



October 22, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief *gk*
Vision Division

FROM: *CM*
Callum Murray, Team Leader, Potomac and Rural Area (301/495-4733)
Vision Division

SUBJECT: Briefing Update on Agricultural Reserve Issues

INTRODUCTION

This discussion paper does the following:

1. Reviews the Planning Board's advice to the County Council from March 2007 relating to a) child lots, and b) sand mound policy. The staff seeks the Board's guidance regarding amendments to the child lot policy provisions in order to achieve statutory clarity. We do not recommend any changes to the Board's current policy on sand mounds.
2. Suggests design guidelines for residences and non-agricultural structures to foster compatibility with the Agricultural Reserve and the retention of a working landscape. The guidelines would apply to any lot subject to a preliminary plan, and any building subject to a special exception application.

Based on the Planning Board's reviews of preliminary plans, including child lots, since March 2007, staff seeks guidance on amending the child lot provisions in order to achieve statutory clarity and this report puts forth guidelines for discussion purposes.

Planning staff have also responded to a Council staff recommendation that the Department begin exploring strategies for making land in the Rural Density Transfer (RDT) zone less attractive for residential development unrelated to farming, while still allowing for legitimate residential uses for farmers, and to the Ad Hoc Agricultural Policy Working Group's recommendation that design strategies guide the location of residential lots created in the RDT zone to maintain farmable areas and minimize the impact of residences.

TIMELINE

In April 2006, The County Council appointed an Ad Hoc Agricultural Policy Working Group (Working Group) to “provide comprehensive advice on ways to ensure the long term protection of the Agricultural Reserve and preservation of the agricultural industry.” In particular, the Council charged the Working Group with addressing a number of specific and inter-related issues by performing the following tasks:

- Undertake a thorough review of pending and potential legislation concerning the Rural Density Transfer (RDT) zone, the Child Lot program, the proposed Building Lot Termination program (BLT), uses of sand mound technology, and technical tracking and use issues associated with the Transferable Development Rights (TDR) program;
- Assure that this review provides a clear understanding of how the individual proposals interact with each other and considers the potential for unanticipated negative consequences.

On March 12, 2007, the Planning Board transmitted their recommendations to the County Council (Attachment 1) regarding the Working Group Final Report (Attachment 9).

In March 2007, the Planning, Housing and Economic Development (PHED) Committee discussed the Report, including the Board’s comments, and instructed Council staff to prepare draft policy instruments, including zoning text amendments, which would implement the Working Group’s recommendations via a series of short, mid and long term steps.

On June 4, 2007, the Planning Board transmitted a Draft Zoning Text Amendment (ZTA) (Attachment 3) regarding RDT Child Lot Standards to the District Council for introduction, and also transmitted an amendment to Resolution No. 12-1503 (Attachment 4) regarding Executive Regulation 28-93AM, On-Site Water and On-Site Sewage Disposal Systems, for consideration by the County Council.

On September 29, 2007, the PHED Committee approved for County Council consideration virtually all of the Planning Board’s recommended amendments to Montgomery County Code, Chapter 2B – Agricultural Preservation. These will conform County law to State law and amend County law regarding the purchase of agricultural easements.

CURRENT PLANNING BOARD POLICIES

The Planning Board, while generally agreeing with the Working Group on the building lot termination and expanded TDR programs, arrived at different conclusions on the issues of child lots and sand mounds.

A. Child Lots

The Planning Board recommended amending the language related to the child lot exemption in the RDT Zone to include the same provision that is in the Rural Zone, which limits the overall density of the property including all child lots to no more than the maximum density allowed in the zone. In order to implement this recommendation, the Planning Board submitted a Zoning Text Amendment (Attachment 3) to the District Council for introduction.

The main substance of the ZTA adds language to § 59-C-9.74(b)(4), which involves conditions under which a child lot in the RDT Zone may be created, to limit the overall density including child lots to no more than one dwelling unit per 25 acres. The proposed language is similar to the language that exists in § 59-C-9.71(d)(3), which limits the overall density of a property in the Rural Zone including child lots to no more than one dwelling unit per 5 acres.

