

Planning Commission Report for Municipal Bylaw Amendments February 21, 2024

This report is provided in accordance with 24 V.S.A. §4441(c) which requires the Planning Commission to prepare and approve a written report on the proposed bylaw amendments as follows:

Provide a brief explanation of the proposed bylaw amendment and include a statement of purpose.

The principal purpose of the proposed zoning bylaw amendments is to (1) reflect changes to the Vermont Planning and Development Act (the “Act”) that were enacted by the Vermont Legislature in July 2023, which establish new required provisions in every municipal zoning bylaw, (2) modify the manner in which building heights are measured, (3) modify building height limitations to reflect the new manner in which building heights are measured, (4) modify building height limitations applicable to PUDs in the Ski Village II District, (5) modify setbacks applicable to PUDs in the Ski Village District and in the Ski Village II District, (6) authorize the Town to assess an application fee to pay or to reimburse the Town for the cost of hiring or engaging engineers, professional consultants, or attorneys to assist the Town with its review of applications, and (7) make revisions throughout the zoning bylaw to clarify and correct definitions, paragraph numberings, and other provisions for the purposes of internal consistency and conformance with the Act. These amendments will affect every geographical area of Killington. The Town of Killington Zoning Map has also been amended to relocate the boundary between the Ski Village District and the Ski Village II District.

Include findings regarding how the proposal accomplishes the following:

- 1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:*

The proposed zoning bylaw amendments further the goals and policies contained within the Town Plan (re-adopted September 28, 2023) as follows:

- The changes made to the SV II Zoning District are in conformance with the Goals and policies set forth in the Land Use Chapter (Page 14) of the Town Plan. Specifically, under Goal A, an Action Item is to “Review and revise the Zoning Bylaws on a continuous basis to ensure new development occurs in dense, compact centers” and Under Goal B, an Action Item is to “encourage the construction of Six Peaks, a proposed mixed-use village which will create a community centerpiece conveniently located alongside the Resort’s ‘main ski lifts.’
- The changes made to the bylaw including changes to the definition of Accessory Dwelling Units, increasing density to allow 5 dwelling units per acre in areas with municipal water and sewer service, allowing for density bonuses for affordable housing and reducing parking for dwellings served by municipal water and sewer will further the goals and policies set forth in the Town Plan. Specifically, Goal A of the Housing Chapter (Page 53) is “to expand a blend of affordable housing opportunities for full-time residents and in-

town workers. Under this Goal, one of the action items is to “establish a system of providing density bonuses to developers either creating workforce housing or using a portion of their sewer capacity to support affordable housing construction.” Goal B is “to spur in-fill housing and redevelopment and make efficient use of vacant space.”

- The proposed bylaw amendments will encourage the development of safe and affordable housing. The increased density, the reduction in parking, the change in the definition to accessory dwelling units and the density bonuses for affordable housing are all designed to encourage the production of more housing and particularly affordable housing.

2. *Is compatible with the proposed future land uses and densities of the municipal plan:*

The proposed bylaw amendments are compatible with future land uses and densities. The changes will encourage the development of a dense mixed-use village at the base of the ski resort which is consistent with proposed future land uses and densities at the base of the ski resort consistent with proposed future land uses and densities of the Town Plan. The changes to allow more density in areas served by water and sewer will encourage infill and redevelopment in the commercial districts with the goal of creating development that is denser and compatible with smart growth principles. This is consistent with future land uses and densities set forth in the Town Plan.

3. *Carries out, as applicable, any specific proposals for any planned community facilities.*

The proposed bylaw changes will support the “Killington Forward” initiative. The effort will facilitate the development of Six Peaks Killington, a mixed-use village at the base of the Ski Resort, the development of which is a major component of the Town’s ability to construct the planned community facilities that comprise the “Killington Forward” initiative. The changes will also encourage greater compact development and affordable housing for year-round workers and their families.