

Agenda Summary
October 8, 2025

Agenda Item No. B-2

LCPC Discussion on Future Land Use Map & Growth Centers

Summary: On April 30, 2025, LCPC Director Tasha Wallis and Deputy Director Seth Jensen met with the Selectboard to provide an overview of the recently enacted Act 181, including its key components, regional land use mapping requirements, and implications for planning at both regional and municipal levels. During the meeting, LCPC presented a preliminary draft Future Land Use (FLU) Map, explaining its purpose, intent, and methodology. The FLU Map will be part of the Lamoille County Regional Plan, which requires review and approval by the Land Use Review Board (LURB). LCPC must submit its regional plan to LURB by January 2026.

Over the summer, LCPC worked closely with Planning & Zoning Director Sarah McShane to further develop the FLU Map for Stowe, applying the statewide statutory land use classifications while also considering local planning goals and existing conditions. LCPC presented the draft map to the Planning Commission on September 15th to ensure their input was incorporated. LCPC now returns to present the final FLU Map to the Selectboard for any final questions, comments, or revisions. Enclosed for your review is Stowe's draft FLU Map, developed using the statewide methodology and land use classifications.

As discussed on April 30th, while RPCs are responsible for developing the FLU Map, only the LURB can grant Tier 1B designation. Tier 1B designation allows residential projects of 50 units or less within the designated area(s) to be exempt from Act 250 review.

Our recent Housing Needs Assessment on page 50 recommended pursuing Tier 1B designation as a tool to streamline residential development in areas identified for future growth.

To request Tier 1B designation for eligible areas, municipalities must pass a resolution opting in and confirming they have the capacity to administer local land use regulations. RPCs then submit these requests as part of their regional plan for LURB review and approval. **For Stowe and LCPC, this process must be completed by January.** It is important to note:

- RPCs create the FLU Maps as part of their Regional Plan.
- Tier 1B designation is not created by RPCs, but is granted by LURB upon approval of the Regional Plan and FLU Map.
- When the RPC submits the plan to LURB, it will indicate the requested Tier 1B status for eligible areas, verifying the municipality has opted in and that the criteria in 10 V.S.A. § 6033 are met.

If the Selectboard wishes to pursue Tier 1B designation, it should direct the Planning & Zoning Director to collaborate with the Planning Commission and LCPC to develop proposed boundaries for Tier 1B eligible areas. Once drafted, these boundaries can be presented to the Selectboard along with a draft resolution, which will then be included in LCPC's submission to

