

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.