The Planning Board stated in its March 12, 2007 letter to the Council President that the practice of interpreting the RDT Zone to allow child lots above the maximum density in the zone was contrary to the intent of the zone with regard to density, protection against fragmentation of the critical mass of agricultural land, and, especially, with regard to giving primacy to agricultural uses. The ZTA was intended to clarify and promote the intent of the RDT Zone by limiting the overall density, including child lots, to the maximum density allowed in the zone—one dwelling unit per 25 acres. The Planning Board strongly recommended that the practice of allowing child lots above the maximum density in the zone be discontinued and stated its intention to do so in its review of applications for subdivisions that included child lots.

Approved Child Lots

In September 2007, staff reported that 96 child lots had been recorded by plat in the Rural Density Transfer (RDT) zone between 1980 and 2007. These lots were identified and reviewed to determine whether the applicants' children were living on them and whether they were being farmed¹. Staff examined 49 subdivisions and 46 plats containing approved child lots in the Rural Density Transfer (RDT) zone. Within the plats and subdivisions, 228 parcels, lots and outlots were identified with 96 child lots. Of these 96 lots, 18 (18.7 percent) are currently owned by children and 33 (34.3 percent) are still owned by the applicant. Forty-four of the 96 lots (45.8 percent) appear to be farmed; eleven of the 18 lots presently owned by children are being farmed and 22 of the 33 child lots owned by the applicants are being farmed. In addition, 64 of the lots (66.6 percent) have been improved.

These properties were also reviewed based upon their acreage. In total, 2,368.6 acres were involved in the above subdivisions and plats, with 536 acres (22.6 percent) of those being identified as child lots. Of those, 159 acres (6.7 percent) were held by a child in 2007. On average, a child lot at the time of platting was 8.8 acres, while the average child lot that is currently owned by a child is 7.7 acres.

In reviewing the aerial photos, two patterns were noted. The first item relates to lot size. In some cases, the size of the child lots was limited, often to two acres or less, in order to retain a large, contiguous area for farming. In other cases, the farm was divided into larger lots—14 child lots range from 10 to over 50 acres. The second item relates to current use; a number of properties were subdivided but have not been built, and are often being held in the name of the applicant and continue to be farmed.

A current review of record plats shows no new child lots have been recorded since September 2007. However, twelve plans with child lots have been received and have been reviewed by staff or the Planning Board:

¹ In addition, 28 lots were included in plats where the actual child lots were not identified by location or lot number; these lots were reviewed separately.

- Three pre-preliminary plans have been reviewed by staff and may be resubmitted at some point (Gladhill - 3 child lots, Cavanaugh - 2 child lots, Lechliden - 1 child lot)
- Three plans are pending (Ganassa - 5 child lots, Dufresne - 4 child lots, Ducks End - 3 child lots)
- Three plans have been approved (Kiplinger - 2 child lots, Bruchie - 2 child lots, Allnutt - 1 child lot)
- Three plans have been denied (Copenhaver - 5 child lots, Hilltop Farms - 7 child lots, Jones - 1 child lot)

Assuming the five approved child lots are submitted as plats, there will be a total of 101 child lots in the RDT zone.

Potential Child Lots

In 2006, planning staff and the Department of Economic Development, Agricultural Services Division studied County property tax records and agreed upon a list of 99 properties with the potential to develop with child lots.² This list contained all properties in the Rural Density Transfer zone, 10 acres or more in size, which had not transferred ownership since January 6, 1981. Staff recently examined the properties on this list and found that twelve of the properties have subsequently transferred ownership. Confirmation from staff at the Agricultural Services Division is pending, but staff's preliminary findings show that 87 of the 99 properties remain eligible.

Of the 87 properties, 46 are less than 25 acres; 74 are less than 100 acres. 13 properties exceed 100 acres in size, 7 exceed 150 acres and 4 exceed 200 acres.

Historically, an average of two child lots per property has been created by those eligible properties. Assuming the average continues, the potential exists for a further 174 child lots. The averages for the various categories of plan considered by staff or the Board and detailed above is as follows:

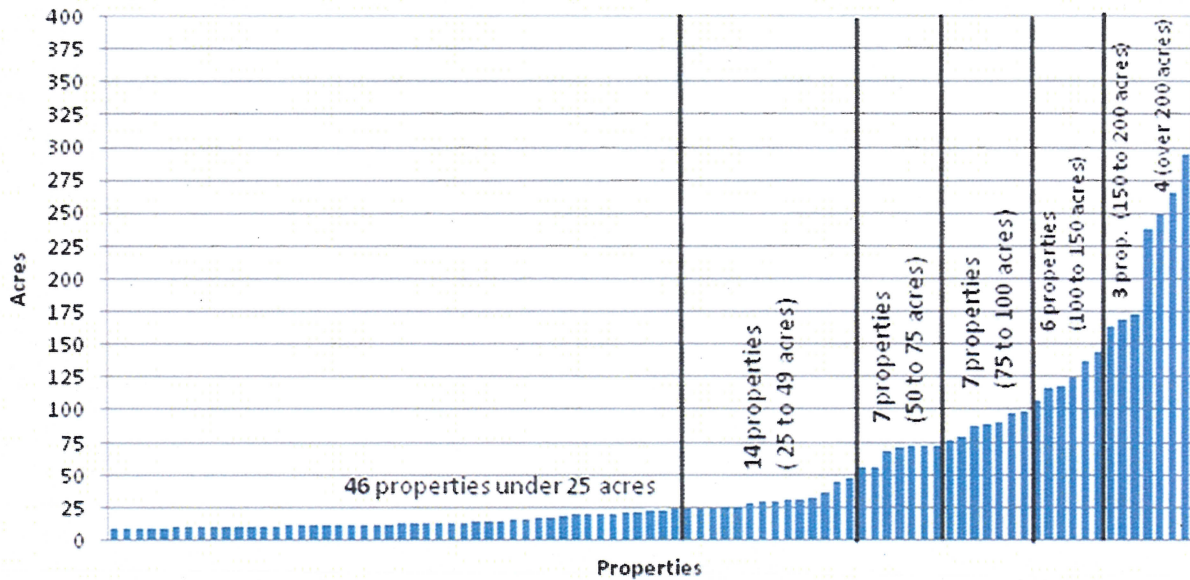
- 3 pre-preliminary plans – average 3 child lots.
- 3 pending plans – average 3.3 child lots.
- 3 approved plans – average 1.6 child lots.
- 3 denied plans – average 4.3 child lots.

The variables include property size, the number of market lots, the size of child lot, the size of market lot, and the size of the remainder parcel (if any).

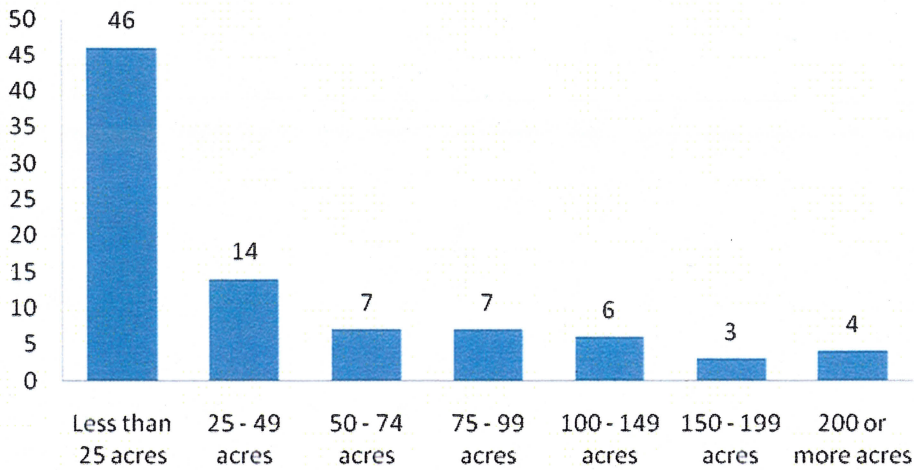
After examination of the properties eligible to create child lots, fragmentation due to multiple lots on small parcels is a significant possibility. Some may argue that these small parcels are not productive, and that their subdivision represents a negligible impact on agriculture. Emphasis on requirements that protect a majority of the land for agriculture does not adequately address the problem of fragmentation of small properties. **If child lots continue to be awarded in addition to base density, a maximum lot size requirement for both child and market lots is essential to reduce the potential for further fragmentation of the Agricultural Reserve.**

² Recently, a proposal was submitted for a child lot on a property that was not on this list. Staff believes that there could be other eligible properties, but a manual search of individual deeds would be required to confirm this.

