



Sugarloaf Treasured Landscape Management Plan
Public Comments & Correspondence
January 11-17, 2022



Dolan, Mary

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Tuesday, January 11, 2022 1:05 PM
To: County Executive; Council Members; Planning Commission; Goodfellow, Tim; Gugel, Jim; Superczynski, Denis
Subject: Ridge Kelley, first vice-president of Sugarloaf Alliance

[EXTERNAL EMAIL]

I'm writing to tell you that Ridge Kelley died yesterday morning. His house is a quarter-mile down Peter's Road from me. I think many of you knew him, but with turnover in officials, some of you were probably not in county government when Sugarloaf Alliance was formed, and he was our first vice-president. Back then, we opposed the gun range that a neighbor down Thurston Road wanted to build. We won that fight. Later the neighbor tried to get approval for a marriage event venue. Again, we opposed and again were successful. (One problem was that both projects would have severely worsened the traffic on Thurston Road.) As vice-president, Ridge threw himself into those efforts. In our recent Alliance re-animation, over concerns of which you are aware regarding the Sugarloaf Plan, he was succeeded as vice-president, but has continued to support our efforts.

He was an "environmentalist," but without the fancy title: he raised a beautiful garden, tended fruit trees, and shared the harvest with me and other neighbors. His son Kip raises produce in a big way, and has us as one of many customers for his weekly distribution of summertime produce. People like them help make our county the lovely place it is.

We can have our differences over policy, but we're all human, and trying in our small ways to make a better life for ourselves and our community. Ridge Kelley tried, and succeeded. I hope you'll remember him kindly; he was a fine and caring person.

Best wishes to you all; and please stay healthy,

Nick

Dolan, Mary

From: Planning Commission
Sent: Thursday, January 13, 2022 7:56 AM
To: Sue Trainor
Cc: Brandt, Kimberly G.; Goodfellow, Tim
Subject: FW: Sugarloaf Alliance Comments re Plan Boundary
Attachments: Sugarloaf Plan boundary comments.pdf

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Sue Trainor <sue.trainor.music@gmail.com>
Sent: Wednesday, January 12, 2022 7:15 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Sugarloaf Alliance Comments re Plan Boundary

[EXTERNAL EMAIL]

The Sugarloaf Alliance has reviewed the 752 pages of the Planning Commission record regarding the Sugarloaf Treasured Landscape Management Plan. Recorded there are 791 individuals who support our position to restore the Sugarloaf Plan natural and historical boundary along the west side of I-270 from the Montgomery County line north to the Monocacy River and the Monocacy National Battlefield Park. The comments of the 791 individuals are summarized in the document attached.

Thank you for your attention.

Sincerely,
Sugarloaf Alliance Board of Directors



Sugarloaf Alliance, Inc. is dedicated to the preservation, protection, and restoration of watersheds, streams, meadows, and forests in cooperation with volunteers, civic groups, and local, state, and federal agencies. To that end, it strives to protect the Sugarloaf Mountain area environment.

Position of the Sugarloaf Alliance Inc., January 11, 2022

Restore the natural and historical Sugarloaf Treasured Landscape Management Plan boundary along the west side of I270 from the Montgomery County line north to the Monocacy River and Monocacy National Battlefield Park.

The Sugarloaf Alliance has reviewed the 752 pages of the Planning Commission record regarding the Sugarloaf Treasured Landscape Management Plan. Recorded there are 791 individuals who support our position to restore the Sugarloaf Plan natural and historical boundary along the west side of I-270 from the Montgomery County line north to the Monocacy River and the Monocacy National Battlefield Park. The comments of the 791 individuals are summarized below.

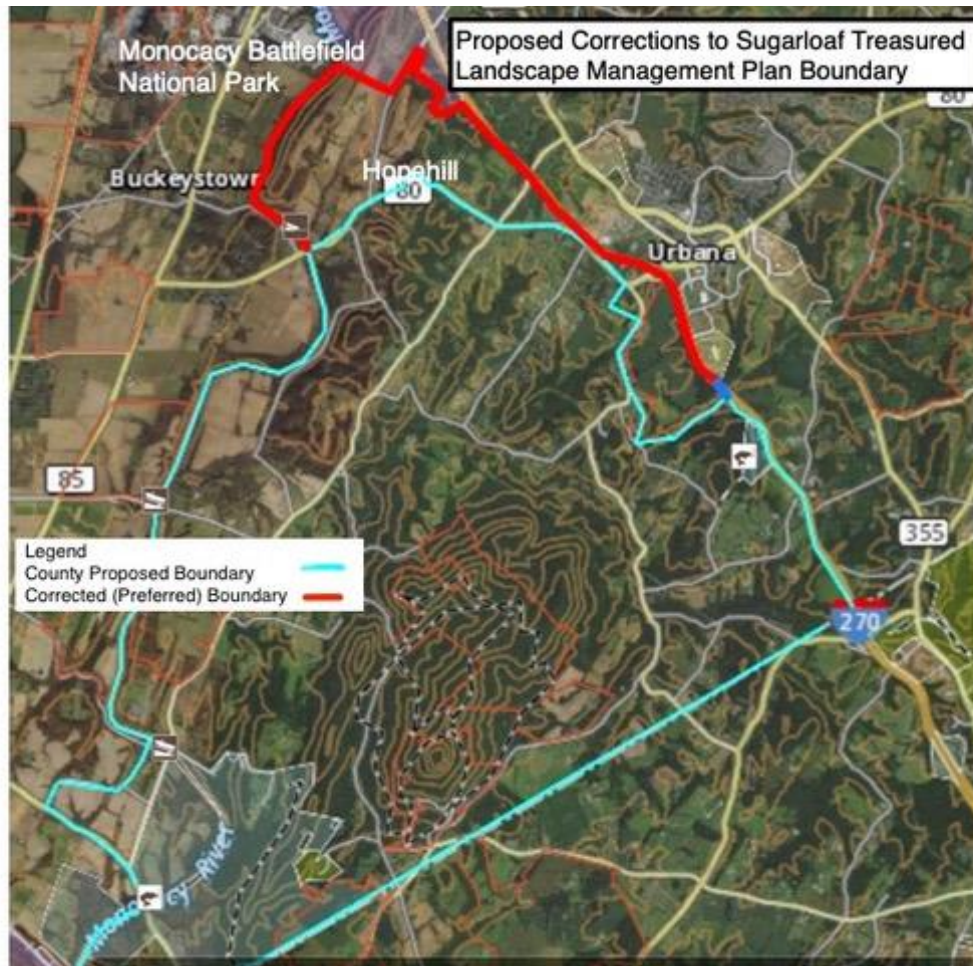
1. The I-270 boundary for the Sugarloaf Plan, in existence for 50 years, is manageable, recognizable, logical, defensible and has public support within and beyond the community.
2. The Livable Frederick Master Plan's Action Framework includes "Making Our Environment Vision A Reality: "...The natural environment and its habitat provision and ecosystem services are critical to our quality of life, and so they should be the primary consideration in all land planning and governmental decision-making processes." The Sugarloaf Plan should reflect and support these considerations.
3. Given the reality of intensive urban development on the Urbana east side of I-270, there is a need to balance growth by preserving the west side of I270 for agriculture, forest conservation and low density residential development and protecting the Sugarloaf area's current AG/RC zoning.

