

# Moving Ahead?

- What is the PC's goal?
  - Implement the general plan?
  - Avoid controversy?

# New Subdivision Law

- **Renders Chapter 152 IRRELEVANT**
- **Forces “big picture” questions into zoning**
- **As per my white paper to you on October 17, 2023**

# New 152? – Four Major Parts

1. Purpose - Authority
2. Procedures – 90% plus dictated by state law
3. “Engineering” Standards
  - Wildfire Code – already adopted
  - Water Supply – SW Health or State
  - Wastewater Disposal – SW Health or State
  - Storm Water Management – State
  - Platting/Recording – State surveying guidelines
  - Impact on Irrigation – Irrigation provider
  - Access – TOWN!**

## 4. Compliance with Zoning Required

Everything Else Has to Be in the Zoning!

Density – Design – Open Space Protection –  
Attainable Housing – Compatibility with Neighbors

# New 152?

There is nothing to discuss except:

1. Access – which PC needs to conclude
2. Adopting standards stricter than the State's

AND

How can the PC/TC support the ZA in administering this.

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# Potential Win-Win

New zoning to implement general plan  
AND provide landowners more flexibility

# New Zoning

- **Easier to replace Chapter 153 than to revise**
- **Many details (setbacks, parking, etc.) carry over**
  - *Opportunity for improvement*
- **Commercial development standards carry over**
  - *Opportunity for improvement*
- **STARTING PLACE HAS TO BE:**
  - Map, Districts, Density**