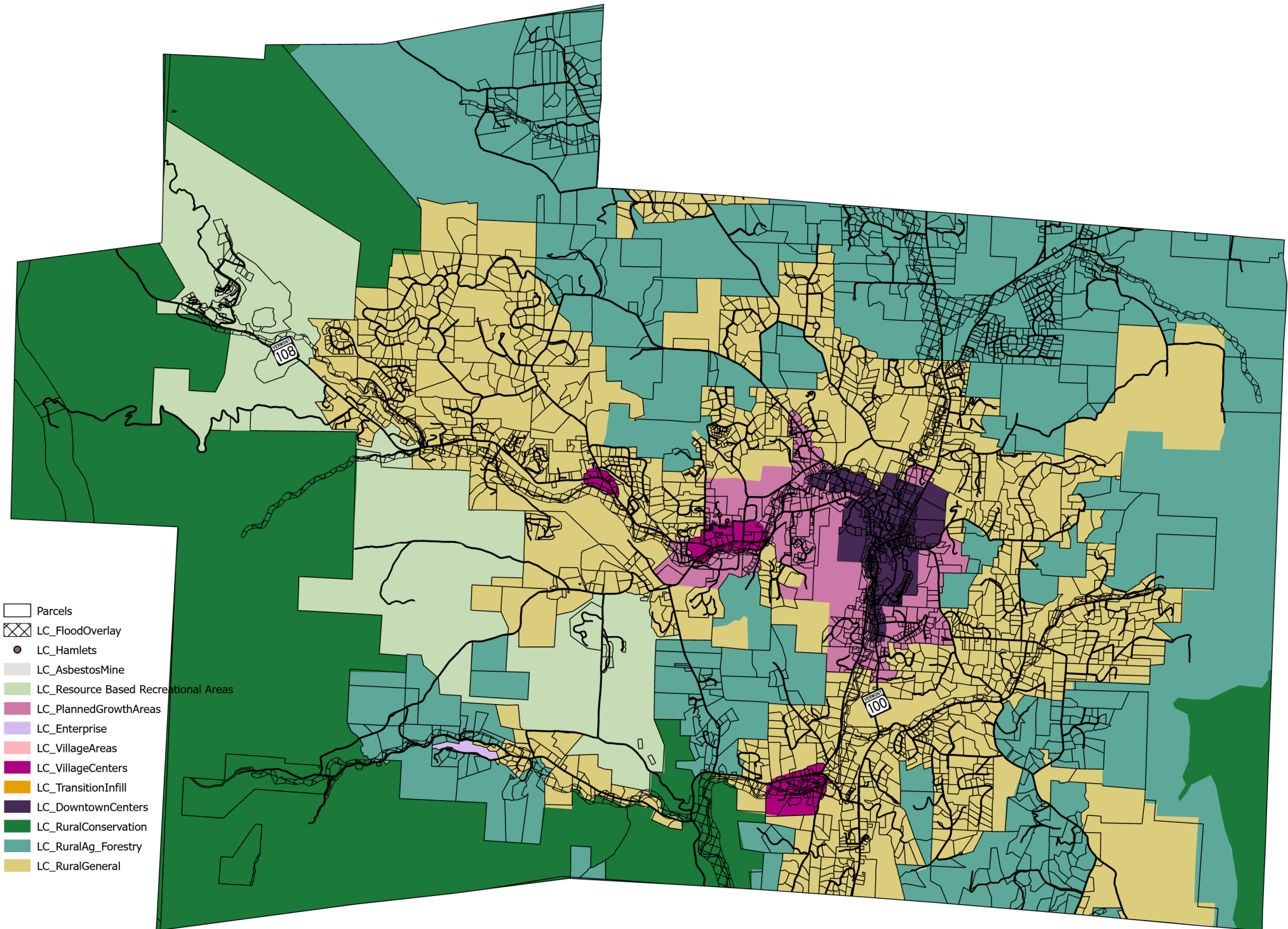
the LURB. If the Selectboard does not wish to pursue Tier 1B designation, no action is required at this time.

Town Plan Impact: The purpose of Act 181 conforms to the Stowe Town Plan Settlement Pattern Goal - *To preserve Stowe's historic settlement pattern and scenic resources, defined by compact villages surrounded by rural countryside.*

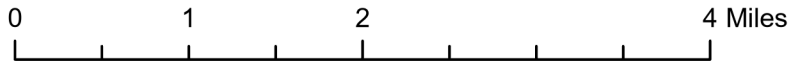
Fiscal Impact: Planning & Zoning Director Sarah McShane has been working closely with LCPC staff, assisting in the preparation of the FLU area map for Stowe. Estimated person hours spent include approximately 24 hours.

Recommendation: Move to indicate alignment with the proposed Lamoille County Regional Plan Future Land Use Map pertaining to Stowe and direct the Planning & Zoning Director to collaborate with the Planning Commission and LCPC to develop proposed boundaries for the Tier 1B areas to be presented to the Selectboard for future consideration.

