

QAC 2010 Comp Plan
60 Day Review Comment
RA-01
June 12, 2010

APF Testing in Municipalities

A major component of the Draft Comp Plan is a principle that residential growth will be channeled to existing and future planning areas surrounding the County's eight municipalities and other currently designated growth areas in the County. These municipal growth areas are expected to be developed primarily through annexations consistent with Joint Planning Agreements between the Town and County. The County's negotiating leverage in this process is potentially twofold:

- 1) It can delay release of a zoning change in the annexed area for five years.
- 2) It can withhold support of infrastructure improvement commitments that it is prepared to offer the Town in exchange for help with rural preservation (TDR, PDR) within the Joint Planning Agreement.

These negotiating tools must not be bargained away unless and until this proposal (below) is included.

This comment proposes that Adequate Public Facilities testing of all municipal developments be a non-negotiable component of all joint planning and annexation agreements. Otherwise the County will have lost control of this critical planning tool, as most if not all major new residential development is expected to occur within the Towns and other growth areas and their peripheral annexations.

Recommended insertion locations:

- A) Element 5.0>Goal 1>Objective 1>Recommendations*
- B) Element 8.0>Goal 2> Objective 1>Recommendations*
