

# Unaddressed MLULC Recommendations

**Page Identifier Short Description of the Recommendation**

## **Urban Redevelopment**

33	4.1b	Support the location of other public facilities (local, federal, university) in urbanized areas where infrastructure is adequate.
33	4.1d(1)	Develop incentives to encourage school districts to renovate existing schools or construct within existing town centers.
33	4.1d(2)	Develop incentives to encourage school districts to share athletic facilities.
34	4.2a(2)	Encourage local governments to create a technical assistance capacity as a central point of contact on urban revitalization programs.
34	4.2c(1)	Promote urban reinvestment by supporting the reuse of brownfields: seek stable, long-term state funding.
34	4.2c(4)	Promote urban reinvestment by supporting the reuse of brownfields: create a private-sector financing pool.
34	4.2c(6)	Promote urban reinvestment by supporting the reuse of brownfields: incent rehabilitation of historic buildings on brownfield sites.
35	4.2e(1)	Encourage reuse of existing buildings by collaboratively developing and delivering education on MI's Rehab Code for Existing Buildings.
35	4.2e(2)	Encourage reuse of existing buildings by developing and delivering education on use of MI's Rehab Code for existing buildings for local building officials.
35	4.2e(3)	Encourage reuse of existing buildings via legislation to reform laws on owner-abandoned buildings.
35	4.3a(1)	Build "livable" urban areas by complementing local green-infrastructure efforts such as inner-city trails, pathways, open space, and parks.
35	4.3a(3)	Build "livable" urban areas by complementing local green-infrastructure efforts such as using tax-reverted lands to create open space
35	4.3a(4)	Build "livable" urban areas by complementing local green-infrastructure efforts such as public-private partnerships
35	4.3b	Build "livable" urban areas by establishing permanent, secure state funding for cultural, artistic, and historic assets and institutions.
36	4.3c(3)	Control urban blight: expand the spot blight condemnation statute to commercial/industrial property.
36	4.3c(4)	Control urban blight: strengthen law enforcement authority and adjudicatory alternatives to address illegal dumping.
36	4.3c(5)	Control urban blight: encourage local governments to enforce rental inspection programs focused on blight.
36	4.3d(3)	Advocate for community land trusts.
36	4.3d(4)	Support Mutual Housing Cooperatives.
36	4.3d(5)	Promote location-efficient mortgages to grant income credits for living close to public transportation.
36	4.3e(1)	Build "livable" urban areas by helping communities with mass transit to partner with employers to encourage use of public transit and reduce employers' parking-related costs.
36	4.3e(2)	Build "livable" urban areas by helping municipalities and developers to build and operate mixed-use parking structures with first-floor commercial space.
37	4.3h	Build "livable" urban areas by providing adequate funding to schools and improving accountability.
37	4.4a	Retain and attract a diverse population by helping residents enhance their skills and knowledge.
38	4.5d	Expect commerce centers to meet planning standards, expedite decision making effecting reinvestment, support joint planning, and optimize use of public infrastructure dollars.

## **Land-Based Industries**

44	5.1a(2)	Update the 1978 current use inventory.
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<b>Page</b>	<b>Identifier</b>	<b>Short Description of the Recommendation</b>
44	5.1a(3)	Integrate a Michigan Natural Features Inventory and updated Current Use Inventory with the Michigan Geographic Framework program.
44	5.1c	Support R&D at Michigan's universities on new technology for environmental analysis.
44	5.1d	Prepare a "State of Michigan Land Use and Environment" report for the legislature every two years.
44	5.2b	Support public and policymaker education and outreach that identifies ways to sustain biodiversity while improving economic and environmental sustainability..
45	5.3b	APAs: Amend the Right to Farm law to require that residential property owners within an APA be notified of the consequences of living in an agricultural zone.
46	5.5	Market-driven density enhancement program (crossreference to recommendation 25b(7), p. 46
46	5.6a	Continue to support existing incentive-driven, value-added agriculture programs: invest in on-farm TA, education, and technology.
46	5.6c	Continue to support existing incentive-driven, value-added agriculture programs: support the expansion of export markets.
46	5.6e	Continue to support existing incentive-driven, value-added agriculture programs: promote programs for young farmers.
47	5.9b	Offer tax incentives with recapture provisions to small forestland owners to maintain the land as forest (public access option).
48	5.12b	Implement coastal conservation policies in keeping with research and best practices and improve cooperation between the state, universities, localities, and others involved with Great Lakes protection.
48	5.13a	Provide financial assistance to localities or conservancies to purchase and preserve critical headwaters areas.
48	5.13b	Provide incentives to private landowners to protect headwaters areas.
48	5.13c	Manage headwaters on public lands to protect water quality.
48	5.13d	Require that drains in headwater areas include conservation practice.
49	5.14	Review the approval process for alternative waste disposal systems.
49	5.15b	Identify best practices in eliminating or controlling the proliferation of billboards.
49	5.16	Initiate a comprehensive revision of the land division act.
49	5.16b	Greatly reduce the number of nonplatted land divisions under the Land Division Act.
49	5.16c	Eliminate the Land Division Act's ten-year redivision process.
50	5.17	Improve landowner participation in the Wetland Reserve Program, Conservation Reserve/Reserve Enhancement Programs, Forest Stewardship Program, and Forest Land Enhancement programs via better state-federal coordination.
50	5.18	Increase state investment in farmland protection and conservation programs to leverage 3:1 or better federal matches.
50	5.19b	Coordinate permitting with grant programs that protect sensitive environments.
50	5.20a	Subsidize low-interest loans to localities and conservancies to purchase development rights, conservation easements, and otherwise protect sensitive and working lands.
51	5.21a	Provide incentives for the development and maintenance of motorized and nonmotorized trailways.
51	5.21c	Secure abandoned rights-of-way for trailways.
51	5.22	Supplement funding for local habitat protection and outdoor recreation opportunities.
51	5.23	Create a comprehensive incentives program for designated National Historic Areas to encourage tourism and revitalization.

