

**Cecil County
Oversight Committee
Meeting Packet**

July 15, 2009



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Agenda and Meeting Information

**CECIL COUNTY COMPREHENSIVE PLAN
CITIZEN OVERSIGHT COMMITTEE**

**Meeting Agenda
Wednesday, July 15, 2009, 4 p.m.
Cecil College Technology Center Room 208
One Seahawk Drive
North East, MD 21921**

I. Call to Order	4:00
II. Approval of Minutes	4:05
III. Old Business Continue Discussion of Citizens Oversight Committee Concept Plan Discussion of Public Forum	4:10
IV. New Business	
Adjourn	9:00



Oversight Committee Meeting Minutes

CECIL COUNTY COMPREHENSIVE PLAN CITIZEN OVERSIGHT COMMITTEE
MEETING MINUTES
8 July 2009

Present: Bennett, John; Broomell, Diana; Butler, Eileen; Cairns, Ed; Clewer, Jeff; Colenda, Sarah; Denver, John; Derr, Dan; Duckett, Vernon; Edwards, Sandra; Folk, Patricia; Gilley, Paula; Kilby, Phyllis; Lane, Diane; Polite, Dan; Pugh, Mike; Rossetti, Rupert; Smyser, Chuck; Stewart, Gary; Strause, Vicky; Tapley, Donna; Thorne, Owen; Walbeck, Carl; Whitehurst, Dan; Whiteman, Will; Wiggins, Kennard; Bayer, Michael – ERM; Graham, Clive- ERM; Di Giacomo, Tony; Sennstrom, Eric; Whiteford, Craig

Absent: Buck, Walter; Bunnell, John; Day, Shawn; Deckard, Donna; Doordan, B. Patrick; Ellerton, Vaughan; Gell, Robert; Jackson, Ann; Priapi, Vic; Shaffer, Henry; Snyder, Linda

Call to Order: Dr. Lane called the meeting to order at 6:01 p.m.

Approval of minutes: Motion was made by Sarah Colenda to approve the 1 July 2009 meeting minutes. Motion was seconded by Paula Gilley. Vicky Strause noted that the language on page 8 needs to reflect her comments that the effectiveness of buffers is based on their size and her inquiry as to the size of the buffers. Sarah Colenda said that “existing residences” needed to be inserted on page 6. Eileen Butler stated that she did not make the motion to approve the previous meeting’s minutes, rather Patricia Folk made the motion. Rupert Rossetti said that page 6 needed to be revised to read “Jeff Clewer asked what would happen if an existing system needs to be replaced. Mr. Rossetti replied that wearing my tributary team hat, it would be best if it were to be replaced with a denitrifying system.” All members present voted in favor of motion to approve the 1 July 2009 meeting minutes. Motion carried.

New Business: Dr. Lane announced that Craig Whiteford, the County’s Budget Manager, was present to provide his analysis of the future costs associated with the concept plan. Dr. Lane said that the COC would deviate from the agenda so that Mr. Whiteford could impart his knowledge to the COC relative to the County’s capital improvement program and future anticipated projects and their associated costs as the first item of business. Dr. Lane indicated that the COC would return to the water resources segment of the concept plan and the motions from last week once Mr. Whiteford was finished.

Clive Graham proceeded to provide the background for the listed facilities needed to support the contemplated plan’s future growth. Mr. Graham noted that the table of projects is preliminary and that it is based on the sub-committee report presented by Henry A. “Dick” Shaffer. Clive Graham remarked that the questions to be asked of the Comprehensive Plan include do we have enough water, do the roads have capacity, and, for this evening’s discussion, can we afford the projects listed?. Mr. Graham noted that the table only includes those projects that require at least some County funding. Phyllis Kilby asked if state funding percentages are assumed based on past performance. Michael Bayer answered in the affirmative and that they are based on funding formulas. Mr. Graham noted that the table does not include water, wastewater, or solid waste projects since they are enterprise funds, intended to be self

supporting. Mr. Graham stated that looking out to 2030, we need to determine the affordability and what can make it affordable and what needs to change if it is not.

Craig Whiteford opined that he was present to provide clarity and to assist the COC with their understanding of the information provided. Mr. Whiteford reported that he first reacted with incredulity to the tabular information showing approximately \$1 billion of future needs. However, he has gone back and reviewed the County's capital improvement program from 1999 through 2014 in an effort to glean a better understanding on where we have been and where we are presently with capital projects. His perusal of this data has revealed that the County has been averaging \$30 million on an annual basis in capital project costs. The County's portion has been \$20 million on average with the state and other sources providing \$10 million. Mr. Whiteford noted that extrapolating that over 20 years would lead to \$600 million in capital expenditures. Craig Whiteford reflected that the public schools and college take the majority of the allocated funding. Future allocations are difficult to determine due to the fact that the ultimate decision as to what is funded and what is not is left to the Board of County Commissioners based on affordability. Mr. Whiteford's analysis of the projects contained in the table leave him with the opinion that the projects listed can be funded through the County's capital improvement program. Mr. Whiteford indicated that he was available to answer inquiries from the COC.