DRAFT Stowe Future Land Use



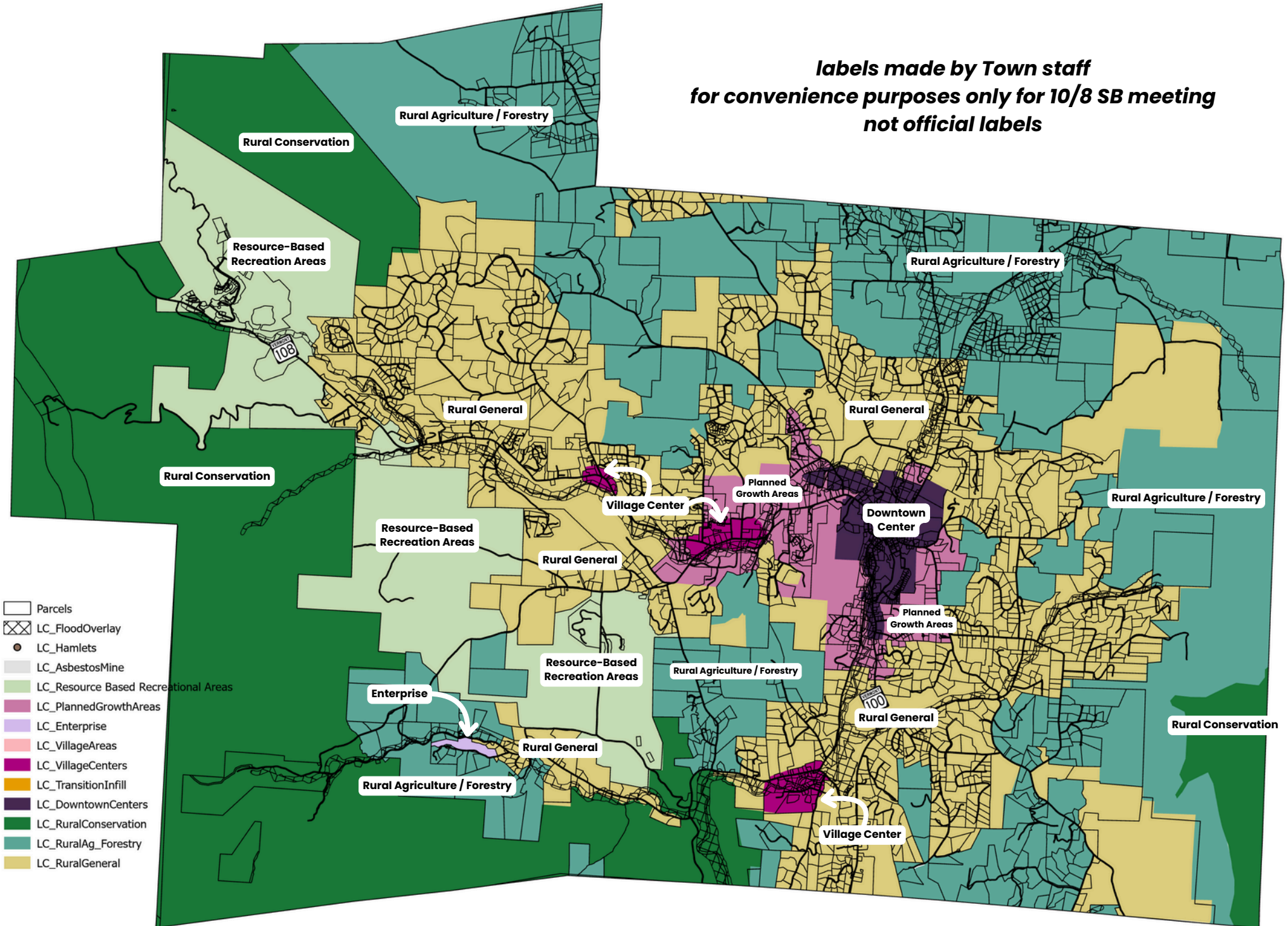
- Parcels
- LC_FloodOverlay
- LC_Hamlets
- LC_AsbestosMine
- LC_Resource Based Recreational Areas
- LC_PlannedGrowthAreas
- LC_Enterprise
- LC_VillageAreas
- LC_VillageCenters
- LC_TransitionInfill
- LC_DowntownCenters
- LC_RuralConservation
- LC_RuralAg_Forestry
- LC_RuralGeneral



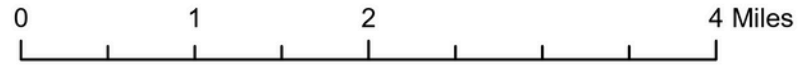
Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees. This map is for planning purposes only and not for regulatory use.