### **Planning and Development Regulation**

57	6.1a	Incent participation in training and education for local appointed and elected officials; by 2010, achieve participation documented within one year of appointment by 60% of such officials.
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57	6.2a	Provide financial incentives to regional/county planning to encourage development of info such as composite zoning maps, other technical studies.
57	6.2b	Provide financial incentives to regional/county planning to provide TA for local build-out analyses
57	6.2c	Provide financial incentives to regional/county planning to help locals ensure land-use decisions are made in long-term, landscape-scale contexts.
58	6.3b	Develop public ed campaign that includes the ten smart growth tenets
58	6.3c	Develop public ed campaign that acknowledges the need to balance public, institutional, and private interests in land-use decision-making
58	6.3d	Develop public ed campaign that includes the value of publicly owned lands for economy and environment
58	6.3e	Develop public ed campaign that includes means of improving individual land stewardship
58	6.3f	Develop public ed campaign that includes means of preserving historic and cultural assets
58	6.4a	Decision-support system: Update MIRIS every five years; create reliable funding mechanism; incorporate data into CGI mapping framework.
58	6.4b	Decision-support system: conduct forecasting and analysis every five years
58	6.4c	Decision-support system: Create a Web-based, interactive GIS system
58	6.4d	Decision-support system: Finish the state's uniform digital map
58	6.4e	Decision-support system: Improve MI Natural Features Inventory data; incorporate in uniform digital map
58	6.4f	Decision-support system: Integrate historic structure inventories in the state's uniform digital map
58	6.5a	Review new regs for housing impact: review and eliminate regulatory barriers that increase cost or effectively discourage a variety of types of housing production.
58	6.5b	Review new regs for housing impact: adopt policies to ensure supply of zoning and infrastructure for a wide variety of housing choices.
59	6.7a	Reduce land consumption: encourage four homes per acre (10 for multifamily) where infrastructure is available.
59	6.7d	Reduce land consumption: incent the development of housing above existing retail in downtown and suburban areas.
59	6.7e	Reduce land consumption: encourage mixed use.
59	6.8a	Make taxation in manufactured home communities comparable to site-constructed housing.
59	6.8c	Allow the development of manufactured home communities to be part of a multijurisdictional housing strategy.
60	6.10	Develop state-level technical assistance for watershedwide stormwater management and develop state-level guidance on prevention and mitigation of the negative impacts of impervious surfaces.
60	6.10a	Promote on-site stormwater management via development of pervious surface guidelines for new and replacement parking lots and pathways.
60	6.10c	Identify alternative development designs that reduce runoff.
60	6.11a	Recognize communities that form multisector coalitions to generate support for and investment in reform.
60	6.11b	Recognize communities that achieve exemplary implementation of adopted state land use goals.
60	6.11c	Recognize communities that collaborate on affordable housing and mixed-use development.
60	6.9d	Encourage foundations to build local partnerships around improved appearance of the rural landscape.
60	6.9e	Road standards at all levels of government should be encouraged to include nonmotorized accommodations, native landscaping, and onsite stormwater retention.
61	6.13	Provide incentives for innovative planning and zoning efforts aligned with the smart growth tenets.

