



**FREDERICK COUNTY GOVERNMENT
DIVISION OF COMMUNITY DEVELOPMENT**

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TO: Frederick County Planning Commission

FROM: Tim Goodfellow, Principal Planner II

DATE: October 1, 2014

RE: Public Hearing on the Triennial Review of the Water and Sewerage Plan

ISSUE

The Planning Commission is requested to review the Final Draft of the Water and Sewerage Plan for a finding of consistency with the Comprehensive Plan and to forward a Recommended Water and Sewerage Plan to the Board of County Commissioners.

BACKGROUND

The State of Maryland requires a revision to each county's Water and Sewerage Plan every 3 years, referred to as the Triennial Review. The County last updated the Water and Sewerage Plan in 2011. On September 24, 2014, Planning Staff provided an informational background briefing to the Planning Commission on the Water and Sewerage Plan and previewed the major changes proposed for the 2014 Triennial Update of the Water and Sewerage Plan.

A Preliminary Draft Plan was prepared and sent to the Maryland Department of the Environment (MDE) and municipalities on June 30, 2014, followed by Final Draft Plan to the MDE on August 8, 2014. It was anticipated that State comments would be received prior to the Planning Commission's public hearing, but as of October 1, 2014, no comments on the Final Draft Water and Sewerage Plan were received from the MDE.

After the Planning Commission's hearing, a Recommended Water and Sewerage Plan will be presented to the Board of County Commissioners for a public hearing and adoption. An Adopted Water and Sewerage Plan will be then be transmitted to the MDE for final review and comment.

Attached is a summary of the major revisions to the 2011 Water and Sewerage Plan contained in the Final Draft Plan.

Summary of Proposed Changes to the 2011 Water and Sewerage Plan

September 2014

Chapter 1 Policies and Procedures

- Establish definition of “County Governing Body” and replace references to ‘BOCC’ with County Governing Body.
- Establish procedures for County Council approval/denial of Plan amendments and for County Executive authority for approval or veto of a Plan amendment.
- Clarify definition of ‘Denied Access Lines’ and require an application for classification change for properties seeking to connect to Denied Access water or sewer lines through established policies.
- Clarify the limited conditions by which an Agriculturally-zoned property may apply for reclassification for connection to public water and sewer service.
- Revise General Policy No. 11, “Response to Sanitary and Water Supply Problems” to more clearly describe the process to address community or area-wide well contaminations or septic system failures under certain conditions.
- Allow staff-initiated, piecemeal applications to be submitted for the “Planned Service” (PS) classification.
- Expand the criteria for the “5” category to require a property’s inclusion within a Community Growth Area on the County Comprehensive Plan.
- Clarify that a property annexed into a municipality must be within a Municipal Growth Area described in the adopted Municipal Growth Element to meet the criteria for the “5” category.
- Update the criteria for the “5” category to allow other floating zoning districts (Open Space Recreational and Institutional), besides PUDs and MXDs, to be eligible for a piecemeal amendment application.
- Clarify that application for the Multi-Use category are submitted in accordance with other piecemeal application for classification change.
- Require that criteria for a particular classification be met at the time of application.

Chapter 2 Background

- Update land use/population/growth trend information from 2012 update to the County Comprehensive Plan

Chapter 3 Water Systems

- Update population numbers served by County and municipal systems.
- Clarify sections in “Estimating Future Demand”
- Update water supply, treatment, and demand chart for all systems—County and municipal
- Update municipal water systems: descriptions, capacities, demand
- Update County system descriptions: infrastructure, expansions, etc
- Update listings of Multi-Use Water Systems; expand description and criteria

Chapter 4 Sewer Systems

- Update data for County treatment facilities: plant expansions, capacities, decommissions
- Update data for municipal wastewater systems: descriptions, upgrades, capacities
- Add section about the Sustainable Growth and Agricultural Preservation Act of 2012 (aka the “Septic Bill”) and the Septic Tiers
- Expand Multi-Use system description and criteria

Water/Sewer Infrastructure Mapping

- Individual maps showing proposed changes to Denied Access Line designations

Appendix

- Final Plan will include the water/sewer project listings from the County’s FY 2015-2019 Capital Improvements Program