



LAND USE REVIEW BOARD

Application #:
RPC05-0001

Exhibit #: 011

Date Received: 2/23/26

WELCOME TO THE PUBLIC MEETING OF THE VERMONT LAND USE REVIEW BOARD ON THE LAMOILLE COUNTY REGIONAL PLAN

2026 Regional Plan Update Overview:

Tasha Wallis, LCPC Executive Director

Tier IB Areas Overview:

Seth Jensen, Deputy Director

Virtual Tour of Proposed Lamoille County Future Land Use Map:

Alec Jones, LCPC GIS & Transportation Planner

WHAT MAKES LAMOILLE COUNTY UNIQUE

- ❑ Frequent flooding, steep valleys and mountains, no interstate
- ❑ Rural, limited infrastructure wastewater/water
- ❑ High percentage of conserved land
- ❑ 10 towns, 5 villages and 10 utilities
- ❑ Half of Lamoille County towns don't have zoning



Belvidere Bog



July 2023 Flood, Johnson Village

WHAT YOU WILL NOTICE IN OUR FUTURE LAND USE MAP: HOW THE COUNTY'S UNIQUE CHARACTERISTICS TRANSLATE TO OUR FUTURE LAND USE MAP



FEW TIER 1B ELIGIBLE AREAS

- Tier 1B eligible = 1.26% of the County
- Tier 1B Opt-In = .6% of the County (North Hyde Park, Morristown, Stowe)
- Lack of municipal water/wastewater
- Lack of zoning
- Small communities with limited staffing capacity



TRANSITION INFILL AREAS

- ❑ Frequent flooding in village centers
- ❑ Where communities can consider infrastructure investments (municipal water/sewer) and various planning tools to accommodate additional housing growth/ small-scale commercial development.
- ❑ Allow communities to develop housing outside the floodplain.
- ❑ Transition compact development outside the floodplain while still being located near a village/downtown center.
- ❑ Conducted extensive flood modeling of the Lamoille River and tributaries. Our mapped Transition Infill Areas are based on flood data and modeling results.

Johnson Village, July 2023 flood

FLOOD HAZARD AREA/RIVER CORRIDOR OVERLAY

- ❑ LCPC mapped the flood hazard area/river corridor as an overlay.
- ❑ The area under that overlay has been mapped as the most appropriate land use category per the Act 181 Future Land Use Mapping Guidance.
- ❑ The overlay approach especially makes sense as every parcel retains its own unique characteristics and permitting requirements.



