

**THE TRANSPORTATION STRATEGY BOARD**  
**LAND USE AND ECONOMIC DEVELOPMENT WORKING GROUP**

Presentation Regarding

**State Plan of Conservation & Development**

PREPARED BY:  
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**AMERICAN PLANNING ASSOCIATION**



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APRIL 4, 2002

## What You Asked Us!

# How do we make the State Plan of Conservation & Development more relevant?

### 1. Show that the Plan means something ...

- Require that the Plan be used by the State in more situations
- Require that it be considered in local and regional actions
- Develop a public awareness and education program for the Plan
- Define key results and assign responsibility and deadlines (who, what when, where)
- Monitor results

### 2. Visibly support actions consistent with the Plan ...

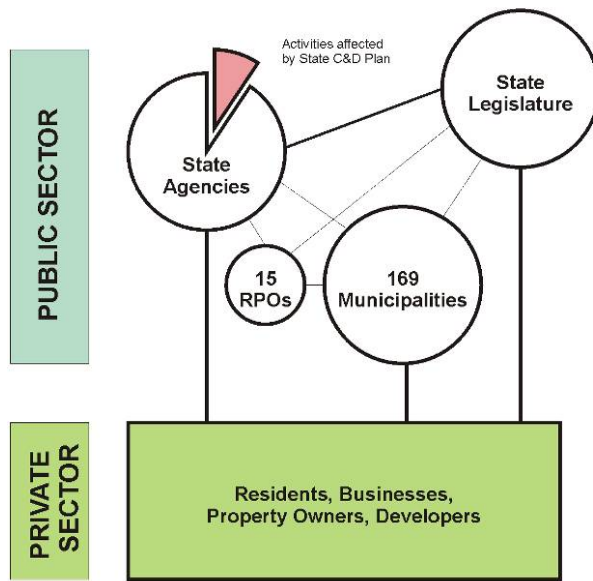
- Provide adequate fiscal resources to implement Plan recommendations
- Provide adequate staff to help implement Plan recommendations

### 3. With regards to municipalities, walk softly and carry a big carrot ...

- Reward consistent activities
- Discourage inconsistent activities
- Consider bottom-up (rather than top-down) approaches for integrating Plans or consider cross acceptance by state, regional, and local agencies (as in New Jersey)

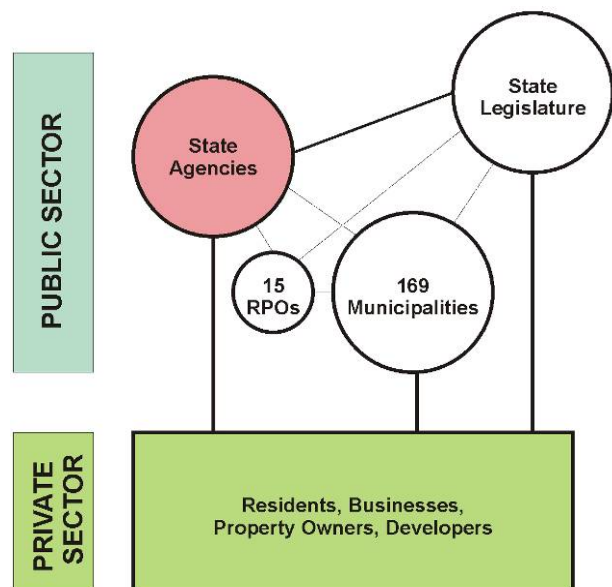
#### Current Situation

*The State Plan of C&D is not particularly relevant since it affects very few activities ...*



#### Making the Plan More Relevant

*Giving the State Plan of C&D more applicability will make it more relevant ...*



# How do we make State planning more relevant?

### 1. Establish a meaningful State planning function ...

- State Planning Commission and/or State planning department
- Provide independence, authority, adequate funding and adequate staffing

### 2. Integrate planning functions together on a continuing basis ...

- Coordinate policies, programs, and planning functions of State agencies, regional planning organizations, municipalities, and related organizations so that activities are consistent with each other and statewide planning goals
- Common topics within state, regional, and municipal plans
- Coordinate land use classification with local categories

### 3. Establish a culture of long-term strategic thinking ...

- Identify and address important conservation, development, and infrastructure issues
- Encourage widespread public involvement

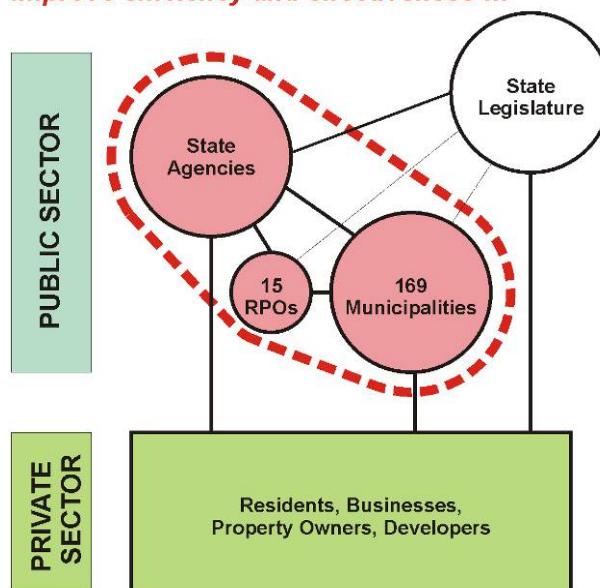
### 4. Demonstrate implementation ...