Ed Cairns said that he expected taxes to double based on the projects in the table. Mr. Whiteford responded that tax increases may occur in the future. Gary Stewart noted that the tax base will expand which will lead to increased revenue. Mike Pugh said that the continual rise in assessments by the state will also lead to increased revenue. Ed Cairns exclaimed that the Board of County Commissioners will not be able to afford the projects. Mr. Cairns referenced Vernon Duckett's proposed land use map (see attachment) which drives greater development toward the rail line. He went on to say that fewer capital dollars would be required if development was concentrated around the rail lines. Gary Stewart interjected that the costs for projects to support existing development will increase regardless of whether any population increase occurs. Discussion ensued on accurately assessing the data, trip ends generated by each new resident, potential income from measures such as impact fees and excise taxes, and the efforts to focus growth in the growth area. Mike Pugh reiterated Craig Whiteford's assessment that the plan was affordable. He reported that both population and revenues will increase incrementally over the life of the plan and that the analysis of the last 14 years has revealed that this is not out of line. Dr. Lane noted that 60% of the College's cost in the table will be borne by the state as would 45% of the public schools' costs.

Owen Thorne was concerned by what appears to be a \$400 million gap from the County between \$1 billion and \$600 million without the inclusion of the Elkton loop road. Clive Graham disagreed on the issue of roads. The 2030 transportation demand was based on models and the road projects in the table reflect only County costs. Mr. Graham continued that the loop road is included and reflects real County costs; it does not assume a zero percent share. Mr. Graham noted that the public schools and college have known costs based on their regularly updated master plans. He also noted that the Concept Plan

includes sub-committee ideas for impact fees and excise taxes which if set at, for example, \$5,000 per new dwelling, based on 20,000 new dwellings, would generate ~\$100 million.

Kennard Wiggins lamented that the baseline costs were not separated from the growth related costs and that prohibits him from determining whether this is good or bad or properly assessing its affordability. Vicky Strause questioned the foundation data for the costs. Dr. Lane spoke as to the College's funding. She indicated the costs are based on the 10-year facility assessment and that the College is dependent on state funding. If the state does not fund, the County won't include it in the CIP. Discussion ensued on state funding formulas and enrollment growth. Additional discussion ensued on previous studies and the breakeven point for residential dwellings. Will Whiteman inquired as to whether the loop road was required by 2030 or by build-out. Clive Graham responded that the loop road was not needed to handle 2030 traffic. John Bennett queried on land acquisition for a jail. Craig Whiteford noted that the present renovation project will adequately expand jail capacity through 2030. Jeff Clewer observed that there is no room for expansion at the present site. Discussion ensued on the potential need for more schools based on population growth and the most appropriate location for said schools. Additional discussion ensued on the fire section of the table and the origin of the items contained therein. Donna Tapley asked Mr. Whiteford if there were any fallacies or surprises in the table. Mr. Whiteford replied in the negative and said he is comfortable with the costs as shown.

Rupert Rossetti asked what the next steps were. He inquired as to whether high, middle and low case funding probabilities would be run. Clive Graham indicated that while the costs table was a somewhat blunt instrument it had been carefully prepared and was valuable. He added that he had not anticipated a conducting a detailed fiscal model run. John Denver questioned the level of participation by Anirban Basu is assessing affordability. Gary Stewart predicted that Mr. Basu would say it is affordable. However, Mr. Stewart said that is not the question, the true question is one of making it work by realizing additional revenue. Dr. Lane reflected that prioritization and funding of capital projects are done by the Board of County Commissioners, not this group. Dan Whitehurst and Phyllis Kilby engaged in a repartee regarding the taxes generated by growth, the breakeven point on residential units, high school overcrowding and ways to spend future revenue wisely. Clive Graham reminded the COC that the affordability question would be revisited during discussion of the community facilities element of the Concept Plan.

