



Council Members:

Following are the **revised guiding principles** you shaped at the April 14 council meeting. They incorporate, as much as possible, the many suggestions the council offered. We used these guiding principles to help craft the draft **Vision and Goals** chapter of the final report (attached separately).

We expect the council will use these guiding principles to help guide the discussion on **draft recommendations** that will begin at the May 12 meeting.

Please let us know if any of these guiding principles require additional refinement.

Thank you.
Council Staff

Revised Guiding Principles

(as identified by the council & organized by issue category)

I. Revitalization of Urban Areas (of all sizes)

- All citizens have access to a wide array of high quality housing options, including different housing types and with a special emphasis on easily available affordable housing, in locations with reasonable access to a wide range of employment options.
- Concentration of those in poverty is lessened and all residents have more equitable access to good schools, health services, cultural facilities, the arts, safe neighborhoods, recreation, and other quality-of-life amenities.
- Government redevelopment tools and incentives are available to encourage private new investment and reinvestment.
- Laws and regulations that create barriers to downtown revitalization are removed.
- State and local policies recognize vibrant small, medium, and large downtowns as essential to the economic health of regions.
- All land has value. Policies that unlock the value of land that is disenfranchised and has a zero or negative value are encouraged.
- The unique character of a community, including its artistic, cultural, historical, and architectural assets, is protected and promoted.
- Green infrastructure is recognized as a catalyst for urban revitalization.
- All communities are safe, healthy, and livable in a sustainable way.
- Accessible local and regional transportation, as well as options to reduce traffic congestion and the intensity of public dependence on the automobile are important economic development and urban revitalization tools.
- Michigan's tax reversion process is restructured in a way that promotes urban redevelopment.
- Land use decisions are made in a way that ensures the fair treatment of people of all races, cultures, and incomes.

II. Land Resource-based Industries

- Healthy natural systems are maintained to support sustainable economic and environmental values and a high quality of life for residents.
- State and local policy recognizes that the manner in which land is fragmented can have a negative impact on land-based industries.
- Fragmentation of land best suited for sustainable agriculture and forestry is discouraged.
- The value and diversity of agricultural production and related services is preserved and enhanced to support a viable rural economy.
- Sustainable economic growth and development is encouraged in rural areas, based upon protection of open space, the environment, fish and wildlife habitat, and

other natural resources essential to agriculture, forestry, tourism, and other land-based industries.

III. Strategic, Long-term, Coordinated Planning and Zoning at the Local, Regional and State Level

- A consensus vision for Michigan recognizes that all units and levels of government must cooperate and coordinate to achieve common objectives.
- One coordinated set of statewide land use goals is adopted.
- A structure for land use decision-making ensures that decisions are made at the most effective level of government.
- State agencies coordinate decisions on land use-related issues.
- “Home rule” as exercised by local units of government is the principal means for implementing land use decisions that are consistent with the consensus vision for Michigan.
- The appropriate exercise of home rule authority requires reasonable consideration of impacts on adjoining jurisdictions and a proper respect for sharing decision making with other governmental units on issues of greater than local concern.
- Effective mechanisms are available to accommodate land uses that address essential regional needs (e.g., schools, manufactured home parks, landfills, airports, prisons, etc.).
- Competition for tax base that undermines regional cooperation is reduced.
- Federal and state land use policies that inhibit positive land use change are eliminated.
- Public policies related to land use planning are coordinated with infrastructure-related public policies.
- Planning and zoning enabling legislation is updated to reflect contemporary growth, redevelopment, and preservation needs and to define the respective roles of government in meeting these needs.
- Land use incentives and tools are coordinated across jurisdictions.
- Incentives and tools, including existing tools and the creation of new ones, are available, and disincentives are eliminated to allow local governments to make better land use decisions and to improve intergovernmental coordination and planning.
- Mechanisms are in place that allow local governments to
 - manage growth without the imposition of large lot sizes,
 - encourage cluster development with concurrent preservation of open space, and
 - provide for a functional mix of living, working, shopping, and recreational activities.
- Local officials’ planning efforts are supported (e.g., regional planning coordination, public and private sector education, technical assistance and tools, funding mechanisms) and their planning limitations (e.g., private property rights, recall, right of referendum) are recognized and addressed.

- The unique character of a community, including its artistic, cultural, historical, and architectural assets, is protected and promoted.

IV. Infrastructure and Community Services

- Public investments for new infrastructure is targeted to encourage economic growth in the places where the need is the greatest and where it is consistent with coordinated local, regional, and state planning efforts.
- Infrastructure is managed in a manner consistent with regional growth to assure equity and provide for efficient utilization of existing public facilities.
- Local and regional transportation are accessible and there are options to reduce traffic congestion and the intensity of public dependence on the automobile.
- Public investments in transportation modes (e.g., roads, maritime, rail, etc.), sewers, public institutions, and water supply are focused to upgrade and maintain infrastructure already in place.
- Infrastructure is utilized to support and encourage higher density development.
- Ensuring public health and safety is adequately considered in infrastructure-related decisions.

V. Natural Environment

- Biodiversity is recognized as an indicator of a healthy environment and is considered in land use decisions.
- Open space, the environment, fish and wildlife habitat, and other natural resources have intrinsic value and should be protected and enhanced.
- Air and water quality is pursued at a level that is protective of public health and welfare and allows attainment of sustainable economic and urban development goals.
- Sustainable economic growth and development is encouraged in rural areas, based upon protection of open space, the environment, fish and wildlife habitat, and other natural resources.