- Incorporate strategies to make the State Plan more relevant (see preceding page)
- Expand the incentives to encourage activities consistent with statewide goals
- Monitor implementation (who, what, where, when)

### Making Planning More Relevant

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*Having more communication and coordination would make planning more relevant and improve efficiency and effectiveness ...*



## TYPICAL STATE PLANS AND THEIR PURPOSES

Type of Plan	Purpose	Pros	Cons	CT
<b>Strategic futures plan</b>	Provides a “vision” of state’s potential destiny, ideas for initiatives	May provide catalyst for statutory change	Commitment to change depends on legislative and gubernatorial commitment	<b>Galles</b>
<b>Overall comprehensive plan</b>	Integrates goals and policies to coordinate and direct activities at multiple levels	Compels state to engage in broad goal setting	Goals and policies may be bland or “pie in the sky”	
<b>State agency comprehensive plan</b>	Integrates goals and policies to coordinate and direct state agency activities	Compels state to engage in broad goal setting	Goals and policies may be bland or “pie in the sky”	<b>C&amp;D (part)</b>
<b>Land development plan</b>	Establishes goals, policies, and guidelines for lands and types of development having a state interest	Clearly identifies state interests in land development	Local governments may resist state encroachment on their authority	<b>C&amp;D (part)</b>
<b>Biodiversity / conservation plan</b>	Establishes goals, policies, and guidelines for the protection of living natural resources in a consistent and coherent manner	Clearly identifies state interest in the maintenance of healthy biological system	Plan’s goals and policies may be perceived as regulations	

Adapted from: Growing Smart Legislative Guidebook, APA, 2002

## TYPICAL STATE AGENCY PLANS AND THEIR PURPOSES

Type of Plan	Purpose	Pros	Cons	CT
<b>Strategic plans of operation</b>	Sharpens state agency focus, relationship to client groups	Requires agencies to monitor output, performance	State agencies may resist accountability measures	<b>e.g. DOT</b>

Adapted from: Growing Smart Legislative Guidebook, APA, 2002

## TYPES OF STATE PLANNING AGENCIES

Type of Agency	Appropriate Use	CT
<b>State planning commission</b>	Independent body to develop plans, develop broad-based support for planning, advise governor, state agencies, legislature	
<b>State planning department</b>	Routine administrative duties such as land-use permitting and regional and local plan certification, as well as duties described for state planning office	
<b>Cabinet coordinating committee</b>	Policy and planning coordination among state department heads	
<b>State planning office</b>	Agency that undertakes policy research, state policy planning, and interagency coordination	OPM
<b>Department of development</b>	Provide economic development focus and technical assistance to local governments (and private enterprises). Planning function may be subordinated to economic development priorities.	DECD
<b>Department of environment</b>	Natural resources or environmental protection focus (not recommended as a location of state planning activities)	DEP

Adapted from: Growing Smart Legislative Guidebook, APA, 2002

## KEY ISSUES

<b>Independence</b>	<b>Appropriate authority</b>	<b>Effective state agency linkages</b>
<b>Long-term funding stability</b>	<b>Adequate staffing</b>	<b>Effective local/RPO linkages</b>

# ALTERNATIVE APPROACHES TO STATE LAND USE PROGRAMS

Type of Program	Description	Examples
<b>State zoning</b>	The state maintains a statewide land use plan, zones land, and implements the plan through permits and regulations	Hawaii
<b>State permitting</b>	The state requires permits for certain types of development, thus pre-empting local review and permitting for those types of development	Vermont
<b>State review</b>	The state requires environmental impact reports for certain types of development, thus imposing a second tier of review, and reviews the report for conformance with state standards	California Washington
<b>State-mandated planning</b>	The state sets mandatory standards, some of which apply to regional agencies and local governments, for those aspects of land use planning and control that involve state interests	Oregon Florida Maryland
<b>State-coordinated planning</b>	The state develops planning guidelines and works with local organizations to reflect local conditions (cross-acceptance)	New Jersey
<b>State planning oversight</b>	The state sets planning guidelines and reviews plans for conformance with state standards	Rhode Island
<b>State-promoted planning</b>	The state sets planning guidelines and establishes incentives for local governments to meet the guidelines	Georgia
<b>State enabled planning</b>	The state enables land use planning by different government levels with some degree of procedural and/or technical guidance	Connecticut Other States

Adapted from: Growing Smart Legislative Guidebook, APA, 2002



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