



Bill No. 17-17
Concerning: Revisions to the County Forest Resource Ordinance

Introduced: December 5, 2017

Revised: February 13, 2018 Draft No. 2

Enacted: _____

Effective: _____

Expires: _____

Frederick County Code, Chapter 1-21

Section(s) 5, 6, 10, 20, 24, 29, 31, 33, 40, 41, 42 & 44

COUNTY COUNCIL FOR FREDERICK COUNTY, MARYLAND

By: Council President Bud Otis on behalf of County Executive Jan Gardner

AN ACT to: Amend Chapter 1-21 of the Frederick County Code (Forest Resource Ordinance) to revise the forest planting, retention, and mitigation requirements.

Executive: _____ Date Received: _____

Approved: _____ Date: _____

Vetoed: _____ Date: _____

By amending:

Frederick County Code, Chapter, 1-21 Section(s) 5, 6, 10, 20, 24, 29, 31, 33, 40, 41, 42 & 44

Other: _____

Boldface

Underlining

[Single boldface brackets]

* * *

Heading or defined term.

Added to existing law.

Deleted from existing law.

Existing law unaffected by bill.

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The County Council of Frederick County, Maryland, finds it necessary and appropriate to amend Chapter 1-21 of the Frederick County Code (Forest Resource Ordinance) to increase forest conservation efforts, update definitions and agency names, and add clarifying language to various sections of the Code.

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND, that the Frederick County Code be, and it is hereby, amended as shown on the attached Exhibit 1.

AND BE IT FURTHER ENACTED that the following transitional provisions shall apply:

(1) The amendments and revisions to Chapter 1-21 enacted by this Bill shall apply to:

(a) Any Forest Stand Delineation, Preliminary Forest Conservation Plan, Final Forest Conservation Plan, or any combination thereof, and any exemption application, received by the Department for approval, reapproval, or extension on or after the effective date of this Bill.

(b) Any revised Forest Stand Delineation, Preliminary Forest Conservation Plan, Final Forest Conservation Plan, or any combination thereof, and any exemption application, received by the Department for approval, reapproval, or extension on or after the effective date of this Bill.

Harold F. (Bud) Otis, President
County Council of Frederick County,
Maryland

CHAPTER 1-21 FOREST RESOURCES

§ 1-21-5. DEFINITIONS.

DEPARTMENT. The Frederick County [~~Community Development~~] Division OF PLANNING AND PERMITTING, AND ANY SUCCESSOR TO THIS DIVISION.

DEVELOPMENT PROJECT.

(1) Any subdivision [~~that is 40,000 square feet or greater~~], including agricultural-zoned remainders of less than 25 acres; or

(2) When no subdivision is proposed, the area of grading and construction activities occurring on 1 or more contiguous tracts under the ownership or control of the same person, that together comprise 40,000 square feet or greater, or a site plan having a net tract area 40,000 square feet or greater, OR A SITE PLAN THAT GENERATES A FOREST MITIGATION REQUIREMENT OF 250 SQUARE FEET OR GREATER.

REGULATED ACTIVITY. Any of the following activities [~~, when that activity occurs on a unit of land that is 40,000 square feet or greater~~]:

- (1) Subdivision;
- (2) Site plan development;
- (3) Grading;
- (4) An activity that requires a sediment and erosion control permit; or
- (5) Project plan of a local agency.

TECHNICAL MANUAL. The State Forest Conservation Technical Manual, Third Addition, 1997, as it may be amended [~~],~~ AND OTHER SPECIFICATIONS AND STANDARDS OF PERFORMANCE AS PROVIDED IN THIS CHAPTER AND IN SUPPORTING DOCUMENTS ISSUED BY THE DEPARTMENT.

WORKSHEET. The official set of data calculated to the nearest one-hundredth acre, defining the size of the net tract area together with the required forest calculations prepared IN ACCORDANCE WITH THIS CHAPTER [~~on the worksheet published in the *TECHNICAL MANUAL*].~~

§ 1-21-6. APPLICABILITY AND GENERAL REQUIREMENTS.

Underlining and/or CAPITALS indicates matter added to existing law.
[Single brackets] and ~~strike through~~ indicate matter deleted from existing law.
*** - indicates existing law unaffected by bill.

