

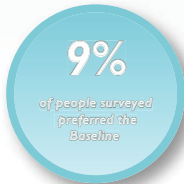
Round 2: Fall 2009 Scenario Survey

The second round of public participation explored support for a range of scenarios—alternative management strategies—developed from the results of Round 1. Each scenario includes an analysis of its potential impacts.

Land Ownership/Development Context & Scenarios Overview

The land-use scenarios vary in the number of homes that are built, the acreage developed, land preserved and other key factors. Each scenario adopts a unique set of strategies. Scenarios A and B attempt to reduce the amount of development relative to the Baseline (trend) Scenario. Scenarios C and D have more development than the Baseline. Scenario C has the most new units developed but concentrates those new units at higher densities in exchange for preserving open space. Scenario D builds at current allowed density (based on existing county zoning), with much of the growth in the form of large lots (10-20 acres). In all scenarios, water provision would be subject to current policy.

Baseline



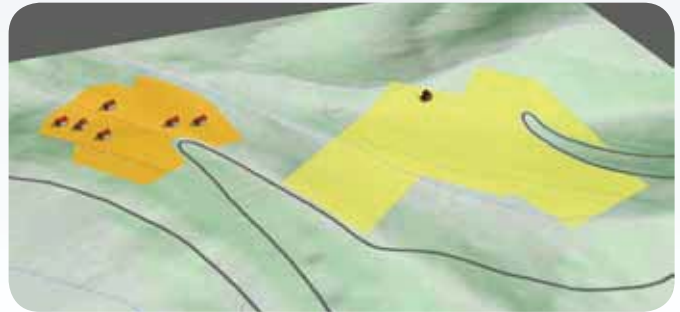
Development occurs at recent trends with existing county zoning (FCOZ) and land use policies, including variances.



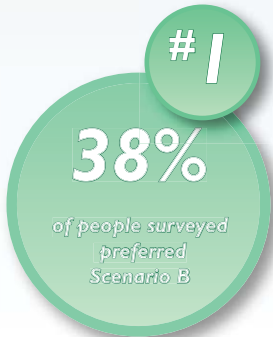
Scenario A



Strengthen land use regulations to be more restrictive and decrease occurrences of variances relative to the baseline. **Open space results from purchase for public use (The public responded to individual strategies as part of the survey. 78% favored purchasing private property for open space.)**



Scenario B



Change canyon land use regulations to encourage development to occur at higher densities through clustering and **Transferring Development Rights (TDR)** where possible. **(71% of survey respondents support TDR.)** Open space is preserved through conservation easements. (TDRs sent outside of the canyon areas will be incentivized.)

