

Overview of the Metropolitan Land Planning Act

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HISTORICAL BACKGROUND

1967 Regional Planning

- Council must adopt a comprehensive development guide for the region.
- A compilation of policy statements, goals, standards, programs and maps prescribing guides for the orderly and economic development, public and private, of the metropolitan area.
- “Written comment and recommendations.”



HISTORICAL BACKGROUND

1976 Metropolitan Land Planning Act

- Interdependency among local units of government.

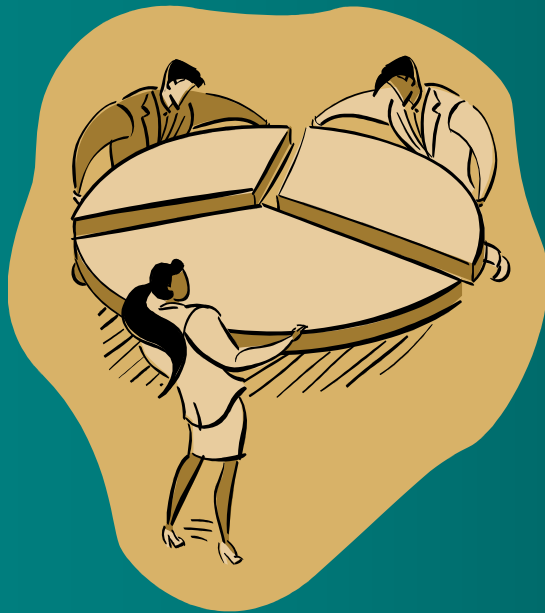


- Urbanization created need for additional state, regional and local public services and facilities and increased the dangers of air and water pollution.



- Recognition that developments in one city may affect the provision of regional capital improvements for sewers, transportation, airports and regional parks.
- Problems transcend local boundaries.

- Need for coordinated plans and controls by all local governments to protect the health, safety and welfare of the region's citizen and ensure "orderly and economic development."



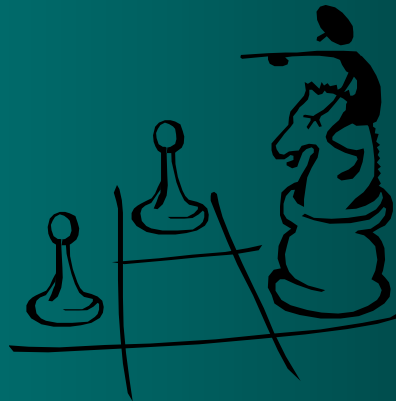


- Established requirements and procedures to accomplish comprehensive local planning with land use controls “consistent with planned, orderly and staged development and the metropolitan system plans”
- Council authority to require local comprehensive plan modifications.

COMPREHENSIVE DEVELOPMENT GUIDE FOR THE METROPOLITAN AREA

Regional Development Framework:

Sets regional goals, policies and strategies.



Long-Range Policy Plans:

for transportation, wastewater and regional parks.



Metropolitan system plans:

are policy plans and capital budgets for wastewater service, transportation and regional recreation open space.



Metropolitan system statements:
trigger local comprehensive plan
updates/reviews.



METROPOLITAN LAND PLANNING ACT

LOCAL COMPREHENSIVE PLAN CONTENT



Land use plan including a water management plan

- Protective element for historic sites, solar access.
- Housing element containing standards, plans and programs for providing adequate housing opportunities to meet existing and projected local and regional housing needs, including official controls and land use planning to promote the availability of land for low- and moderate-income housing.

- Local goals, intentions and priorities regarding natural resources, transportation infrastructure.
- Public facilities plan with a transportation plan, a sewer policy plan, a parks and recreation open space plan, and a water supply plan.



Implementation Program

- Description of public programs, fiscal devices and specific actions taken in sequence to implement the comprehensive plan and “ensure conformity with metropolitan system plans.”

- Capital improvement programs for transportation, sewers, parks, water supply and open space facilities.
- Housing implementation program which will provide “sufficient existing and new housing to meet the local unit’s share of the metropolitan area need for low- and moderate-income housing.”



Council Review, System Statements and Decennial Review

- System statements for updates to *Framework* and policy plan amendments
- Decennial review and update of local comprehensive plans
- Council review authority over local plan updates and amendments

- Compatibility with other local plans and conformity with metropolitan system plans
- Plans “more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans”
- Required plan modifications
- Enforcement through actions in the district court



Conflicting Local Controls and Devices

- Official controls or fiscal devices cannot conflict with local comprehensive plans or permit activities that conflict with metropolitan system plans.
- Conflicting official controls and fiscal devices must be amended to ensure no conflict with amended comprehensive plans.

PLANNING ASSISTANCE

- **Local Planning Assistance Unit**
- **Local Planning Handbook**
- **Local Planning Assistance Grant and Loan Program**