Except as provided in § 1-21-7, this chapter applies to property for which an application is being made for:

(A) A subdivision; ~~[or]~~

(B) ~~[a]~~ A grading or sediment and erosion control permit for an area comprising 40,000 square feet or greater;

~~[(B)]~~ C A public utility development project not exempt under § 1-21-7 that clears 40,000 square feet or more of forest;

~~[(C)]~~ D A site plan development project with a net tract area 40,000 square feet or greater; ~~[.]~~
;OR

~~[(D)]~~ E A site plan development project with a net tract area less than 40,000 square feet that generates a forest mitigation requirement of 250 square feet or greater; ~~[.]~~ **OR**

[(F) CONSTRUCTION OF A SINGLE-FAMILY HOUSE ON A SINGLE LOT OF RECORD AS OF DECEMBER 31, 1992, IF THE ACTIVITY RESULTS IN THE CLEARING OR GRADING OF 20,000 SQUARE FEET OR GREATER OF FOREST.]

§ 1-21-10. PROTECTIVE AGREEMENTS.

[Subsection 1-21-10(A) remains unchanged]

(B) *Long term protective agreements.*

(1) For all forest shown as “retention” in order to satisfy conservation requirements described in § 1-21-40, and for all planting areas shown as forestation in order to satisfy either § 1-21-41 (afforestation) or § 1-21-42 (reforestation), an applicant shall be required to subject these areas to a perpetual forest deed of easement, otherwise known as “Forest Resource Deed of Easement/Maintenance Covenants and Agreement.”

(2) The grantee shall be the ~~[Board of County Commissioners of]~~ Frederick County, MARYLAND, or in the case of incorporated towns, a municipal governing body, as determined by the respective town.

(3) The areas of forest subject to deed protection shall be described by a graphic metes and bounds by a licensed Maryland surveyor.

(4) The deed shall include use restrictions prepared by the Department, known as “Forest Resource Inspection and Maintenance Covenants and Agreement.”

(5) The deed shall comply with COMAR 08.19.05.02.

(6) A title opinion letter shall accompany submission of the deed of easement described in subsection (B)(1) of this section.

§ 1-21-20. ADMINISTRATIVE AGENCIES DESIGNATED.

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(A) [~~Community Development~~]Division OF PLANNING AND PERMITTING ("Department").

(1) The review of all required plan submissions shall be administered by the Frederick County [~~Community Development~~]Division OF PLANNING AND PERMITTING ("Department").

[Subsections 1-21-20(A)(2) through 1-21-20 (D) remain unchanged]

§ 1-21-24. FEE-IN-LIEU PROGRAM.

[Subsections 1-21-24(A) and (B) remain unchanged]

(C) *Timing of payment.* Money contributed in lieu of forestation under this section shall be paid prior to the release of BUILDING, grading, or sediment and erosion control permits, or prior to recordation of subdivision plats, whichever is earlier.

[Subsection 1-21-24(D) remains unchanged]

§ 1-21-29. FOREST BANKING PROGRAM.

[Subsections 1-21-29(A) and (B)(1-3) remain unchanged]

(4) For all AREAS COVERED UNDER subsection (B)(3), the first 50 acres shall be credited at a 1:[~~2~~]2.5 ratio, as described in subsection (E) of this section. For all areas that exceed 50 acres, the mitigation ratio shall be 1:4, meaning that for every 1 acre of required forestation, 4 acres of off-site, existing forest must be protected and conserved. In no case shall the total acres of such an application exceed 200 acres.

[Subsections 1-21-29(B)(5) through 1-21-29(D) remains unchanged]

(E) *Credit ratios.* Forest bank transfers of:

(1) "Existing forest" shall be credited at a 1:[~~2~~]2.5 ratio, meaning that for every 1 acre of required forestation, [~~2~~]2.5 acres of existing forest must be acquired;

[Subsections 1-21-29(E)(2) through 1-21-29(F) remain unchanged]

§ 1-21-31. FOREST STAND DELINEATION.

[Subsection 1-21-31(A)(1-2b) remains unchanged]

(c) *Geotechnical testing.* An applicant may perform geotechnical testing with a partial FSD showing the existing forest canopy line and other environmental features required by the Frederick County Subdivision Ordinance (Chapter 1-16) or Zoning Ordinance (Chapter 1-19), provided that the applicant shall:

1. Protect all historic, champion, and specimen trees; habitats for threatened and endangered species; and hydrologically-sensitive areas during the testing process;

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2. Not remove ~~[40,000]~~20,000 square feet or greater of forest;
3. Before proceeding beyond testing, submit normal FSD information that includes forest canopy conditions as they were prior to removal for testing; AND
4. SUBMIT A FOREST CONSERVATION PLAN AND PROVIDE MITIGATION FOR THE FOREST REMOVAL ACTIVITY.

