

Appendix A

MEMORANDUM OF UNDERSTANDING Concerning the Development of a County-wide Growth Management Plan for Leelanau County

BACKGROUND

A COUNTY-WIDE GROWTH MANAGEMENT PLAN is a document prepared following extensive study by many individuals and advisory committees representing all communities in the County (whose work will result in separate working papers) which sets forth the following:

- Those elements of the built and natural environment which are systemic and interjurisdictional in nature, and without the wise management of which persons presently living and those yet unborn are less likely to enjoy a quality of life at least as good as that enjoyed by those families and individuals presently living in the County.
- An action program for public and private efforts to guide future growth so that an adequate balance between necessary sustainable development and environmental protection is achieved.
- A practical, workable program for local control of land development decisions which is consistent with the county-wide growth management plan, which recognizes the unique perspective and responsibilities of each local government, and which ensures that matters with impacts beyond the jurisdiction of the community in question are examined to the mutual satisfaction of all affected communities before final decisions are made.
- A mutually agreed-upon approach for guiding the rate, timing and location of new development into areas of the County that can efficiently provide necessary services in a manner harmonious with that natural character of the area without unnecessary expenditures of public tax dollars or corresponding loss of constitutionally protected private property rights.

FULLY PARTICIPATE IN means that a community within the County will appoint representative(s) to the advisory committees and steering committee as requested, and that said representative(s) will make every effort to both attend and inform the governing body and planning commission in a timely manner of all activities, issues and actions taken or pending in the development of a county-wide growth management plan.

BASIC PARTICIPATION

Basic participation in the growth management planning process shall be made available, without a cash contribution required, to the local government whose legislative body has indicated their desire and intent to fully participate in development of a county-wide growth management plan by approving this document.

The specific terms and conditions of basic participation in the growth management planning process including all mutual understandings of the County and the City of Traverse City are as follows:

(NAME OF COMMUNITY) RESPONSIBILITIES

The *(Name of Community)* agrees:

- To fully participate in the process including appointment of representatives to the Growth Management Plan Advisory Committees including: 1) one *(Name of Community)* elected official, 2) one *(Name of Community)* Planning Commission member, 3) one citizens at large.
- To communicate all suggestions, ideas, concerns, problems, etc. to the County Board of Commissioners via the designated participation mechanisms.

- To fully participate in the various forums, seminars, workshops and other meetings scheduled as part of the growth management process.
- To accept, review and discuss, and respond to all reports, working papers, documents etc. produced as part of the growth management process.
- Provide without cost (except for recovery of actual materials and copying costs) all data, reports and other information available to the *(Name of Community)* which may be relevant and useful in the process.

COUNTY RESPONSIBILITIES

The county will:

- Coordinate and pay the costs of preparation of a County-wide Growth Management Plan.
- Conduct basic planning research (data collection, etc)
- Preparation of a computerized base map (tax parcel map)
- Prepare analytical/decision maps
- Demographic/economic studies
- Public facility inventories
- Natural resource/environmental inventories
- Other planning analyses/reports as it deems to be needed
- Undertake analysis of planning data and preparation of various planning reports as required
- Make available, without cost (except for recovery of actual materials and copying costs), various maps, the inventories, planning reports and other documents produced.

GENERAL PROVISIONS

The parties hereto mutually recognize that the participation in the growth management planning process conveys no authority to the county to supervise or otherwise direct or interfere in the *(Name of Community)* planning and implementation activities over and above the provisions of current state law.

Similarly, the parties recognize that initiatives/resources referred to in this document are exclusively focused on the growth management planning project and that mutual participation in the process creates no new obligations with respect to mutual assistance in implementing the *(Name of Community)* current planning programs or land use regulations. Further, it conveys no authority for local jurisdictions to direct the work of county planning department personnel or to secure materials from the county planning department on other than a materials/copying cost reimbursement basis.

It is further mutually recognized that the commitments made herein are primarily focused on intergovernmental cooperation during the preparation of a county-wide growth management plan and that the *(Name of Community)* expressly reserves its right to sever further participation in the county-wide growth management process at the completion of the county-wide Growth Management Plan.

GENERAL UNDERSTANDINGS

We hereby acknowledge the culmination of a significant endeavor to define the responsibilities and coordinate the efforts of the citizens of Leelanau County; along with all units of government; whether of township, village, city or

county origin to create an economically, socially and environmentally sound future for Leelanau County. Our further intention is to nurture the working relationship among all groups so as to establish an equitable and successful ongoing method of managing county growth for the benefit of both current and future generations.

We further acknowledge that in order for this to be successful, it is essential for all individuals and/or units of government to realize that the process is being structured by human beings and consequently will be neither perfect in form nor a panacea. Our single most important purpose is to continue to maintain our quality of life to insure that our communities and countryside are passed onto our children in as good or better a condition as we received it from those who came before us.

We further acknowledge that a high level of open, honest and frequent communication between all involved parties is of paramount importance to the success of this endeavor. We also realize that this communication will not come to fruition unless we accept the premise that accurate information and ideas should change hands freely. We are fully committed to participation in the county-wide growth management planning process during preparation of the Growth Management Plan.

The undersigned accept this **Memorandum of Understanding** and support its success for the betterment of our community.

To signify their mutual acceptance of the statements of intent and understandings set out in this document and to demonstrate their support for a county-wide intergovernmental approach to management of growth and planning for the future, the undersigned agreed to this document from January through March, 1991:

Village of Empire
Village of Northport
Village of Suttons Bay
City of Traverse City
Bingham Township
Centerville Township
Cleveland Township

Elmwood Township
Empire Township
Glen Arbor Township
Kasson Township
Leelanau Township
Leland Township
Solon Township
Suttons Bay Township