4. Development-driven “change in the character of neighborhood” in the Sugarloaf region would lead to inexorable development spread west on Thurston, Roderick and Park Mills Roads which would destroy these roadside communities, farmlands and woodlands.
5. Development at Park Mills Road and Baker Valley Road in the Monocacy watershed would damage stream valleys and cause runoff, erosion, flooding and destruction of valuable aquatic life.
6. The Sugarloaf Mountain watershed, both from the mountain and toward the mountain, would be damaged by development near the natural and historic boundary of I-270.
7. The “hallowed grounds” adjacent to the Monocacy National Battlefield Park and the historic Hopehill community must be respected and protected from development.
8. Developers and corporations should not be allowed to reshape the County’s planning priorities and prerogatives to serve their private interests in short-term development “opportunities.”
9. The Frederick County Transportation Needs and Priorities Review Report for Year 2045 does not support development at the historical and natural boundary of I-270 and includes no reference to a possible future interchange at I-270 and Park Mills Road.
10. Urbana is at the end of the County’s Livable Frederick priority line for development, despite developer pressures and statements to the contrary.
11. The heyday of the I270 Technology Corridor is over, made obsolete by the technologies it was intended to promote. Frederick County is part of a world that is grappling with rapid reassessment and reinvention in the face of climate change and the covid pandemic.
12. The engine for economic growth in Frederick County is not the I-270 corridor coming from the south but the robust economic development radiating from Frederick City.

Among the comments to the record was the following:

“There should be no more development to surrounding areas such as Peters Road, especially. There is a little gem of peace and tranquility here. One day I was riding back there on Peters Road and I came upon a young man relaxing on a folding chair in the middle of Bennett Creek. I stopped and asked if he was fishing. He said no, he was a recently discharged Marine and was just enjoying the safety and peacefulness of the water, birds, and no traffic. I rode on. Please don’t ruin this area with development and more car traffic. Thank you.”

Proposed Corrections to the Sugarloaf Treasured Landscape Management Plan Boundary



Dolan, Mary

From: Susan Trainor <sue.trainor.music@gmail.com>
Sent: Monday, January 17, 2022 12:36 PM
To: Planning Commission
Cc: Council Members; Gardner, Jan
Subject: Sugarloaf Alliance Rebuttal to 1/10 Comments
Attachments: SA Rebuttal to January 10 comments.pdf

[EXTERNAL EMAIL]



The Sugarloaf Alliance offers the following rebuttal to several comments in the January 10, 2022 public comments to the Planning Commission.

There is no 'I-270 Corridor Plan' in Livable Frederick Master Plan (LFMP).

A computer search of the LFMP document finds no 'I-270 Corridor Planning Area' ...no 'I-270 Highway Corridor Plan'...and no '270 Technology Corridor.' The so-called interstate corridor is, according to LFMP, subject to the availability of a bus transit system, which is going nowhere fast. It would seem that Mr. Natelli and his colleagues are trying to create corridors by repeatedly naming corridors that they aspire to develop.

LFMP was intentionally vague on the geographic specifics of development areas.

The mass transit-served corridor is described as tracking along I-270. Nowhere is it described as uniformly spreading from both sides of I-270. The Thematic Diagram "shows" the interstate corridor covering the whole of the Monocacy National Battlefield. Clearly the shaded mass transit corridor is not to be taken literally.

There is no Park Mills / I-270 interchange planned within the lifespan of the Sugarloaf Plan.

The most recent *Frederick County Transportation Needs and Priorities Review Report*, which presents plans through 2045, doesn't mention Park Mills. This imagined interchange is not on the *Highway Needs Inventory* nor is it included in *Visualize 2045: A Long-Range Transportation Plan for the National Capital Region*.

The Sugarloaf Plan and preservation effort is EXACTLY the right place to determine the fate of agricultural and forested areas within the Sugarloaf ecosystem and view shed.

LFMP left the geographic specifics of land planning to the small area planning process. There is NO 'I-270 Corridor Plan' in LFMP. The Sugarloaf Plan should cover **all** the lands suggested in LFMP.

Preserving the profitability of speculative land investments is not the responsibility of the Sugarloaf Plan.

The area around Sugarloaf Mountain is “unique and irreplaceable.” Its value is not as a developed industrial zone but rather in its current form and use. Preserving future opportunities means preserving the current use of the land.

The Rodgers Consulting “Environmental & Water Quality Analysis”

The (unsigned) author(s) seem to suggest that increased development and industrialization is the best way to improve stream, river, and Bay health. They also seem to suggest that further harming an impaired stream is ok and that polluting streams that flow away from Sugarloaf is ok, too. We strongly disagree.

Assertions that any development on their properties wouldn’t affect Furnace Branch and Bear Branch misses the point that these two are functional parts of the entire watershed system - the holistic approach. One goal of the Sugarloaf Plan, related to the others, is protection and preservation of water quality across the entire area, including the Mountain’s immediate surroundings, the Monocacy Battlefield Park, the Monocacy River and ultimately the Potomac River.

In fact, if the Sugarloaf Plan followed the Frederick County watershed map more comprehensively, to protect all of the watershed’s streams, it would extend farther east along the Montgomery County line including the east side of I270 where development has caused intense water quality impacts despite engineered environmental “improvements.”

Development will not improve the water quality of the streams and rivers around Sugarloaf. We think the Rodgers “analysis” is myopic. Tree cover and nitrogen levels are not the only concerns with development and engineered ecosystem “improvements.” engineered systems don’t always inspire confidence – accidents happen. Last week, for example, approximately 3 million gallons of sewage from Urbana, Ijamsville, and Landsdale was released and ended up in the Monocacy River because of a large sewer line break near the Monocacy Battlefield National Park (Frederick News Post, January 12, 2022).

Higher quality streams are not isolated from lower quality streams (“lowest quality sub-watersheds”); all feed into the Monocacy. The Rodgers Analysis dismisses the lower quality ones and ignores the possibility of remediation. Water quality contaminants are not limited to agricultural use of nitrogen fertilizers. Commercial, industrial and residential development, including impervious paved areas, contribute gasoline, oil, antifreeze, de-icing salts, heavy metals, insecticides, herbicides, to name a few.

In addition, any interstate highway interchange, and especially construction for a new one, presents myriad water quality impacts in addition to any development it engenders.

Protection has the greatest potential for environmental preservation

“Potential” engineered solutions for water quality improvements as a rationalization for further development are not adequate substitutes for protecting existing woodlands, waterways, and open spaces which have a proven record of environmental improvement.

If the nutrient run off from Natelli’s properties is as bad as Rodgers suggests, it absolutely can be improved...starting tomorrow! These properties should be making use of the Maryland Agricultural Water Quality Cost-Share (MACS) Program, planting Riparian Forest Buffers, following Nutrient Management laws and adopting cover crop and no-till farming practices. No subdivision is necessary.

Respectfully submitted,

The Sugarloaf Alliance, Inc.

Steve Black, President

Sue Trainor, Vice President

Nick Carrera, Treasurer

Mary Ann Ely, Secretary

Sugarloaf Alliance, Inc. is dedicated to the preservation, protection, and restoration of watersheds, streams, meadows, and forests in cooperation with volunteers, civic groups, and local, state, and federal agencies. To that end, it strives to protect the Sugarloaf Mountain area environment.



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Respectfully submitted,

The Sugarloaf Alliance, Inc.

Steve Black, President

Sue Trainor, Vice President

Nick Carrera, Treasurer

Mary Ann Ely, Secretary

From: [Planning Commission](#)
To: steveblack2313@gmail.com
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: FW: Livable Frederick and the Sugarloaf plan
Date: Friday, January 14, 2022 7:55:16 AM
Attachments: [Sugarloaf north of 80v2.pdf](#)
[WhyNotLFMPv2.pdf](#)

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Steve Black <steveblack2313@gmail.com>
Sent: Thursday, January 13, 2022 2:44 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Livable Frederick and the Sugarloaf plan

[EXTERNAL EMAIL]

Council members and Commissioners:

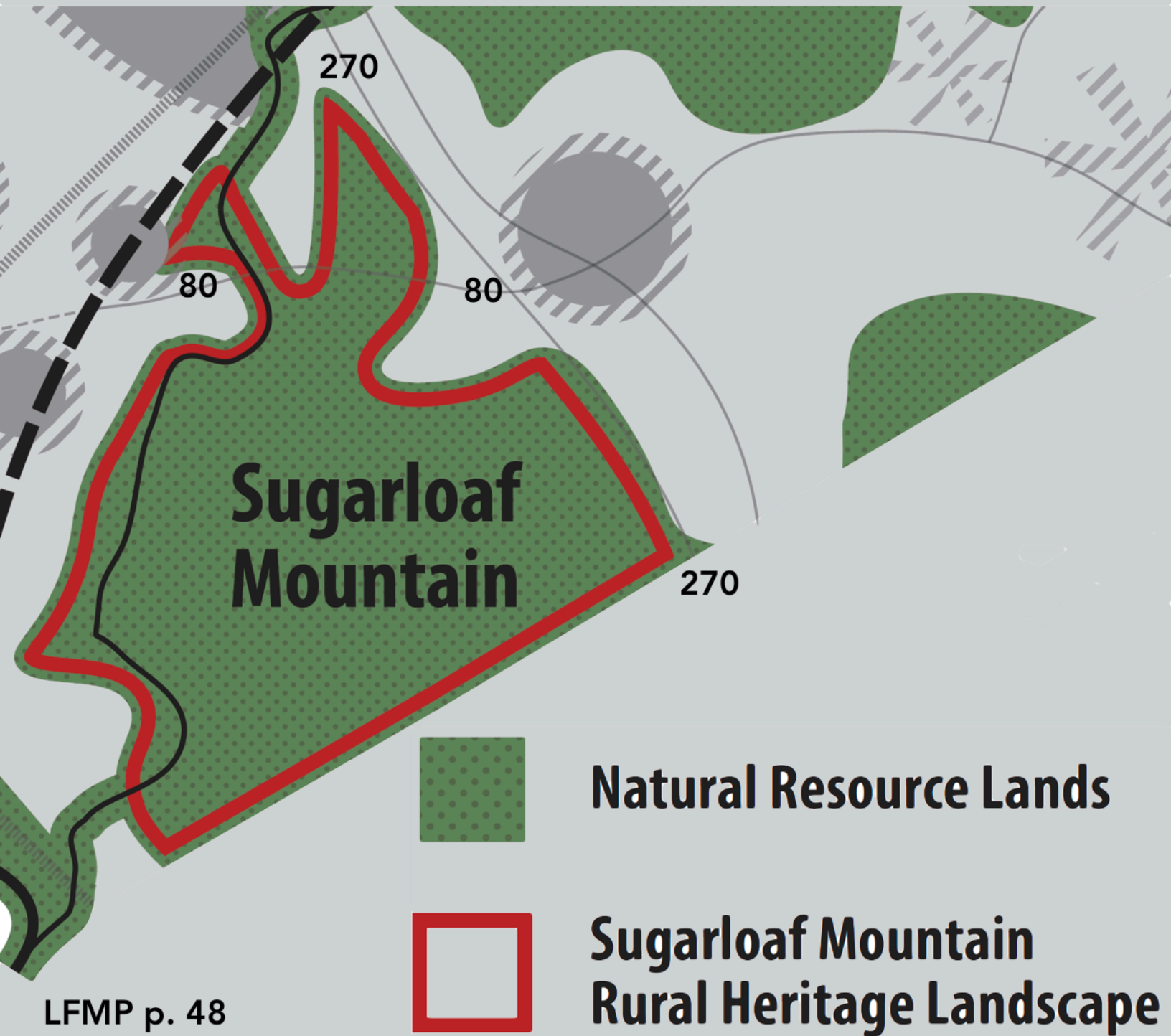
Attached you will find two illustrations taken from Livable Frederick.

The boundaries of the Sugarloaf Treasured Landscape are clear.

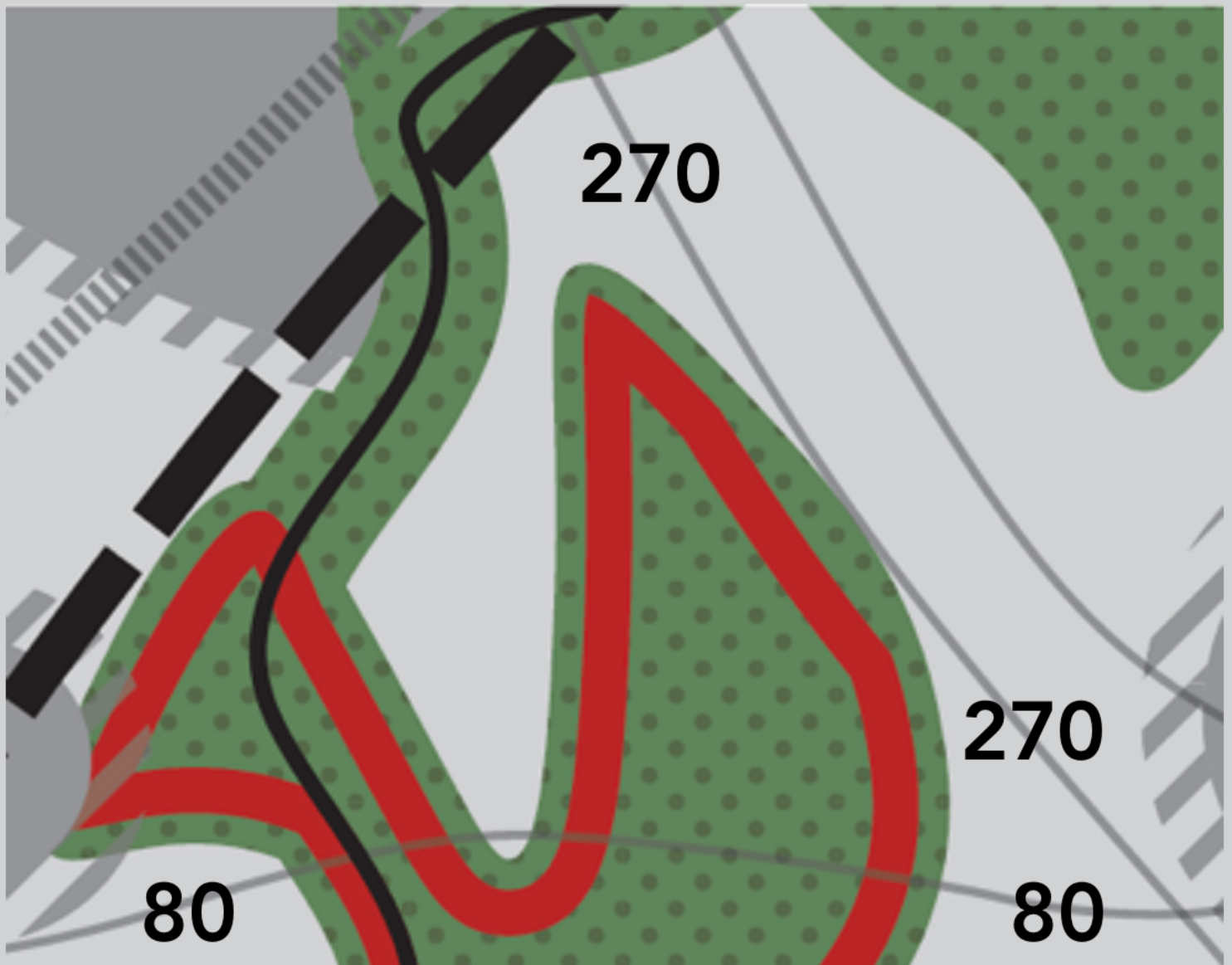
No amount of lobbying, creative reinterpretation, or backroom dealing will redraw the diagrams in the Livable Frederick Master Plan.

-Steve Black
Adamstown

Livable Frederick shows the
Sugarloaf area well North of Route 80
The Sugarloaf plan should follow
this guidance



Livable Frederick is clear
The Sugarloaf landscape
does not stop at Rt 80



Dolan, Mary

From: Sue Trainor <sue.trainor.music@gmail.com>
Sent: Friday, January 14, 2022 3:58 PM
To: Planning Commission
Cc: Council Members
Subject: Comparing March and July textual changes
Attachments: Comparison of text changes.docx

[EXTERNAL EMAIL]



Dear Commissioners:

At your first meeting to discuss The Sugarloaf Treasured Landscape Management Plan (“Sugarloaf Plan” or “Plan”), you noted receipt of critical comments regarding the out-of-public-view change in boundary between the March and July drafts. To restore public confidence in the process, you decided, for purposes of discussion, to restore the boundary to that in the March draft. We appreciate the Planning Commission’s understanding that the changes released in July had a very negative impact on public confidence. It’s not clear to us whether or not the planning staff has been asked to take the important step of restoring the text to be consistent with the restored March boundary. As you can see in the attached comparison, the textual changes in the July version erase protective language used in March and pave the way for developers’ interests.