[The balance of Subsection 1-21-31 remains unchanged]

§ 1-21-33. PRELIMINARY FOREST CONSERVATION PLAN.

[Subsections 1-21-33(A) and (B) remain unchanged]

(C) *Review period.* The PFCP shall be reviewed concurrently by the Department with the review of a Phase II ~~[Concept]~~ Plan for a PUD or MXD; a residential cluster or co-housing plan; preliminary subdivision plan or site plan; or grading or sediment and erosion control permit, whichever is applicable.

§ 1-21-40. CONSERVATION AND FORESTATION PRIORITIES.

[Subsections 1-21-40(A) through (C) remain unchanged]

(D) *Priority sequence for forestation or mitigation off-site.* After every reasonable effort has been made to minimize the clearing of trees and other woody plants in on-site priority areas listed in § 1-21-40(B), and after every reasonable effort has been made to afforest or reforest priority areas listed in § 1-21-40(C), the following shall be considered the priority sequence for forestation or mitigation off-site:

- (1) Purchase of credits through the Frederick County Forest Banking Program;
- (2) Forestation of hydrologically-sensitive areas, preferably in agriculturally zoned or used land;
- (3) Protection of existing off-site forest at a 1:~~[2]~~2.5 ratio, as provided in subsection (G) of this section, in areas closely associated with streams, wetlands, or floodplains, preferably in agriculturally zoned or used land, when such land is not already substantially protected by the Zoning Ordinance or other long-term protective instruments in perpetuity; and
- (4) Payment into the fee-in-lieu program.

[Subsections 1-21-40(E) and (F) remain unchanged]

(G) *Off-site existing forest mitigation.* When off- site existing forest is used to mitigate forestation requirements, the applicant must mitigate at a 1:~~[2]~~2.5 ratio, meaning that for every 1 acre of required forestation, ~~[2-]~~2.5 acres of off-site existing forest must be protected and conserved.

(H) *Easement restrictions.* No FRO easements (long-term protection) shall be allowed:

- (1) Over septic areas or wells; ~~[ø]~~

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(2) On lots less than 40,000 square feet. However, forest in these areas may be protected as “tree save area,” as provided in § 1-21-44[.];OR

(3) OVER [EXISTING PRESERVATION OR] UTILITY EASEMENTS.

§ 1-21-44. MISCELLANEOUS CREDIT

[Subsections 1-21-44(A) through (D) remain unchanged]

(E) *Limitations in the use of miscellaneous credits.* Miscellaneous credits used in a development project shall not account for more than 25% of the total reforestation requirement of a tract or development project. Miscellaneous credits may be used to meet up to ~~[400]~~25% of any afforestation requirement, subject to meeting the requirements of (A) through (D) above.



FREDERICK COUNTY COUNCIL

Local Government Fiscal and Policy Note

CONTACT INFORMATION AND GENERAL INSTRUCTIONS

Bill Number/Reference:	Bill No. 17-17
Bill Title:	Revisions of the County Forest Resource Ordinance – Draft No 2, as revised 2/13/18
Local Government Agency:	Frederick County Divisions of Planning & Permitting, Finance
Prepared By:	Erin White and Mike Wilkins
Title:	Deputy Director Finance and Development Review Director
Phone Number:	301-600-2028; 301-600-1193
E-Mail Address:	ewhite@frederickcountymd.gov ; MWilkins@FrederickCountyMD.gov
Due Date:	
Date Submitted:	2/20/18