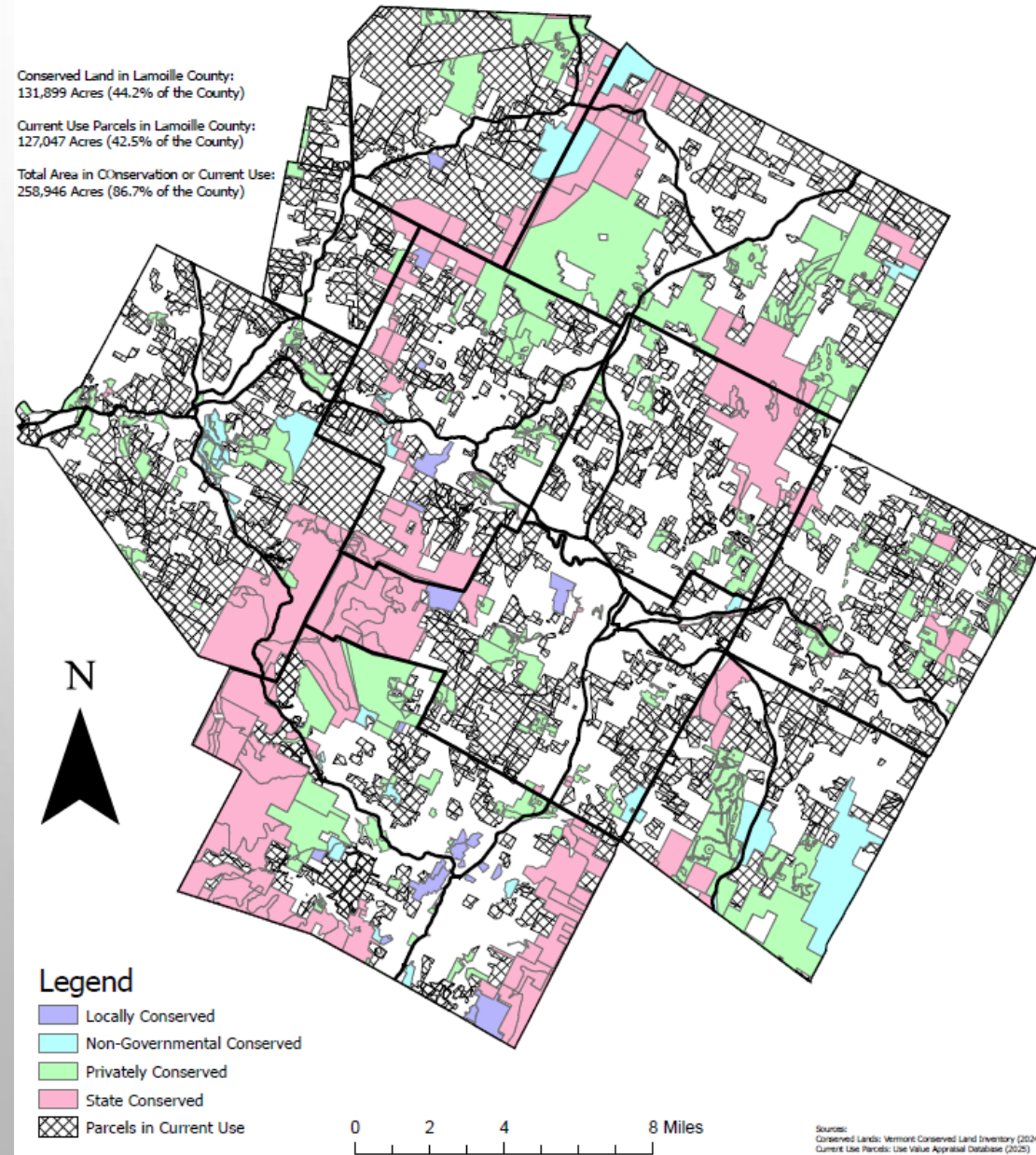
VERY RURAL COUNTY

- ❑ Rural Area on the Future Land Use Map=93% of Lamoille County
- ❑ This leaves limited land available for housing growth outside the floodplain.
- ❑ Transition Infill Areas are also key to meeting Lamoille County's housing needs.



STATE CONSERVATION GOALS

- ❑ **Lamoille County meets the Vermont Conservation Goals** of meeting 30% conserved land by 2030 (does not include Current Use parcels) and 50% conserved lands by 2050 (this does include Current Use parcels).
- ❑ The total area in Conservation or Current Use accounts for 86.7% of the County (258,946 Acres).
 - ❑ 42.5% of those acres are land in Current Use
 - ❑ 44.2% are conserved land



2026 LAMOILLE COUNTY REGIONAL PLAN DEVELOPMENT

- Plan was developed with extensive public input
- Incorporates housing targets consistent with Act 181 and Act 47
- Municipal housing targets were broken down by town population derived from regional targets provided by the Vermont Department of Housing & Community Development
- Incorporates health equity and environmental justice language throughout the Plan content, strategies, and policies
- Previous Lamoille County Regional Plan update adopted on October 24, 2023
 - Enhanced Energy Plan update adopted on July 23, 2024

DRAFT LAMOILLE COUNTY FUTURE LAND USE MAP

Now join us for a virtual tour.

Tier 1B Areas

Transition Infill Areas

Other areas of interest