The Plan dated March 8, 2021 supported placing the Plan boundary along I-270. It reinforced the long-standing status of I-270 as boundary between rural and developed areas. It noted the absence of public water and sewer services west of I-270. It noted road conditions and high accident rates on Thurston Road and Park Mills Road, judging these roads unsuitable for development. These and many other statements conflicted with the July boundary change, so the text was revised by weakening or deleting those parts that were inconsistent with the boundary change.

Restoring the eastern boundary to its March location should, for consistency, be accompanied by the restoration of the March text and intent. Our comparisons of the two texts are offered without prejudice to the I-270 boundary change that was considered earlier and dismissed (to avoid conflict with developers). We have continued to support making the northern boundary the Monocacy River as far as the Monocacy Battlefield and I-270, which would be consistent with the Livable Frederick Master Plan.

Thank you for your attention,

The Sugarloaf Alliance, Inc.

Steve Black, President

Sue Trainor, Vice President

Nick Carrera, Treasurer

Mary Ann Ely, Secretary



Sugarloaf Alliance, Inc. is dedicated to the preservation, protection, and restoration of watersheds, streams, meadows, and forests in cooperation with volunteers, civic groups, and local, state, and federal agencies. To that end, it strives to protect the Sugarloaf Mountain area environment.

Sugarloaf Treasured Landscape Management Plan Recommendations for Text Changes

We appreciate the Planning Commission's understanding that the changes released in July had a very negative impact on public confidence. It's not clear to us whether or not the planning staff has been asked to take the important step of restoring the text to be consistent with the restored March boundary. As you can see in the comparison below, the textual changes in the July version erase protective language used in March and pave the way for developers' interests.

We request that staff be asked to make these changes to the text in order to be consistent with the restored boundary and with restoration of the northern boundary to the Monocacy River as far as the Monocacy Battlefield and I-270, which would be consistent with the Livable Frederick Master Plan.

Page 38: Initiative 4A – in phrase, "... existing or planned higher density ," *delete* **"or planned."**

Page 42: "Urbana Community Growth Area" – after second para, restore this para from March text: "Notwithstanding the subdivision activity, residential development, and commercial and institutional uses surrounding Sugarloaf Mountain, the planning area itself is not within a designated CGA. This is apparent not simply in terms of land use designations and the application of growth-enabling zoning in the area, but in the fact that **the County has not evaluated, planned, or programmed public water and sewer service on the west side of I-270 within the defined planning area.**"

Page 43: After first sentence of first para, restore this sentence: “Since both of these critical growth areas share a border with the Sugarloaf Planning Area, it is important to understand that **the traditional demarcation of the boundary between the developing and developable lands of the Urbana Corridor and the rural and scenic landscape of the Sugarloaf Area – Interstate 270 – generally remains in place with the adoption of this planning document.**”

Page 43: In first para, the last sentence was added in July, is unwarranted, and *should be deleted*.

Page 43: From last sentence of second para, this phrase, not in March text, *should be deleted*: “**or growth of Urbana's existing biological and information technology.**” The sentence that came next in the March text should be restored: “**Future planning for additional transit centers or compact TOD villages along the I-270 corridor must respect the unique environmental resources, dispersed residences, and distinctive rural sense of place in the Sugarloaf Planning Area.**”

Page 43: The March text deemed transportation projects a distant prospect, while calling for continued protection for the Sugarloaf Mountain area. This was expressed in a paragraph before the Policy statements and should be fully restored: “**While these transportation corridor projects are not likely to be fully realized in the next twenty years, the Sugarloaf Treasured Landscape Management Plan advances the policy that the planning and development of any future transit centers, park-and-ride facility, or TOD projects should be guided by the principle of promoting fundamental protection for those resources and characteristics most closely associated with the Sugarloaf Mountain Area.**”

Page 43: This policy statement from March was deleted, and should be restored: “**Maintain the I-270 Corridor as the general boundary between the Urbana Corridor (Urbana CGA and the I-270 TOD Corridor) and the Sugarloaf Planning Area.**”

Page 43: The July policy statement was weakened; the stronger March text should be restored: “**Future planning efforts in the Urbana Corridor (Urbana CGA and the I-270 TOD Corridor) shall be guided by the principle of promoting fundamental protections for those resources and characteristics most closely associated with the Sugarloaf Mountain Area.**”

Page 64: Restore, after Initiative 5A: **“Increased development densities or high trip-generating land uses would strain an already challenged transportation network in much of the Sugarloaf Planning Area. The high number of vehicle accidents on Park Mills Road and Thurston Road suggest unsafe conditions and roadway characteristics that could be unsuitable for new large-scale institutional, employment, or commercial development along these corridors.”**

Page 68: The text after Policy 5.2 became unconstrained in July, relative to the March draft, concerning development west of I-270 near Urbana. In March any such development was tied to possible mass transit access on the east side of I-270. This March text should be restored: **“An existing 300+ space park-and-ride lot is located on the east side of the I-270/MD80 interchange. If a future BRT or Monorail station is ultimately at or near this location, opportunities for Transit Oriented Development (TOD) with compact, mixed-use, pedestrian-friendly land uses and multi-modal accessibility should be considered within approximately one-half mile of the interchange....**

“The furtherance of the TOD concept with consideration of land use designations, new zoning districts, regulations, and water and sewer service area changes can only occur as part of a well-defined planning process, namely a future Urbana Community or I-270 Corridor Plan ...”

Dolan, Mary

From: Hagen, Kai
Sent: Friday, January 14, 2022 10:38 AM
To: Steve Black; Planning Commission; Council Members
Subject: Re: Livable Frederick and the Sugarloaf plan

Thank you, Steve.

That is interesting and noteworthy, but it is also a very generalized line that does not "draw the line" at I270...as so many are advocating, for good reasons.

In the end, I hope enough decision-makers will see the wisdom of including the so-called Natelli carve out (almost 500 acres) and the larger area to the west, bounded by the Monocacy River, the Monocacy National Battlefield Park, the current draft boundary of the Sugarloaf Treasured Landscape Management Plan and, of course, I270.

I will continue to raise two key points or questions:

1) Can anyone look at that area, with the river (with it's broad forested floodplain in that area), the battlefield (which is bordered by intense development on the west side already), the current draft boundary along Route 80 and I270, and think this is not an area that should be given whatever additional layers of protection we can? Or, to put it another way, can anyone look at it on the map or on the ground and reasonably suggest it should ever be developed?

2) Can anyone look at that area and think there is another, undetermined, future area plan in which it would make more sense to include this area?

kai

PS: For the record, I support a "carve out" at the I270/Route 80 interchange just big enough to include the existing commercial properties there, and only that land.

From: Steve Black <steveblack2313@gmail.com>
Sent: Thursday, January 13, 2022 2:43:47 PM
To: Planning Commission; Council Members
Subject: Livable Frederick and the Sugarloaf plan

[EXTERNAL EMAIL]

Council members and Commissioners:

Attached you will find two illustrations taken from Livable Frederick.

The boundaries of the Sugarloaf Treasured Landscape are clear.

No amount of lobbying, creative reinterpretation, or backroom dealing will redraw the diagrams in the Livable Frederick Master Plan.

-Steve Black
Adamstown

Dolan, Mary

From: Steve Cook <mdvolfan@gmail.com>
Sent: Saturday, January 15, 2022 4:46 PM
To: Planning Commission
Subject: Sugarloaf Boundry

[EXTERNAL EMAIL]

To Whom It May Concern

I would like to add my support to the Sugarloaf Alliance position regarding the boundary along I 270.