FREDERICK COUNTY COUNCIL

Local Government Fiscal and Policy Note

Date:						
<p>Please respond to the questions below. If you prefer to provide responses or additional information in a separate file or document, send the file or document in a separate e-mail to rcherney@frederickcountymd.gov with the bill number/reference in the subject line.</p>						
1.	Describe the impact of this proposed legislation on your agency (operations, revenues, expenditures, etc). If there is no impact, <u>please explain why.</u>					
<p>This legislation should have a minimal fiscal impact on the County. This bills purpose serves to strengthen the County's forest conservation efforts, update definitions and agency names, and add clarifying language to various sections of the Code.. County expenditures will not be impacted.</p>						
2.	Please indicate whether the proposed legislation will affect small businesses in Frederick County, and if it will, please provide any information you may have which could be useful in determining the economic impact on small businesses.					
<p>It is difficult to quantify the impact this legislation will have on small businesses. Restoring the 2.5:1 mitigation ratio should have a positive impact by providing additional income to the private property owners enrolled in the Forest Banking Program and incentivize new enrollment in the Forest Banking Program, while adding minimal costs to development projects.</p>						
FISCAL IMPACT SUMMARY – SHOW (DECREASE) IN PARENTHESES						
<u>REVENUES</u>						
3.	Analysis of estimated increase (or decrease) in government revenues. Please estimate below any anticipated increase (or decrease) in revenues resulting from this legislation. Please be aware of any delayed effective dates in the bill or other factors that may cause revenue increases/decreases to begin in later years.					
	<u>Source</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>
	N/A					
	TOTAL \$	\$	\$	\$	\$	\$
	<p>Please explain how the above estimated increase(s) or decrease(s) were arrived at, including any calculations and/or assumptions made. Please also explain any variation if the revenue increase(s)/decrease(s) are not constant.</p>					
<p>It is difficult to quantify the impact this legislation will have on the County's revenue. This Bill does not change the County's payment rates for the Forest Resource Ordinance Fee-in-Program. Staff are unable to provide a revenue estimate on the proposed legislation because of the difficulty in estimating the number of square feet that will be mitigated.</p>						

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Local Government Fiscal and Policy Note

<u>EXPENDITURES</u>						
4.	Analysis of estimated increase (or decrease) in government expenditures . Please estimate below any anticipated increase (or decrease) in expenditures resulting from this legislation. Please be aware of any delayed effective dates in the bill or other factors that may cause expenditure increases/decreases to begin in later years.					
A. Salaries & Wages		<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>
FTE Employees - _____ # of positions						
Fringe Benefits						
TOTAL (Salaries, wages & benefits)		\$	\$	\$	\$	\$
N/A	Please provide an explanation of the need for the number and type of any personnel listed above, including (1) what specific provision(s) of the bill necessitate additional staff; (2) what the duties of each type employee will be; and (3) why existing personnel cannot absorb the additional work. Please also certify the wage/salary rate and % fringe rate (if differing rates apply) for each personnel classification.					
B. Other Operating Expenses		<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>
Technical/Special Fees, Grants/Subsidies						
Communications-Phone, Postage						
Travel, Food, Auto, Fuel & Utilities						
Contractual Services						
Supplies						
Equipment-Replacement						
Equipment-Additional						
Land & Structures, Fixed Charges						
Other (Please Specify on Extra Page(s))						
TOTAL (Expenditures)		\$	\$	\$	\$	\$
	On the next page, please provide brief descriptions/breakdowns of the above "Other Operating Expenses."					
	Please explain below any additional calculations or assumptions made in estimating the "Other Operating Expenses" that will help us to understand the amounts and timing of the expenses.					

FREDERICK COUNTY COUNCIL

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4. (cont'd)

C. Operating Expense Descriptions/Breakdowns

Please provide below a short description of the specific purpose of each expense listed under 4B. If any amount(s) listed under 4B represent(s) a total of multiple expenses, provide a breakdown of the fiscal 2018 amount with a short description of each expense (for example, if \$2,500 is listed for Communications – Phone, Postage, a statement such as “\$1,500 for cellphone charges for two new inspectors and \$1,000 for postage for mailings to permittees to notify them of changes to inspection requirements.”)

Fiscal 2018 Expenditures

Technical/Special Fees, Grants & Subsidies description/breakdown	\$
Communications – Phone, Postage description/breakdown	\$
Travel, Food, Auto Operations, Fuel & Utilities description/breakdown	\$
Contractual Services description/breakdown	\$
Supplies description/breakdown	\$
Equipment-Replacement description/breakdown	\$
Equipment-Additional description/breakdown	\$
Land & Structures, Fixed Charges description/breakdown	\$
Other (Please Specify) description/breakdown	\$

FREDERICK COUNTY COUNCIL

Local Government Fiscal and Policy Note

<u>ADDITIONAL POLICY IMPLICATIONS/CONCERNS</u>

Please submit BY E-MAIL to: Ragen Cherney, Legislative Director/Chief of Staff
Frederick County Council • E-Mail: RCherney@FrederickCountyMD.gov