Acreage of Parcels with the Potential for Child Lots



Acreage of Parcels with the Potential for Child Lots



The Board's current position is that the right to include child lots on land in a priority preservation area for agriculture is essentially bonus density that increases lot yields, compromises zoning as an effective land use management tool, and compromises preservation objectives for the area. The Board's position was supported by over 60 organizations and individuals during a public hearing. The Board's position is opposed by the agricultural community, the Ad Hoc Agricultural Policy Working Group, Executive staff, and by County Council legislative staff.

One possible option out of this impasse would be to restrict the number, size and placement of lots created for children, paralleling the evolution of child lot policy and law of the Maryland Agricultural Land Preservation Foundation (MALPF). The legislative MALPF Task Force determined several years ago that the original intent of child lots under the State program – to encourage the continuation of family farming operations by allowing grown children to live and work on the farm – had become somewhat outdated, and that the provision was increasingly subject to subdivision for purposes other than long-term occupancy by members of the family farm.

More recently, the Task Force determined, and the legislature subsequently established, that the total number of family lots allowed on otherwise preserved farms should be limited to a maximum of three: one for the first 20 acres and one per full 50 acres thereafter, up to the maximum. It was also decided that the number of family lots could not exceed the number of lots that would have been allowed under County zoning at the time the easement was purchased: upon selling an easement, the owner of a farm with two development rights can never exclude more than two family lots. The idea is that development rights eliminated by the easement can be replaced by family lots up to a fairly stringent limit that will not subject the land to a residential presence that compromises the goals of the Program. Much of this reasoning is based on the fact that, ultimately, the owners and occupants of what were originally child lots will no longer be the children of the owner's of the working farm.

MALPF easements restrict the number of child lots on any parcel to three, their location is subject to MALPF approval, and they must be no more than one acre in size. Although MALPF easements constitute a voluntary contractual agreement for compensation, staff suggests that they provide a successful and well accepted model on which to base guidelines. Staff suggests the following modifications: a limit of one child lot for properties up to 25 acres in size, two child lots for properties up to 100 acres in size and a limit of three for properties over 100 acres. The purpose of child lot provisions is not simply to allow a house for each child, regardless of the child's interest (or lack of it) in farming. While it is conceivable, it is highly unlikely that all children of farmers want to stay in the agricultural business. Such an outcome would run directly counter to several generations of evidence.

The child lot should be a minimum of one-acre and a maximum of two acres, with no more than one offsite septic easement on the parent property or remainder parcel. Permitting offsite easements often allow the structures to be larger than necessary. The Board's policy is that sand mounds or other technologies are acceptable for approved child lots if the lot cannot be created with a trench system.

The location should be carefully regulated per the following draft guidelines so that the child lot essentially supports the agricultural use of the land. This suggests reviewing its relationship to the existing farmstead, avoiding prime soils, and may involve restricting the size of the house so that it is compatible with the character of the farm. This will be difficult with a preliminary plan, unless the inclusion of building restriction lines is required. Child lots should not be permitted on parcels on which the owner has no house.

As stated above, a number of preliminary plan applications, including child lots, are currently pending. Several owners are awaiting clarifying language from the County Council following the recommendations of the Ad Hoc Agricultural Policy Working Group on the issue. Staff suggests the adoption of a set of guidelines, following a public hearing, which can be published to guide applications and staff review of child lot cases.

Draft Child Lot Guidelines

1. The farm must have been owned by the applicant's family and actively farmed by them since before 1981.
2. The farm must not have changed in its configuration since before 1981 and must not have been carved up with market rate lots.
3. The farm parcel should be subdivided to create smaller (1 to 2 acre) Child Lots leaving a larger remainder agricultural parcel to include the main farm house.
4. If the number of Child Lots exceeds the base density of the parcel, all surplus TDRs not reserved for the approved lots should be severed. Severance shall be by TDR Easement or Agricultural Easement.
5. Child Lots must be for children who demonstrate that they intend to be active in farming. Children should be required to testify at the public hearing about their intentions to live on the farm and actively participate in the farming operation.
6. No child lots on vacant property. Farms without a farm house do not qualify. If a farm with a farm house consists of two or more qualifying parcels, (contiguous or confronting) it is eligible for child lots on whichever parcel is appropriate. Parcels not contiguous or confronting do not qualify.
7. Child lots must not exceed one acre unless it is necessary for septic capacity. (One septic system per subdivision may be on an outlot.) In such cases the child lot must not exceed two acres. There will be a limit of one child lot for properties up to 25 acres in size, two child lots for properties up to 100 acres in size and a limit of three for properties over 100 acres. Once the number of child + parent lots reaches one per 25 acres, there should be 25 acres placed under easement for agricultural use for each lot created.
8. Child lots must be located to protect the farmable area and in scale with the main farmhouse. Lots may not be created for the same children on multiple properties. If the number of child lots plus the existing farmhouse equals or exceeds one per 25 acres, all remaining TDRs must be severed.
9. Lots cannot be created by virtue of a partition of land made through a will. Lots must be created during the owner's lifetime.
10. Lots cannot be created for "children" of corporations—especially corporations of which children are members.
11. Lots cannot be created for children who are joint owners with their parents.
12. If there are joint owners, each with children, the number of child lots is as per Guideline #7, and limited to 1, 2 or 3 for the parcel, not 1, 2 or 3 for each owner.