Thank you for your attention to this matter.

Sincerely,

Stephen J. Cook
Middletown, MD

Dolan, Mary

From: Elizabeth Law <bettybob1758@gmail.com>
Sent: Saturday, January 15, 2022 2:51 PM
To: Planning Commission
Cc: Council Members; Gardner, Jan
Subject: Sugarloaf Mt. Plan Support

[EXTERNAL EMAIL]

Dear Planning Commissioners,

We support the proposed changes to the Sugarloaf Treasured Landscape Management Plan as detailed by the Sugarloaf Alliance. We applaud the request to restore the natural and historical Sugarloaf Treasured Landscape Management Plan boundary along the west side of I-270 from the Montgomery County line north to the Monocacy River and Monocacy National Battlefield Park.

We need not repeat the details of the Sugarloaf Alliance proposed language. Suffice to say that if the Planning Commissioners and later the County Council Members are not willing to defend the integrity and nature of Frederick County's true treasures, we might as well live in Montgomery County or worse.

Amazon is known to be a rather disreputable company in terms of its treatment of employees and in backing out on promises made to communities it enters. What is to say that instead of gleaming data centers, Amazon builds distribution centers instead? Imagine the truck traffic, not only on Rt 270 and Rt 80 but on what are currently quiet rural roads. Please act to prevent this nightmare.

Sincerely,

Elizabeth and Robert Law

1758 Wheyfield Drive

Frederick, MD 21701

Dolan, Mary

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Sunday, January 16, 2022 1:13 PM
To: Planning Commission; County Executive; Council Members
Cc: Carrera, Alexandra; Carrera, Johnny; Carrera, Nicholas; Wilson, Geordie; Hogan, Jack; Baratko, Trevor
Subject: Weep for Prince William County, Virginia

[EXTERNAL EMAIL]

Dear Protectors of Frederick County,

You will have seen, by now, the sad tale of Prince William County, Virginia, carried in today's (Sunday) *Washington Post* on page C1. Prince William is already far down the path that Frederick County officials are only now peering down, wondering whether it's the right or the wrong turning for our county. Helpful hucksters, like Amazon Web Services and the developer who stands to benefit from the boundary Cutout in the July Sugarloaf Plan, are gesturing for you to, "Go that way; there will be much money for you [and much also for me]."

To my mind, it would be best if you do not heed those siren calls. If you do, there is the prospect of data centers blanketing our county, as they do now in Prince William County and Loudoun County. If you are supine before Amazon we could have data centers on Thurston Road, on Park Mills Road, near Brunswick, and who knows where else. And that is likely only the beginning!

We were all enthusiastic about a master plan by our County Executive that would keep Frederick "Livable." We looked forward to a good start on that general plan by crafting a specific plan to preserve our Sugarloaf Treasured Landscape area. Let's please keep to the good path we chose, not the wrong Amazon path that now beckons invitingly and seems to promise so much.

The immediate protection you can give the county is to keep the eastern boundary of the Sugarloaf Plan unbroken along I-270, with no developer Cutout at Urbana, and to extend it farther north, enclosing the whole of the natural Sugarloaf area by making the Monocacy River the western/northern boundary, as far as the Monocacy Battlefield Park and I-270.

If you still feel lured by the Lorelei, at least hold open meetings for discussion, so you hear both sides, not just the Amazon/developer side you may have gotten in those August closed meetings. You owe that much to your citizenry.

Thank you for considering my concerns and suggestions.

Nick Carrera, Thurston Road, Urbana District

Dolan, Mary

From: Jan Knox <janknox11@gmail.com>
Sent: Sunday, January 16, 2022 7:04 PM
To: Planning Commission
Subject: Sugarloaf Conservation Area

[EXTERNAL EMAIL]

Please do not allow Natelli or any irher developer access to more natural resources in the Urbana/Sugarloaf area. When is enough, enough? We are consuming too much of our natural resources in Frederick County. It's time to say "NO".
Thank you Jan Knox

Sent from my iPhone

Dolan, Mary

From: D Chaka <danayo1@gmail.com>
Sent: Monday, January 17, 2022 3:09 PM
To: Planning Commission
Subject: Sugarloaf conservation

[EXTERNAL EMAIL]

To Whom it May Concern:

I am writing to share my support for the Sugarloaf Conservation efforts to stop additional development in and around Sugarloaf Mountain. As a life long resident of Montgomery and Frederick counties, I cherish the memories of hiking and picnicking on and around Sugarloaf Mt. Please keep this area preserved for our children and generations beyond. We surely need our green spaces and idyllic plots of land more now than ever before. Please conserve the area around Sugarloaf.

Dolan, Mary

From: Robert Ladner <phagebob4@gmail.com>
Sent: Sunday, January 16, 2022 8:42 PM
To: Planning Commission
Cc: Jan Gardner; Hagen, Kai; Fitzwater, Jessica; McKay, Steve; Keegan-Ayer, MC; Dacey, Phil; Blue, Michael
Subject: Sugarloaf planning

[EXTERNAL EMAIL]

1 16 January 2022

Dear Members of the Planning Commission,

In re: Sugarloaf Treasured Landscape planning

I live several miles east of I-270, but I can see Sugarloaf from my deck. I was not part of the group of volunteers that prepared a plan and an overlay for the region west of I-270, so please excuse minor errors in my understanding.

A group of volunteers met several times and discussed a plan to preserve the wooded rural character of the area west of I-270 that includes Sugarloaf. The county staff said last spring it was ready to be published. Then it vanished. For several months. When it reappeared, some parcels of land (comprising 490 acres) had been removed. Most of this land belongs to the Natelli family.

It has come to my attention that:

- o Sugarloaf Alliance President Steve Black filed a complaint with the Maryland Open Meetings Compliance Board regarding two meetings Frederick County had with Amazon Web Services. As reported in the *Frederick News Post* (12/1 and 12/8), the Compliance Board issued an opinion that the County's secret meetings that affected the Sugarloaf Plan were **unlawfully closed**.
- o Sugarloaf Alliance President Steve Black filed a complaint with the Maryland Open Meetings Compliance Board concerning an August 17, 2021, meeting between Amazon and the City of Brunswick. The Compliance Board found that 1) **Brunswick illegally hid the fact that they were having a secret meeting with Amazon** by not appropriately apprising the public of the meeting and by trying to suggest that only City officials were in attendance.

I understand that the coming action on the plan will not change ANY zoning. I also understand that obtaining zoning for development will be harder for land in the overlay. I believe that was what Mr. Natelli was thinking. **Allowing this cut-out stinks.** We do not need or want our local government to be of the rich, by the rich, and for the rich! Mr. Natelli is not acting in the public interest, but only in his own interest.

Sincerely,

Robert C. Ladner

3827 Green Valley Road

Ijamsville, Maryland 21754

301 524 8319

Dolan, Mary

From: Ingrid Rosencrantz <catoctinck@gmail.com>
Sent: Monday, January 17, 2022 2:32 PM
To: Planning Commission
Cc: Gardner, Jan; Council Members
Subject: Comments on the Sugarloaf Treasured Landscape Management Plan for the January 19, 2022 PC meeting.
Attachments: Comments for 1_19_2022 boundary discussion .pdf

[EXTERNAL EMAIL]

Attached please find comments on the Sugarloaf Treasured Landscape Management Plan for the January 19, 2022 PC meeting attached in pdf and copies below. If possible, at the time of public comment, please have the maps available to put on the screen for a more effective exchange and to allow me to answer any questions the Planning Commission may have.

Thanks very much,
Best regards,
Ingrid Rosencrantz
Frederick, MD

Comments:

As the Planning Commission has heard from the Planning Staff, there has been a long-established line along I-270 with high-density development to the east and rural/agricultural use to the west in the southern part of Frederick County.

