

# DEGREE OF CHANGE FROM CURRENT PROGRAM AMONG DIFFERENT SCENARIOS

# LAND PRESERVATION ISSUES



COMPARED TO...	NO/LOW CHANGE	MODERATE CHANGE	SIGNIFICANT CHANGE
CURRENT AMOUNT OF LAND ZONED FOR AGRICULTURE	<b>A</b> Remains the same	<b>B</b> DECREASED, since A-1 lands within <15 year growth areas rezoned	<b>C</b> DECREASED, since A-1 lands within <15 year growth areas plus parcels <20 acres rezoned  <b>D</b> DECREASED, since all A-1 lands within Urban Service Areas and hamlet expansion areas plus parcels <20 acres rezoned
AMOUNT OF PERMANENTLY PRESERVED AGRICULTURAL LANDS	<b>C</b> Continue PACE and AEA approaches <b>B</b> Continue PACE and AEA approaches	<b>A</b> No longer eligible for state PACE and AEA programs <b>D</b> Continue PACE and AEA, but more development in agricultural areas	
FARMLAND PRESERVATION TAX CREDITS		<b>B</b> Countywide, tax credits would likely increase, but number of recipients would likely decrease (e.g., not in <15 year growth areas) <b>C</b> Countywide, tax credits would likely increase, but number of recipients would likely decrease (e.g., not in <15 year growth areas) <b>D</b> Countywide, tax credits would likely increase, but number of recipients would likely decrease (e.g., not in Urban Service Areas)	<b>A</b> Most farmers no longer eligible for tax credit
LAND AND WATER CONSERVATION REQUIREMENTS		<b>A</b> Current broad conservation plan participation likely eliminated because no tax credits <b>B</b> Nutrient management plan also required for tax credit participants <b>C</b> Nutrient management plan also required for tax credit participants <b>D</b> Nutrient management plan also required for tax credit participants	

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