

## **Summary of Barry's Proposed Modifications**

Barry's proposal restructures the growth permit system by:

- Removing the 20-per-subdivision cap.
- Maintaining a total of 140 growth permits per year.
- Allocating:
  - 45 permits to Farm (F) and Farm Residential (FR) Districts.
  - 20 permits for single-family splits.
  - 75 permits for any development type.
- Allowing the Council to issue up to 50 additional permits from a reserve pool (reset to 100 annually). CEO has ability to issue up to 50 permits from the reserve provided these are in the Growth areas / Comp Plan.
- Setting a 2-year expiration for Growth permit issued if no construction activity has occurred, with a one year extension + additional fee.
- Minimizing Council involvement unless a large project or Developer's Agreement is required.

## **Detailed Analysis of Advantages**

### **1. Administrative Efficiency**

- **Simplifies enforcement** by removing the subdivision cap, which was complex to monitor and enforce.
- Reduces the administrative burden on the Code Enforcement Officer (CEO), allowing more focus on permit quality and compliance.

### **2. Predictable and Transparent Allocation**

- Clear sub-allocations (F/FR, splits, general) make the system more **transparent** for developers and residents.
- Developers can plan projects with **greater certainty** about permit availability.

### **3. Flexibility Through Reserve Pool**

- The **Council reserve pool** provides a buffer for unexpected or large-scale development needs.

- Resetting the pool to 100 annually ensures **long-term flexibility** while maintaining growth control.

#### **4. Encouragement of Timely Development**

- The **2-year expiration** discourages speculative holding of permits and ensures that only active projects proceed. Can be extended one year + fee.
- This helps align development with infrastructure and service readiness.

#### **5. Reduced Political Bottlenecks**

- **Minimized Council involvement** streamlines the process for most applicants.
- Only large or complex projects require Council action, which **reduces delays** and improves responsiveness.

#### **6. Support for Rural Preservation**

- Retaining the 45-permit cap for F/FR districts aligns with the Town's Comprehensive Plan to **preserve rural character** and limit sprawl.

#### **7. Compliance and Adaptability**

- The **three-year reassessment cycle** ensures the ordinance remains aligned with **state mandates** and evolving community needs.
- This built-in review mechanism supports **adaptive governance**.

#### **8. Equity and Fairness**

- By clearly defining permit categories and limits, the system ensures **fair access** for individuals and developers alike.
- Reduces the risk of large developers monopolizing permits.