In its first public conversation on the subject, the Planning Commission rightly agreed to restore into the Sugarloaf Plan the “cutout” near Thurston Road.

There is a second area that must be addressed by the Sugarloaf Plan. This area runs between I-270 and Route 80 from Urbana to the Monocacy Battlefield. (See Maps 1 and 2 below). Back in 2020, several commenters, including some on the Citizen’s Advisory Committee, requested that the County Planners include this area in the Sugarloaf Plan. Reasons provided for not including this area were that it was too late to change the maps (clearly not true since the maps were changed between March and July 2021), and the possibility of an imaginary future I-270 Interchange at Park Mills Road. There is no such plan for a future interchange at Park Mills in Frederick County’s most recent Transportation Needs and Priorities Review document. The speculative possibility of an interchange in the very distant is not a sufficient reason to move the long-held boundary of I-270.

The only sensible plan to address the area between Route 80 and I-270 is the Sugarloaf Plan.

- This area abuts the plan area and is integrated culturally as well as physically,

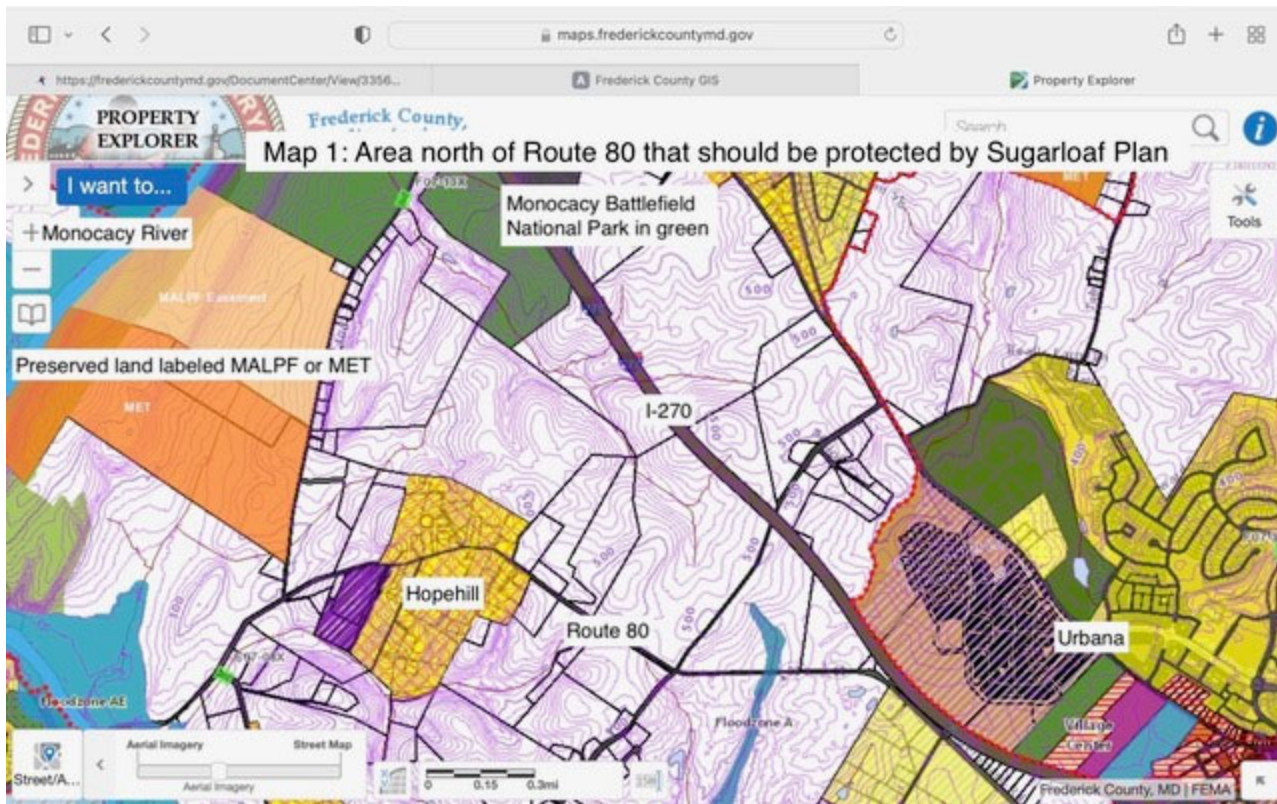
- This area is to the west of I-270 where, as County’s Staff testimony has demonstrated, the demarcation between high density development low density has long existed.
- This area fits into the goals of the plan:
 - o It is consistent with the Livable Frederick Master Plan.
 - o has beautiful views of Sugarloaf, (see Images 1 and 2).
 - o It’s at the headwaters of part of the protected area.
 - o It comprises mostly agriculturally zoned property.
 - o it abuts the Monocacy Battlefield, and area of historic and cultural significance (see Map 1).
 - o it abuts Hopehill, an historic village with cultural significance.
 - o it includes farms along Baker Valley Road, some of which are already being preserved on an ad hoc basis (again, see orange shaded areas on Map 1).
 - o There is no actual I-270 corridor that includes a real interchange at Park’s Mill Road at any point in the non-speculative future.
 - o There is no other plan where it will better fit.
 - o The land area is small relative to the land area of the entire Sugarloaf Plan (See Map 2).

The Planning Commission can fix this ill-informed mistake by applying planning principles and “Livable Frederick” consistently and by making the northeastern boundary I-270 from the Montgomery County Line to the Monocacy Battlefield National Park.

The Sugarloaf Alliance has reviewed the 752 pages of the Planning Commission record regarding the Sugarloaf Treasured Landscape Management Plan. At last count, recorded there are 791 individuals who support the position to restore the Sugarloaf Plan natural and historical boundary along the west side of I-270 from the Montgomery County line north to the Monocacy River and the Monocacy National Battlefield Park.

With extensive public support for including this area between Route 80 and 270 in the Plan, the only major thing I can see in the way is the developer’s ownership of what was 2 and is now looks like 4 properties currently zoned for agriculture (referred to as “Urbana Interchange Properties” and the “Park Mills Interchange Properties” in the Rodger’s Consulting comments).

Map 1. Area north of Route 80 that should be protected by the Sugarloaf Plan



Map 2. Revised border for the Sugarloaf Plan



Image 1: View of Sugarloaf Mountain from Park Mills Road in an area that should be included in the Sugarloaf Plan

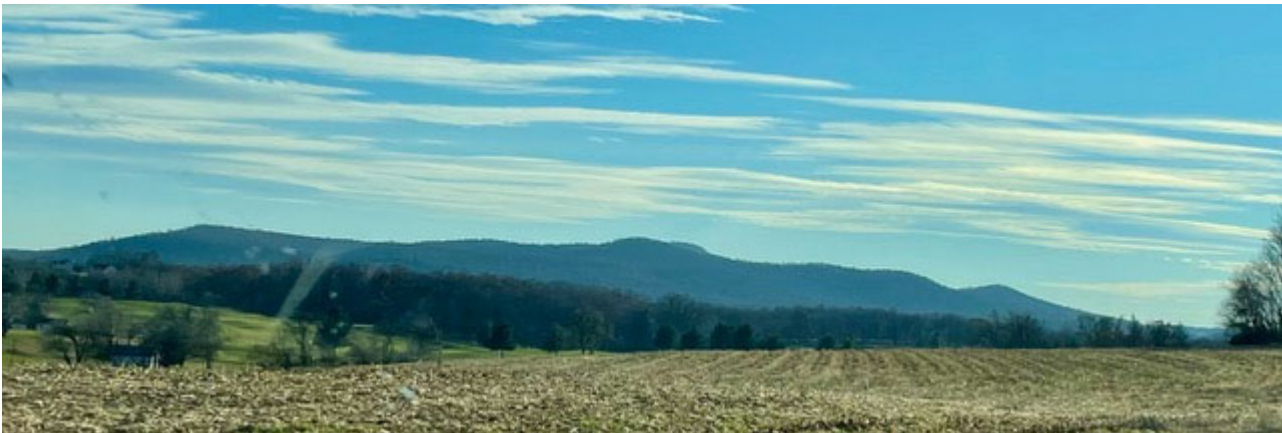


Image 2: View of Sugarloaf Mountain from the Monocacy Battlefield National Park



Dolan, Mary

From: Katie Lawhon <katielawhon@gmail.com>
Sent: Monday, January 17, 2022 6:06 PM
To: Planning Commission
Cc: aakatie
Subject: Comments on the Sugarloaf Plan

[EXTERNAL EMAIL]

Dear Members of the Frederick County Planning Commission:

As a resident of Frederick County I am commenting on the Sugarloaf planning process now underway. This plan is important to all who love Frederick County's scenic beauty, cultural and natural resources, and rural character.

