



Town of Underhill

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PLANNING COMMISSION REPORT FOR MUNICIPAL PLAN ADOPTION

This report is prepared in accordance with 24 V.S.A. §§ 4384(c) which states:

When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in § 4302 of this title. If the proposal would alter the designation of any land area, the report should cover [24 V.S.A. §§ 4384(c)(1)-(5)].

The proposed Town Plan to be adopted does not propose to alter any designations of land area, and therefore, responding to the criteria enumerated under 24 § 4384(c) does not apply. Note that the Planning Commission is proposing to conduct additional research and analysis prior to any potential change to any of the land use categories or any alterations to designations of land.

Brief Explanation of Proposed Amendments:

On June 23, 2020, Underhill's 2015 Town Plan, as amended December 18, 2018, is set to expire. Over the course of the past year, the Underhill Planning Commission updated the previous plan. Various changes were made throughout the plan, which captures the feedback that was obtained from the 2019 Town-wide survey, as well as four public feedback forums.

As part of this update, the Planning Commission carried over, as well as created new, goals, policies and strategies for each chapter (ten total) that reflect the public feedback that was received. In addition, the Planning Commission worked to provide more context relating to Underhill-specific issues within each chapter. While significant changes were made to the context of the Land Use chapter, which includes specifically outlining the unique issues observed by Staff, the Planning Commission and the Development Review Board, no immediate action is recommended that would alter any designations of land. Additionally, the Planning Commission, in coordination with the Energy Committee and Chittenden County Regional Planning Commission (CCRPC) reworked the Energy Chapter in an effort towards attaining an "enhanced energy plan" status, which is expected to be approved by CCRPC as part of this process. With an enhanced energy plan, the Town's position during a Public Utility Commission hearing is given more weight so long as the Town's position is supported by the Town Plan. Other areas where the Plan was significantly updated pertains to the Housing, Recreation, and Historic and Cultural Resources chapters.

The following matrix demonstrates how the *Draft 2020 Underhill Town Plan* is consistent with the goals established in § 4302.

	Purpose & Introduction	Land Use	Natural Resources	Energy	Transportation	Infrastructure	Services	Housing	Economic Development	Historic & Cultural Resources	Recreation	Appx. A - Implementation Plan
Required Elements (24 V.S.A. § 4382)												
Statement of Objectives, Policies, Programs		X	X	X	X	X	X	X	X	X	X	
Land Use Plan (and present and prospective map)		X										
Transportation Plan (and map)					X							
Utility and Facility Plan (and map)							X					
Rare Natural Resources/Historic Resources			X							X		
Educational Facilities Plan (and map)							X					
Implementation Program												X
Development Trends	X	X										
Energy Plan				X								
Housing Element								X				
Economic Development Element									X			
Flood Resiliency Plan		X	X									
Current Analysis and Data (24 V.S.A. § 4382(c))	X	X	X	X	X	X	X	X	X	X	X	X
State Planning Goals												
Development Pattern	X	X										
Economy									X			

