for the construction of new transportation facilities (exclude costs for operation and maintenance) is spent on transit, pedestrian, and bicycle transportation projects?

A—more than 33%; B—25-33%; C—15-24%; D—10-14%; F—less than 10%.



Average grade for section: Promoting Efficient Use of Land and Public Facilities

PROTECTING ENVIRONMENTAL, CULTURAL, AND OPEN SPACE RESOURCES

18. Does the comprehensive plan designate for protection: 1) wetlands, 2) stream buffers, 3) sensitive species habitats, and 4) sites containing cultural/historic resources? Grade _____

A—4 of 4; B—3 of 4; C—2 of 4; D—1 of 4; F—none.

19. Does your locality have an open space preservation plan and the means for implementing it? Grade _____

A—1) plan, 2) staff, 3) land acquisition funds, and 4) open space dedication requirements in the zoning ordinance; B—3 of 4; C—2 of 4; D—1 of 4; F—none.

20. Do development regulations specifically protect: 1) wetlands, 2) stream buffers, 3) sensitive species habitats, and 4) sites containing cultural/historic resources? Grade _____

A—4 of 4; B—3 of 4; C—2 of 4; D—1 of 4; F—none.



21. Do stormwater management regulations require improving the water quality of stormwater runoff (as opposed to only controlling the quantity of runoff)? Grade _____

A=yes; F=no.

22. Is your local government able to adequately enforce its regulations? Grade _____

Is the number of staff assigned to enforce environmental regulations (excluding environmental health) clearly adequate for the job, given the land area to be covered, average number of enforcement reviews conducted, and other staff responsibilities?

A=yes; F=no. Hint: For cited violations, lack of corrective actions or lengthy time periods for completion of corrective actions indicate overburdened staff or intentionally lax enforcement.

Average grade for section: Protecting Environmental, Cultural, and Open Space Resources

INVOLVING THE PUBLIC AND ASSURING ACCOUNTABILITY

23. How long has it been since the comprehensive plan was updated and the zoning comprehensively revised to conform with the plan? Grade _____

As based upon the year the comprehensive plan was last updated:
A-6 years or less; F-more than 6 years, or zoning does not conform with the comprehensive plan.

24. Does the comprehensive plan consistently contain: 1) measurable goals, 2) benchmarks to indicate progress in reaching goals, 3) actions for accomplishing goals, and 4) timelines for carrying out actions? Grade _____

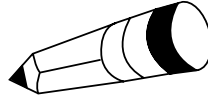
A-4 of 4; B-3 of 4; C-2 of 4; D-1 of 4; F-plan goal statements are consistently general or vague.

25. As part of the process to adopt a comprehensive plan, did your locality conduct a visioning process that enabled citizens to visualize and choose among alternative future development patterns for your municipality or county? Grade _____

A=yes; F=no.



Report Card



How does your County or Municipality Grow?

GRADE REPORT FOR _____

GRADE AVERAGE

SUBJECT

GRADE

- Directing the Right Growth to the Right Places.....
- Conserving the Countryside.....
- Promoting Efficient Use of Land and Public Facilities
- Protecting Environmental, Cultural, and Open Space Resources
- Involving the Public and Assuring Accountability

COMMENTS

Accomplishments

Needs Improvement

SIGNED

DATE