I am concerned that the current Sugarloaf proposal does not protect and preserve the areas between Route 80 and I-270. Even worse, the plan appears to facilitate the development of Natelli-owned land along both sides of Park Mills Road between Route 80 and I-270. Because these parcels lie in higher elevations, the environmental impacts of development on them would be magnified, increasing the intensity of stream erosion, runoff and storm impacts to other areas within the fragile lower Monocacy Watershed.

Increased development made possible by the current, proposed plan could:

- **Permanently degrade** the Sugarloaf Mountain viewshed, views treasured by our communities looking from the mountain and toward the mountain.
- **Negatively impact** national and culturally significant resources at Monocacy National Battlefield Park and the historic Hopehill community.
- **Create adverse impacts** to the existing transportation network, and to the unique rural character of the area... something I've personally enjoyed for years as a kayaker on the Monocacy river.

I am asking the planning commission to restore the natural and historical Sugarloaf Treasured Landscape Management Plan boundary along the west side of I-270 from the Montgomery County line north to the Monocacy River and Monocacy National Battlefield Park.

Please make the hard decisions now for the best future preservation of Frederick County, Maryland. I appreciate your consideration.

Sincerely,

/signed/

Catherine (Katie) Lawhon
242 Dill Avenue
Frederick, Maryland 21701

Dolan, Mary

From: Ingrid Rosencrantz <catoctinck@gmail.com>
Sent: Monday, January 17, 2022 2:32 PM
To: Planning Commission
Cc: Gardner, Jan; Council Members
Subject: Comments on the Sugarloaf Treasured Landscape Management Plan for the January 19, 2022 PC meeting.
Attachments: Comments for 1_19_2022 boundary discussion .pdf

[EXTERNAL EMAIL]

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Thanks very much,
Best regards,
Ingrid Rosencrantz
Frederick, MD

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In its first public conversation on the subject, the Planning Commission rightly agreed to restore into the Sugarloaf Plan the “cutout” near Thurston Road.

There is a second area that must be addressed by the Sugarloaf Plan. This area runs between I-270 and Route 80 from Urbana to the Monocacy Battlefield. (See Maps 1 and 2 below). Back in 2020, several commenters, including some on the Citizen’s Advisory Committee, requested that the County Planners include this area in the Sugarloaf Plan. Reasons provided for not including this area were that it was too late to change the maps (clearly not true since the maps were changed between March and July 2021), and the possibility of an imaginary future I-270 Interchange at Park Mills Road. There is no such plan for a future interchange at Park Mills in Frederick County’s most recent Transportation Needs and Priorities Review document. The speculative possibility of an interchange in the very distant is not a sufficient reason to move the long-held boundary of I-270.

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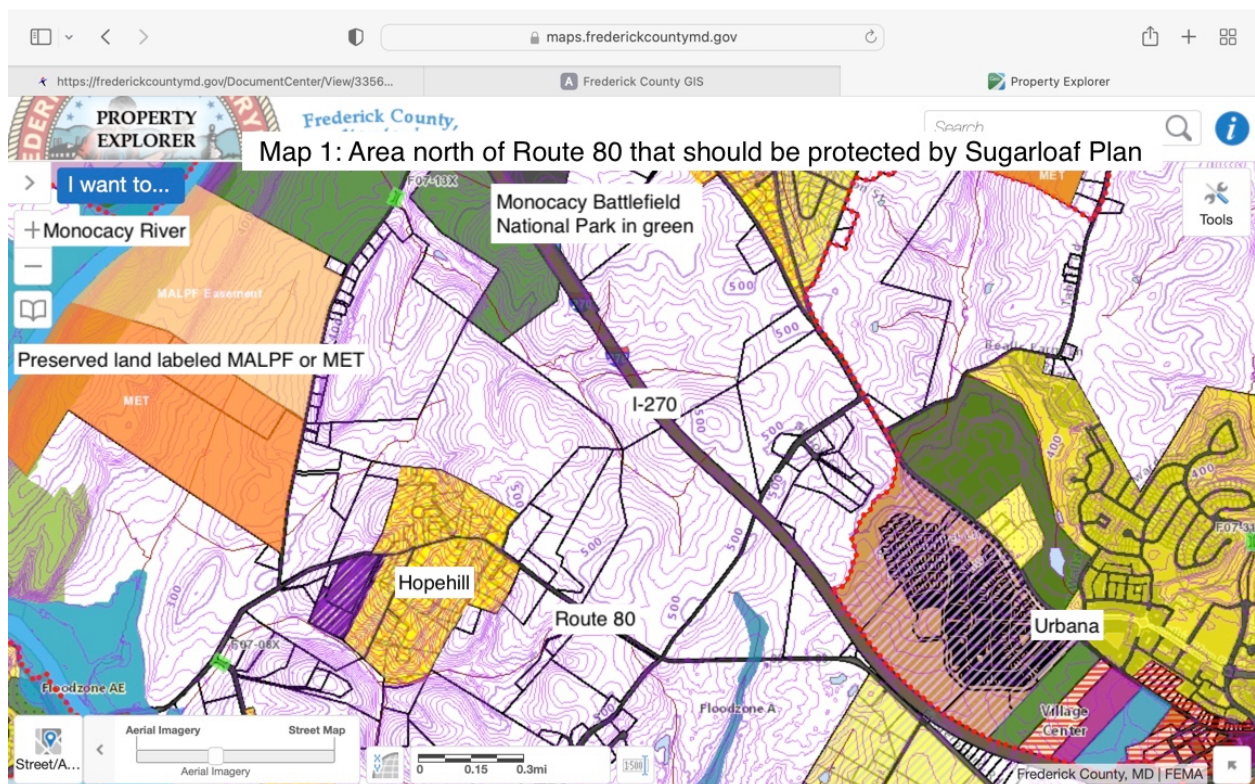
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The Sugarloaf Alliance has reviewed the 752 pages of the Planning Commission record regarding the Sugarloaf Treasured Landscape Management Plan. At last count, recorded there are 791 individuals who support the position to restore the Sugarloaf Plan natural and historical boundary along the west

side of I-270 from the Montgomery County line north to the Monocacy River and the Monocacy National Battlefield Park.

With extensive public support for including this area (between Route 80 and 270 in the Plan), the only major thing I can see in the way is the developer's ownership of what was 2 and is now looks like 4 properties currently zoned for agriculture (referred to as "Urbana Interchange Properties" and the "Park Mills Interchange Properties" in the Rodger's Consulting comments).

