

DEGREE OF CHANGE FROM CURRENT PROGRAM AMONG DIFFERENT SCENARIOS

~ GENERAL ISSUES



COMPARED TO...	NO/LOW CHANGE	MODERATE CHANGE	SIGNIFICANT CHANGE
CURRENT COUNTY AND TOWN PLAN POLICIES	<p>A Retains current County plan policies</p> <p>B Consistent with most current plan policies</p>	<p>C Housing by CUP instead of rezoning (somewhat less housing)</p>	<p>D Housing by CUPs (more housing)</p>
EXTENT OF TOWN INVOLVEMENT	<p>A No change from current process</p> <p>B No change from current process</p>	<p>C With more uses by CUP in A-1, town role more advisory</p> <p>D With more uses by CUP in A-1, town role more advisory</p>	
CURRENT ZONING DISTRICTS AND RULES	<p>A Retains current zoning districts and rules</p>	<p>B Little changes to A-1/A-3; changes to A-2/NR districts</p>	<p>C Housing and businesses by CUP in A-1, phase out A-2 and A-3</p> <p>D Housing and businesses by CUP in A-1, phase out A-2 and A-3</p>
CURRENT ZONING MAP	<p>A Little change to current zoning map</p>	<p>B Rezone all A-1 lands within <15 year growth areas</p> <p>C Rezone all A-1 lands within <15 year growth areas and parcels <20 acres</p>	<p>D Rezone all A-1 lands within Urban Service Areas and hamlet expansion areas</p>
CURRENT EASE OF PROGRAM ADMINISTRATION	<p>A Easier, because no staff time devoted to state program reporting</p>	<p>B Slight increase from current level of effort</p>	<p>C Initially, significant changes to adjust to new program design (e.g., housing by CUP)</p> <p>D Initially, significant changes to adjust to new program design (e.g., housing by CUP)</p>

SCENARIOS LEGEND	A MAINTAIN SAME JEFFERSON COUNTY FARMLAND PRESERVATION PROGRAM (DO NOT PARTICIPATE IN STATE'S WORKING LANDS PROGRAM)	B USE REZONING AS MAIN APPROACH FOR LIMITED HOUSING, BUT UPDATE PROGRAM TO MEET STATE'S WORKING LANDS LAW	C USE CONDITIONAL USE PERMITS AS MAIN APPROACH FOR LIMITED HOUSING, AS ALLOWED BY STATE'S WORKING LANDS LAW	D ADOPT THE STATE'S MODEL CUP APPROACH UNDER THE WORKING LANDS LAW WITH MINIMAL ADJUSTMENTS
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