B. Sand Mounds

The Ad Hoc Agricultural Policy Working Group was split on the issue of sand mounds. A sand mound is an on-site sewage disposal system elevated above the natural soil surface. Sand mounds, on average about 35 feet wide, 90 feet long, and 5 feet high, can be used to overcome site limitations which would preclude the use of other traditional, underground trench type sewage disposal systems. Such site limitations include high water tables and shallow soils over bedrock. A sand mound system cannot be used unless requirements for slope, permeability, and other design features are satisfied. Many properties in the Agricultural Reserve could be developed using mound systems that otherwise could not be developed using conventional underground “trench” systems.

The Working Group’s majority proposal would allow one sand mound per 25 acres for the first 75 acres, then one for each 50 acres thereafter. The minority recommended one mound per 50 acres. All agreed on their use (or other alternative technologies to trench septic systems) for failing systems, tenant homes on a common lot, and to locate a residence on poorer soils to protect better agricultural soils.

On March 8, 2007, the Planning Board strongly recommended that all alternative technologies to trench systems should be prohibited in the Agricultural Reserve (RDT Zone) except for the following situations, and for parcels existing as of December 1, 2006:

- Where there is an existing house and the sand mound would not result in the development of an additional house.
- When it enables a property owner with approved deep trench system percs to better locate houses to preserve agriculture.
- For child lots, which meet the Board’s recommendations, and where they are approved under the Agricultural Easement Program MALPF/AEP.
- For bona fide tenant housing. Sand mounds should be approved for bona fide tenant housing if the dwelling can never be conveyed from the parent parcel.
- For any pre-existing parcel that is defined as an exempted lot or parcel in the zoning regulations.
- For any permitted agricultural use under the zoning regulations (e.g., farm market).
- For the purpose of qualifying for a State or County easement program.

The Planning Board also recommended the use of alternative technologies, when necessary, for agriculture-related commercial activities.

The Planning Board did not recommend sand mounds or other alternative technologies for the purpose of qualifying for the Building Lot Termination program; previous testing for sand mounds was also discounted as a qualifying factor.

Sand mounds represent technology specifically intended to enable on-site sewage disposal, and therefore development, where it is otherwise precluded by soils and hydrology. One could consider extending public sewer service to accomplish the same thing, but that would clearly contradict public intent for the RDT zone.

The same is true for sand mounds. More specifically, the legitimacy of using sand mound technology in the RDT zone rests on the public objectives for the RDT zone established in the County General Plan and the Preservation of Agriculture and Rural Open Space (AROS) Master Plan. Based on those plans and the public intent they embody regarding the RDT zone, sand mounds should not be permitted to enable development, for exactly the same reasons that water and sewer service are prohibited.

Attachment 5 is Page 17 (Agricultural Preservation Study Area Population Holding Capacity) and Attachment 6 is Page 18 (Map of Septic System Suitability) from the AROS Master Plan. Page 17 states, "The population holding capacity within the Agricultural Preservation Study Area is governed, to a large extent, by the suitability of land to support septic systems as regulated by the Montgomery County Department of Environmental Protection. This policy results in a population that is less than the zoned population holding capacity. This "perk" policy is one of the most significant in limiting population density within the Study Area."

A comparison of the map of Septic System Suitability (Attachment 6) with the graphic depicting properties already granted permits for sand mounds by the Department of Permitting Services (Attachment 7) is illuminating. The 93 permits have been issued for properties with severe limitations for septic systems, contrary to the intent of the AROS Master Plan, and contributing towards the fragmentation of agricultural land. They have also facilitated the jarring juxtaposition of older buildings in harmony with the working landscape alongside massive exurban residential mansions with multiple garages that are completely incompatible with their rural setting.