Map 1. Area north of Route 80 that should be protected by the Sugarloaf Plan



Map 2. Revised border for the Sugarloaf Plan

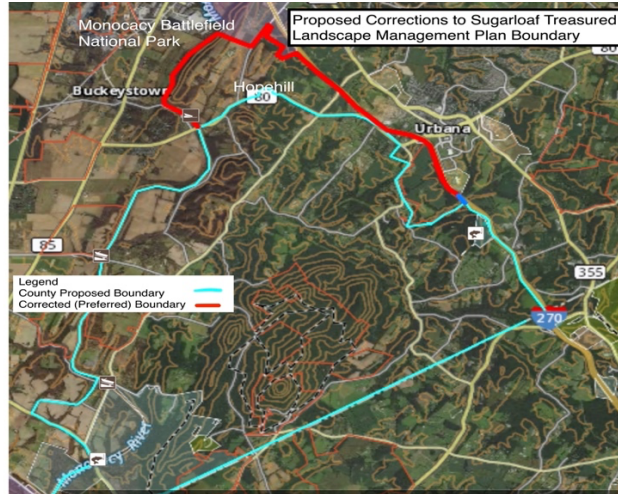


Image 1: View of Sugarloaf Mountain from Park Mills Road in an area that should be included in the Sugarloaf Plan



Image 2: View of Sugarloaf Mountain from the Monocacy Battlefield National Park



Dolan, Mary

From: Bill Steigelmann <bsteig@aol.com>
Sent: Monday, January 17, 2022 3:29 PM
To: Planning Commission
Subject: Restoring the Proper Eastern Boundary of the Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

Members of the Frederick County Planning Commission:

I am writing to support restoring the western side of I-270 from the Montgomery County line north to the Monocacy River and Monocacy National Battlefield Park as the eastern boundary of the Sugarloaf Treasured Landscape Management Plan, which is essentially how this boundary was defined in the Living Frederick Master Plan. My reasons are as follows:

1. This boundary would provide much-needed protection to wildlife and large trees in this largely rural area of Frederick County.
2. There are many other areas where large commercial and industrial properties -- as well as concentrated residential developments -- can be sited
3. There is no legitimate reason for allowing new large commercial and industrial properties -- as well as concentrated residential developments -- to be located in the northernmost portion or the area south of the point where I-270 crosses the Monocacy River.
4. Sunday's edition of the Washington Post (pp. C-1 and C-6) provide graphic pictorial and verbal evidence of how failure to protect a rural area can lead it to become a site for datacenters and other disrupters of wildlife and the natural environment in what was formerly a beautiful rural area of Prince William County, Virginia.

Please, keep the topmost portion of a contiguous triangular segment of rural Frederick County intact. Since it isn't yet broken, don't let anyone take steps to break it in the future!

William Steigelmann
6113 Broad Run Road, Jefferson, MD

Dolan, Mary

From: lauraebeard@comcast.net
Sent: Monday, January 17, 2022 5:42 PM
To: Planning Commission
Subject: Sugarloaf Area

[EXTERNAL EMAIL]

Dear planning committee members. Please be aware that those of us who have lived on Urbana for many years are very concerned about attempts to commercialize the West side of I-270. We agree with the letter sent in rebuttal of Natalie's statements about their proposals. We need to keep the conservation areas as they are and preserve the battlefield area along with all possible area around Sugarloaf mountain.

We respectfully request that you listen to we the residents of this beautiful area as opposed to those we are mainly interested in the profit to be gained for them at the expense of forever changing the the landscape, changes that cannot be undone.

Thank you,
Laura Beard
[2780 Lynn Street](#)
[Frederick, MD](#)
[21704](#)
Sent from [MailDroid](#)

Dolan, Mary

From: Karen Lynch <kromer.lynch@gmail.com>
Sent: Monday, January 17, 2022 12:33 PM
To: Planning Commission
Subject: Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

Karen Lynch
103 Catoctin Avenue
Frederick, Maryland 21701

Frederick Planning Commission

January 17, 2021

Dear Members of the Planning Commission -

I understand you will be meeting on January 19th and will likely be discussing action on the Sugarloaf Plan boundary. I have read two documents from the Sugarloaf Alliance submitted to you – Sugarloaf Treasured Landscape Management Plan: Recommendations for Text Changes, and Position of the Sugarloaf Alliance Inc., January 11, 2022. I wrote to you about my concerns about this earlier in the Fall, after reading an article in the Frederick News-Post about the proposed change in the plan, and two letters to the editor.

I am in agreement with the position of the Sugarloaf Alliance, and all of their recommended text changes to the Sugarloaf Treasured Landscape Management Plan.

I repeat/include here **just one** statement in the recommendation for text changes (p. 42) as it pertains to just one aspect of concern regarding development on the west side of I-270:

“The County has not evaluated, planned, or programmed public water and sewer service on the west side of I-270 within the defined planning area.”

And here is **just one** of many statements from the Sugarloaf Alliance Position document that warrants serious attention:

#9. The Frederick County Transportation Needs and Priorities Review Report for year 2045 does not support development at the historical and natural boundary of I-270 and includes no reference to a possible future interchange at I-270 and Park Mills Road.

Please – as the Sugarloaf Alliance requests: restore the natural and historical Sugarloaf Treasured Landscape Management Plan boundary along the west side of I-270 from the Montgomery County line north to the Monocacy River and Monocacy National Battlefield Park.

Respectfully,

Karen Lynch

Dolan, Mary

From: Anne Garrett <ankath@msn.com>
Sent: Monday, January 17, 2022 9:52 PM
To: Planning Commission; Council Members; Gardner, Jan
Subject: Sugarloaf Treasured Landscape Plan

[EXTERNAL EMAIL]

Greetings!

It is my understanding that you will be discussing the Sugarloaf Treasured Landscape Plan boundary at your January 19 meeting. I would like to add my voice to the chorus of rational citizens who are asking that the plan boundary be set along the west side of I-270 from the Montgomery County line north to the Monocacy River and Monocacy National Battlefield Park.

I have lived in Frederick County for more than 30 years and have been amazed at the uncontrolled housing development that has taken place in that time. When I first moved here, I could ride my bike for 15 minutes in almost any direction and then find myself out in the country. That lovely countryside has been steadily replaced with housing. I am tired of seeing the greed of a few developers take primacy over environmental concerns and the simple enjoyment of the countryside by its residents, local citizens, and visitors.

I support the Sugarloaf Alliance. Please do the right thing for our county, rather than the "right" thing for local developers and ambitious politicians.

Sincerely,

Anne Garrett
Frederick, MD

DRAFT LETTER

Ms. Kimberly Golden Brandt
Livable Frederick Director
Frederick County Government
Division of Planning and Permitting
30 North Market Street
Frederick, MD 21701

RE: Sugarloaf Plan

Dear Ms. Brandt;

I am the owner of property (3051 Thurston Road) located on the west side of I-270, on which a commercial operation currently exists. The Greenbriar Veterinary Hospital has been operating in this location for over twenty years and reliably serves many hundreds of clients annually. I recently learned that the County is actively pursuing planning changes to this area which, if adopted, would have an adverse impact on our business and the future potential of our property.

I want to be very clear that I am adamantly opposed to our property being included in any overlay zone proposed by the Sugarloaf Treasured Landscape Management Plan, and I want to instead be included in future studies of the I-270 Interstate (Highway) Corridor as was envisioned in the Livable Frederick Master Plan.

The Livable Frederick Master Plan recognizes that the areas around the existing and future Interchanges of I-270 are critical for the future economic growth of Frederick County. The Livable Frederick Master Plan identifies an Interstate Corridor, extending along both sides of I-270 and defined in the LFMP as **"a corridor for growth and development along Interstate 270."** (page 45)

Any actions taken by the County as part of the Sugarloaf planning process which pre-empt future development opportunities along the west side of I-270 are completely at odds with the recommendations of the Livable Frederick Master Plan for development within the I-270 Interstate Corridor. I am opposed to any actions which may limit the future development potential of my property.

Sincerely,

Dr. Wm. Amoroso



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FREDERICK COUNTY GOVERNMENT
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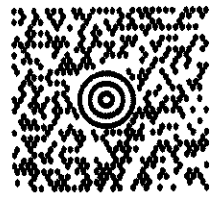
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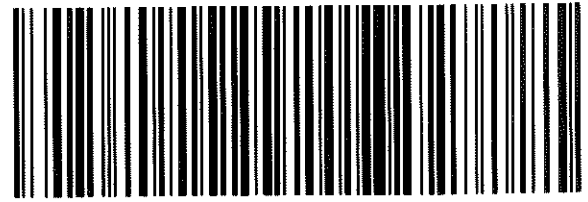
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