DRAFT Stowe Future Land Use

*labels made by Town staff
for convenience purposes only for 10/8 SB meeting
not official labels*



- Parcels
- LC_FloodOverlay
- LC_Hamlets
- LC_AsbestosMine
- LC_Resource Based Recreational Areas
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- LC_VillageAreas
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- LC_RuralGeneral



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Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: tasha@lpcvt.org

Municipalities and the Regional Planning Commission fill out this form to request Tier 1B Area Designation. Each element of eligibility per [10 V.S.A. § 6033\(c\)](#) is outlined below and must be certified.

MUNICIPAL SECTION

Municipality Name: _____ Date of Submission: _____

Municipal Contact (Name/Position): _____

Municipal Contact Email: _____

Municipal Contact Phone: _____

§ 6033(c)(1) The municipality has requested to have the area mapped for Tier 1B.

Yes, the municipality meets this requirement. Selectboard meeting minutes documenting this request are attached. A municipality may have multiple noncontiguous areas receive Tier 1B area status. Describe requested Tier 1B Area(s): _____

§ 6033(c)(2) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Yes, the municipality meets this requirement. The letter of Confirmed Planning Process by the Regional Planning Commission Executive Director certifying a duly adopted and approved plan and planning process is attached.

Municipal Plan Adoption Date: _____

§ 6033(c)(3) The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Yes, the municipality meets this requirement.

Unified Development Bylaws? Yes No

If the municipality has unified development bylaws (zoning and subdivision in one document), fill in the same adoption date twice.

Zoning Bylaws Adoption Date: _____

Subdivision Regulations Adoption Date: _____

§ 6033(c)(6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Yes, the municipality meets this requirement.



Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: tasha@lcpcvt.org

Municipal Certification

By signing below, the undersigned certifies that 1) the municipality requests Tier 1B Area Designation for areas eligible under 24 V.S.A. Chapter 117 and 10 V.S.A. Chapter 151 and 2) the above information is accurate and complete to their knowledge.

Authorized Municipal Official Name/Title: _____

Signature: _____

Date: _____

REGIONAL PLANNING COMMISSION SECTION

§ 6033(c)(4) The area excludes identified flood hazard and fluvial erosion areas, 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 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 subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).

Yes, the municipality meets this requirement because:

The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality. If the bylaws are in the same document, fill in the same date twice.

Flood Hazard Bylaw Adoption Date (if applicable): _____

River Corridor Bylaw Adoption Date (if applicable): _____

OR (select one of the options below)

The municipality lacks bylaws, so all flood-risk areas are excluded from the Tier 1B area.

The municipality lacks bylaws, so all flood-risk areas, except preexisting infill development, are excluded from the Tier 1B area.

§ 6033(c)(5) The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

Yes, the municipality meets this requirement because:

There is an existing public or community water system in the area proposed for Tier 1B.

There is an existing public or community wastewater system in the area proposed for Tier 1B.

The area proposed for Tier 1B lacks an existing wastewater system but is mapped as having an Onsite Sewage Disposal Soil Rating of Class 1, Class 2, or Class 3.



Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: tasha@lcpcvt.org

Regional Certification

The Lamoille County Planning Commission certifies that the above requirements for Tier 1B Area Designation (10 V.S.A. § 6033(c)) have been reviewed and documented for submission to the Vermont Land Use Review Board. The Lamoille County Planning Commission certifies if the municipality is seeking Tier 1B eligibility for a Village Area FLUA, that the Village Area FLUA is mapped in accordance with 24 V.S.A. § 4348a(a)(12)(C).

Lamoille Planning Commission Executive Director: _____

Signature: _____

Date: _____