The Planning Board found that the use of sand mounds instead of deep trench septic systems to produce residential subdivisions has had a detrimental effect on the Agricultural Reserve. It has reduced willingness to sell development rights for land that cannot meet perc tests for deep trench septic systems, and has inflated speculative land values in the Reserve, raising expectations that every acre should be valued at its development rather than its agricultural value. This has impeded the ability of new farmers to buy farmland and has thus worked against sustaining farming in the Reserve.

The Planning Board identified a primary source of the problem to be paragraph 2 of the Action section of Council Resolution 12-1503 of February 22, 1994, (Attachment 8) which, in part:

".....encourages the Department of Health to exercise flexibility provided for in the regulation, and to explore with applicants ways in which particular site restrictions may be dealt with to allow development allowed by zoning to be constructed."

The same paragraph also requested that a statement attached to the resolution on the regulation of sand mounds be considered when applications for sand mounds were being reviewed. That statement of the Health Department Policy concluded that:

"It is the purpose and intent of the Health Department to render friendly and helpful assistance to citizen landowners to the end that they may use their property as permitted by zoning laws provided there is no significant health risk."

The Planning Board strongly recommended that Council Resolution 12-1503 of February 22, 1994, be amended to excise paragraph 2 of the Action section and the entire Health Department Policy statement on sand mound systems.

Determining the density of a subdivision is not a function of the Department of Health (predecessor agency to the Department of Permitting Services for on-site sewage disposal) or the Department of Permitting Services. While the resolution cannot amend the Master Plan, it has been interpreted that way, and, at a minimum, it presents an inconsistency in County policy toward development in the Agricultural Reserve. To remove that inconsistency, the resolution should be amended to conform with, and to be consistent with, the Master Plan.

Staff recommends no change to the Planning Board's current policy on sand mounds.

Draft Design Guidelines for Rural Subdivisions and Special Exceptions

The County Council legislative staff report to the PHED Committee of September 8, 2007, regarding the BLT Component of the TMX Zone stated as follows:

“Staff believes that the Planning Department should immediately begin exploring strategies for making land in the Rural Density Transfer zone less attractive for residential development unrelated to farming, while still allowing for legitimate residential uses for farmers (e.g., limit the size of the residential portion of the lot, imperviousness, or house size in a way that discourages large estate homes).”

The Ad Hoc Agricultural Policy Working Group report included a recommendation that:

“Design strategies would guide the location of residential lots created in the RDT zone to maintain farmable areas and minimize the impact of residences. The size of the lot, the need for septic treatment and the ability to use private roads also impact location/design. Placement of homes on the land may have a more important impact on retaining rural character than lot size, especially at the low density of the RDT Zone.”

In terms of the existing codes, the County does not currently have provisions for design standards for clustering, home placement, or for allowing more lots on private roads in the RDT zone. Existing law requires that lots in the RDT zone be a minimum of 40,000 square feet. There is no maximum. The Rustic Road Functional Master Plan recommends placement of buildings to protect view sheds.

The Working Group did not discuss specific options related to design strategies, but recommended that the Planning Department further explore options to reduce fragmentation of agricultural land by locating buildings to preserve viable farmland. Options could include design standards, clustering, the use of private roads, etc. The Group believed that, if developed properly, these strategies could be an important tool. If not developed properly, they could run counter to the underlying goal of reducing farmland fragmentation.

The Working Group believed that, “Efforts to identify potential strategies should involve property owners and must be cognizant of the existing tensions between the Planning Department and rural property owners on this issue.” The Group recommended that the Planning Department consider using existing agricultural advisory groups to help develop these strategies.

Draft Design Guidelines for the Agricultural Reserve

The following paragraphs are very preliminary and are put forth for discussion purposes and to seek guidance from the Planning Board. Following October 30, planning staff will draft guidelines with illustrations, and discuss these with the Agricultural Advisory Committee and the Agricultural Preservation Advisory Board, prior to bringing recommendations back to the Board.

The Need for Design Guidelines

These guidelines recognize that the distinctive character and natural beauty of the Agricultural Reserve are so outstanding that it is in Montgomery County’s interest to safeguard them. The primary purpose of the guidelines is to enhance and conserve the natural beauty, to consider local economic and social needs, and to promote sustainable agriculture by limiting fragmentation of the Reserve.

