

# INFORMATION SHEET

## January 17, 2017 - SPECIAL ELECTION

### What the special election is about:

On November 3, 2016, the Selectboard approved revisions to the Land Use and Development Regulations. This concluded more than a year of work by the Planning Commission, and months of Selectboard review, including several public hearings. Following the Selectboard's approval of the updated Regulations, a petition with 218 signatures was submitted, contesting the Selectboard's approval. Per VT State Statute, the filing of this petition requires a town wide vote on the Land Use and Development Regulations ("Regulations") by Australian Ballot (paper ballot).

In Jericho, Land Use and Development Regulation amendments are only put to a town-wide vote if a petition calling for such a vote is submitted. Otherwise, the regulations go into effect 21 days after Selectboard approval.

### What the petition says:

The petition does not call out opposition to any specific changes in the Land Use Regulations. It states that the changes *"will impact what you may be able to do on your residential property, restrict the future of most commercial development and make many of our current businesses within the town to become considered 'pre-existing, non-conforming' and may affect their profitability and viability to grow with the times or to continue in business in our Town. These changes may also have a very negative impact on the value of your property."*

These claims are vague and even misleading. Any zoning rule may impact what you may be able to do on your land, but the changes contained in these revisions are minimal in nature. None of the changes will prevent the continuation or expansion of current commercial development or prevent those establishments from continuing to operate as they are today. There are no changes to allowed or conditional uses for any Jericho property.

### The Selectboard adopted Regulations contain the following amendments:

- The term "elderly" was replaced with "senior" throughout, as both terms were used interchangeably.
- Zoning district purpose descriptions are revised to match Town Plan language.
- Addition of a Green Stormwater Infrastructure definition.
- Renaming the Agriculture District to Rural/Agriculture Residential District and the Rural Residential District to the Low Density Residential District to mirror existing uses and development.
- Density bonus availability and eligibility requirements for Planned Unit Developments were changed;
- The Zoning Administrator is allowed to grant a 90-day extension for recording a final plat if other permits or approvals are still pending.
- How to calculate the maximum square footage for an accessory apartments, clarification to the definition of "accessory," and how to determine if an accessory apartment is "subordinate to the principal dwelling."
- Clarification on how to handle changes to existing structures in the Riverside Character Based Zoning District.
- A reduction in the maximum allowed square footage for any building in town from 60,000 square feet to a footprint of 12,000 square feet. Exempted from this size are structures in the Commercial District which are now limited to 30,000 square feet, which is the size of the largest building in that district and agricultural structures which have no limitation on size.

- Limiting parking in the Commercial District to the side and rear of a building. This mirrors a requirement already in existence in the Village Center and Village Zoning Districts.

**The question you will be voting on is:**

“Shall the voters of the Town of Jericho approve the amended Town of Jericho Land Use and Development Regulations adopted by the Jericho Selectboard on November 3, 2016?”

**What your vote means:**

A **YES** vote is a vote in favor of the Regulations as adopted by the Selectboard.

Your **YES** vote means you support the amendments proposed, including a modified maximum building size. A YES vote means you support the amendments developed by the Planning Commission and modified by the Selectboard through careful research and deliberation over more than a year of public meetings, surveys and hearings. The amendments are about more than building size, as there are numerous other changes; most are technical or clear up confusing language. A YES vote means you support a change to a maximum building size from 60,000 square feet to 30,000 square feet in the Commercial District and a maximum foot print of 12,000 square feet throughout the rest of the town. The Commercial District size limit is set at the largest commercial building that exists in Jericho today (warehouse at Jeri-Hill is 30,000 sq ft). Agricultural building sizes are not limited.

A **NO** vote is a vote against the totality of the Regulations as adopted by the Selectboard.

- Your **NO** vote means you do not support the proposed regulations, which include numerous changes. If the majority of voters vote “NO” and disapprove of the adoption of the Regulations, then the town will revert to the regulations as they existed prior to any revisions being made, including that 60,000 square foot buildings may be built anywhere in town.
- **All of these amendments will be revoked if the “No” vote wins.**

**When is the Vote?**

The vote will take place on January 17<sup>th</sup> from 7 am to 7 pm at Mount Mansfield Union High School. Early/Absentee voting will begin during Town Clerk office hours on Monday December 19<sup>th</sup> and run through Friday January 13<sup>th</sup>, 1:30 pm. (The Town offices are closed on January 16<sup>th</sup> for Martin Luther King Day).

**The Selectboard and Planning Commission  
encourage you to vote YES!**