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61	6.16	Implement the requirements of the Biological Diversity Act of 1994, including the interdepartmental coordination called for; direct state agencies to consider natural resources and the environment in their planning.
62	6.18	Conduct an analysis of all major state policies, programs, and subsidies for their impact on sprawl versus compact growth.
63	6.21b	Require regional planning commissions to assist in resolution of multijurisdictional impact questions; create incentives for regional cooperation around infrastructure, plans, and other multijurisdictional initiatives.
63	6.21c	Fund regional planning commissions that prepare regional plans; provide maps and assistance; prepare composite maps for all jurisdictions in the region; and annually report on community capital improvement programs.
63	6.22	State and regional actors should advocate for stronger public-private partnerships for urban redevelopment, compact development, and reductions in low-density greenfield development.
63	6.23a	Establish a commerce centers program consistent with recommendation 4.5.
64	6.23d	Require all government buildings be subject to local zoning except if specifically exempted by the legislature.
64	6.23e	Prioritize state school bond fund dollars to redevelopment of existing schools on existing sites.
64	6.23f	Create fiscal/other incentives to ensure affordable housing is equitably distributed across a region.
65	6.25a(1)	Foster density: condition local authority to use new planning tools on a master plan documenting residential needs for a wide variety of housing types for a 20-year period with five-year updates.
65	6.25a(3)	Foster density: condition local authority to use new planning tools on an adopted master plan consistent with state land use goals.
65	6.25a(4)	Foster density: condition local authority to use new planning tools on residential zoning with at least four homes per acre (10 for multifamily housing) where infrastructure is available.
65	6.25a(6)	Foster density: condition local authority to use new planning tools on adequate public services for regional housing needs and/or a plan to meet such needs.
65	6.25a(7)	Foster density: condition local authority to use new planning tools on an annually updated capital improvement plan.
65	6.25a(8)	Foster density: create incentives for the preservation of natural, historic, and cultural features.
65	6.25a(9)	Foster density: allow use of MDEQ-approved alternative individuals wastewater disposal and community water and sewer systems.
66	6.25b(1)	Where local governments have addressed specified density provisions, authorize them to prepare urban and general services districts.
66	6.25b(2)	Where local governments have addressed specified density provisions, authorize them to adopt concurrency requirements that fairly assign costs as defined in the report and connect to master plans and capital improvement programs.
66	6.25b(3)	Where local governments have addressed specified density provisions, authorize them to adopt large minimum parcel sizes as a tool for farmland, open-space, and forestland protection.
66	6.25b(4)	Where local governments have addressed specified density provisions, authorize them to create and adopt public facility maps.
66	6.25b(5)	Where local governments have addressed specified density provisions, authorize them to adopt and enforce more robust aesthetic controls.
66	6.25b(6)	Where local governments have addressed specified density provisions, authorize them to enter into voluntary development agreements for improvements in exchange for long-term guarantees on development approval.
66-67	6.25b(7)	Where local governments have addressed specified density provisions, authorize them to transfer development rights through a program consistent with further detail in the MLULC report.
67-68	6.26	Appoint a task force to examine the role of referenda, recalls, and lawsuits in the outcomes of planning and zoning decisions.

### **Infrastructure and Community Services**

71	7.1b(1)	Target state and federal infrastructure funding to encourage compact and mixed-use development.
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71	7.1b(1)(1)	Target state and federal infrastructure funding to encourage compact and mixed-use development: fund necessary sewerage improvements for appropriate development in smaller rural communities.
71	7.1b(1)(2)	Target state and federal infrastructure funding to encourage compact and mixed-use development: target state dollars to encourage inclusionary zoning.
71	7.1e	Provide incentives and tools for communities that participate in multijurisdictional planning.
71	7.1f	Provide incentives for locals to build green infrastructure such as alternative stormwater management systems
71	7.1g	Act to preserve existing rail corridor rights-of-way for future trail and transit use.
71	7.1h	When planning roadway expansions, attempt to secure rights-of-way for future public transit.
72	7.2a	Plan, guide, and coordinate infrastructure at the multijurisdictional level; make improvements and expansions before capacity is exceeded.
72	7.2b	In the planning and review of water and sewerage systems, recognize the historical investment of individual jurisdictions in these systems.
72	7.3c	Local jurisdictions should develop, adopt, and regularly update capital improvement programs for infrastructure.
72	7.3d	Deny state construction permits for new sewer and treatment facilities where projects are inconsistent with local land-use plans.
73	7.3e	Local should have authority to require telecommunications providers to share infrastructure; underground electrical and telecommunications lines should be underground.
73	7.4b	Use the full 10% of the MI Transportation Fund to support the Comprehensive Transportation Fund.
73	7.4d	Encourage the adoption of minimum standards for spending on road repair and road conditions at the state and local levels.
73	7.5b	Coordinate the planning and development of infrastructure projects with environmental and natural resource agencies.
73	7.5c	Use native plantings on new state or county road construction and where existing roadsides require new seeding.
73	7.5d	Reduce impact of roads on ecosystems by developing wildlife corridors and crossings.

### **Infrastructure and Community Services**

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