The landscape of the Agricultural Reserve has evolved through centuries of settlement and agriculture into a unique place, which often evokes strong feelings of remoteness from urban areas. The variety in landscape has been largely influenced by the underlying geology but also by the human activity of agriculture.

Change is constant and the Reserve is no exception, but the area continues to be a living and working landscape where agriculture remains the primary land user despite increasing pressure from ‘non-farming’ interests. It would be a tragedy to diminish this wonderful resource.

As the principal land-use of the Reserve, agriculture has played a particularly important role in the development of the landscape. Without the continued stewardship by farmers and landowners, the characteristic landscape would be lost. A thriving agricultural economy must be encouraged and new agricultural and residential development must be considered. It is vital, however, that any new development be a positive addition to the landscape, and enhance the distinctiveness and diverse qualities of the Reserve.

Aim of the Design Guidelines

These guidelines have been produced to encourage those proposing and/or designing new agricultural/residential/non-residential developments to consider their impact on the landscape carefully. The open landscape of much of the Reserve means that new development can be particularly intrusive unless careful attention is paid to site location and design.

The main purposes of the Design Guidelines are:

1. To encourage farmers, owners, and their agents to design new development so that it can be practically integrated into the landscape.
2. To balance the functional need of new development with the need for minimal fragmentation of farmland and minimal intrusion on the landscape.

2. To balance the functional need of new development with the need for minimal fragmentation of farmland and minimal intrusion on the landscape.
3. To raise awareness of good design principles and the degree to which early planning can greatly improve the physical location and appearance of structures.

Draft Design Guidelines

1. Maximum residential lot size – 2 acres.
2. Minimize the size of other non-agricultural lots.
3. Maximum impervious surface including rooftops, driveways, tennis courts, patios, etc. – 10 percent.
4. Sand mound systems are prohibited, with the exceptions detailed in Attachment 1.
5. Locate development to preserve a substantial contiguous amount of any portion of the tract containing prime or productive soils appropriate for farming or pasture use.
6. Reduce as much as possible the potential for nuisance or conflict between residential and the agricultural uses (both within the tract and in relation to existing uses on adjoining or nearby tracts) by providing a substantial setback or buffer between designated farm fields and residential building sites.
7. Identify all important resources and related buffer areas that need to be preserved, as located on the required NRI/FSD and including location of prime and productive soils.
8. Avoid wetlands and stream valley buffers.
9. Locate building pads and roads to preserve scenic vistas and rural character (especially along a rustic or exceptional rustic road).
10. Limit the physical impact of any new roads on the natural and historic environment to the minimum extent possible. Roads should run with the contours of the land, rather than across slopes, and extensive cutting through wooded areas should be avoided. Where necessary to protect vistas, existing woodland buffers along the road must be preserved.
11. Consider function and suitability to surroundings.
12. Carefully consider the orientation and location of new buildings. Even if a building is well designed, it is likely to have a significant detrimental effect on the landscape if poorly sited.
13. Consider the integration of new buildings and existing farmsteads to prevent bisection or fragmentation of farmland.
14. Take advantage of any existing natural screening, whether it be natural depressions, hills or woodlands.
15. Avoid ridgelines and sites where buildings may dominate the landscape such as plateaus.

Attachments:

1. March 12, 2007 letter from Planning Board to Council President regarding the Ad Hoc Agricultural Policy Working Group Report
2. June 4, 2007 letter from Planning Board to Council President regarding Draft Zoning Text Amendment, RDT – Child Lot Standards and Draft of amended Resolution No. 12-1503 (Executive Regulation 28-93AM)
3. Draft Zoning Text Amendment regarding the RDT Zone – Child Lot Standards
4. Draft of amended Resolution No. 12-1503 (Executive Regulation 28-93AM)
5. Page 17 (Agricultural Preservation Study Area Population Holding Capacity) from the AROS Master Plan
6. Page 18 (Map of Septic System Suitability) from the AROS Master Plan
7. Properties with permits for sand mounds
8. County Council Resolution No. 12-1503, Adopted February 22, 1994, regarding Executive Regulation 28-93AM, On-Site Water and On-Site Sewage Disposal Systems, with Health Department Policy Attachment on Mound Systems
9. Final Report January 2007 – Ad Hoc Agricultural Policy Working Group