Dr. Lane noted that we still have to consider Eileen Butler's motion from last meeting and Rupert Rossetti's presentation on de-nitrifying septic systems. Rupert Rossetti presented a powerpoint presentation on his proposal to require de-nitrifying septic systems for new development within 1,000' of perennial streams or within wellhead protection areas. Mr. Rossetti presented slides indicating the areas that would be affected adjacent to perennial streams, an analysis for both the 300' and 1,000' buffer, statewide direction to reduce nitrogen and phosphorus by 2011, and COC options. Jeff Clewer asked Rupert Rossetti if his statement to do nothing means to maintain present systems. Mr. Rossetti answered yes. Vicky Strause asked if best available technology meant de-nitrifying systems. Mr. Rossetti replied it does. Will Whiteman identified the central fallacy of the argument is that the systems are de-nitrifying when in fact they are not. Mr. Whiteman also queried as to whether farmers would be

prohibited from spraying within the buffers. Mr. Rossetti answered no and that they have other requirements such as cover crops. He noted that while agriculture has made great strides managing pollutant loads, urban and suburban are losing ground.

Will Whiteman cautioned that the agricultural community will be next since focusing on septic systems will only address 15% of the load and agricultural is the biggest contributor of nitrogen. John Bennett noted that the state estimates agriculture contributes 40% of the load and it is doing more than its fair share. Discussion ensued on the fairness of saddling extra cost onto individuals for the new technology when it will only address 15% of the load. Additional discussion ensued on funds collected through the flush tax that are available locally for upgrade, the number of systems installed locally and the cost of said installation. Sarah Colenda inquired as to how many septic systems would be impacted. Chuck Smyser said there are 3,000 septic systems in the Chesapeake Bay Critical Area. Ed Cairns was concerned that the discussion was only focusing on cost, not the benefit. Will Whiteman opined that not all landowners will be able to afford these systems. Paula Gilley reflected that this would make affordable workforce housing even more difficult to achieve. Ed Cairns suggested that very little workforce housing would be built on septic systems. Will Whiteman noted that affordable housing could mean a lot and dwelling for the child or grandchild of a landowner. Mike Pugh wanted to know why the expansion from the sub-committee recommendation of 300' all the way out to 1,000'. Rupert Rossetti countered that there is a 50% delivery rate within 1,000'. Mr. Pugh interjected that the difference between 300' and 1,000' is de minimis. Discussion ensued on paying for systems, cleansing ability of streams, value of expanded buffers, a phasing of the installation, monitoring output, and the clash of theory and reality. Dr. Lane asked if there was a motion.

Rupert Rossetti made a motion to require all new development in wellhead protection areas or within 1,000' of streams to use septic de-nitrification systems. The motion was seconded by Owen Thorne. 11 members voted in favor of motion. 10 members voted in opposition to motion. 5 members did not vote. Motion approved.

Eileen Butler reminded the COC that her motion from last meeting was to expand the 25' non-tidal wetland buffer to 75'. Ms. Butler presented a summary of the reasoning behind her motion and the websites containing the science upon which it is based. Ms. Butler presented background on why there is presently a 25' buffer and a synopsis of the maps she asked David Black to prepare. Vicky Strause noted that the Harford County zoning workgroup had voted to reduce the non-tidal wetland buffer in their growth area to 25' from 75'. Will Whiteman cautioned about putting too much faith in the GIS inventory of non-tidal wetlands due to the remote source of dating. He noted that field verification picks up many wetlands that the GIS remote sensing misses. Mr. Whiteman expounded that expanding the buffer could be seen as a taking and presented an exhibit to illustrate his point by showing the impact to a one acre piece of property of the present 25' buffer, a 50' buffer, and a 75' buffer. He is of the opinion that this will shoot holes in the growth area. Discussion ensued on whether agricultural operations would be subject to the same buffers, whether this would prohibit creativity of design in the growth area, whether the GIS map was an accurate depiction of the wetlands, and how this, in concert

with the new stormwater regulations, would make it difficult to focus growth in the growth area. Dr. Lane asked if there was a motion.

Eileen Butler made a motion to expand the 25' non-tidal wetland buffer to 75'. Motion was seconded by John Bennett. 11 members voted in favor of the motion. 13 members voted in opposition to the motion. 2 members did not vote. Motion was defeated.

Eileen Butler made a motion to expand the non-tidal wetland buffer from 25' to 75' outside of the growth area. Motion was seconded by John Bennett. 18 members voted in favor of the motion. 2 members voted in opposition to the motion. 6 members did not vote. Motion approved.

Clive Graham presented a summary of the environmentally sensitive areas portion of the concept plan. Mr. Graham explained the priority preservation areas to the COC based on the map the COC approved in May. He added that the PPAs will be defined and refined later. Mr. Graham presented a synopsis of the green infrastructure portion. Discussion ensued on the proper wording relative to the green infrastructure issue. Mr. Graham said he would clarify language relative to green infrastructure for next week's meeting.

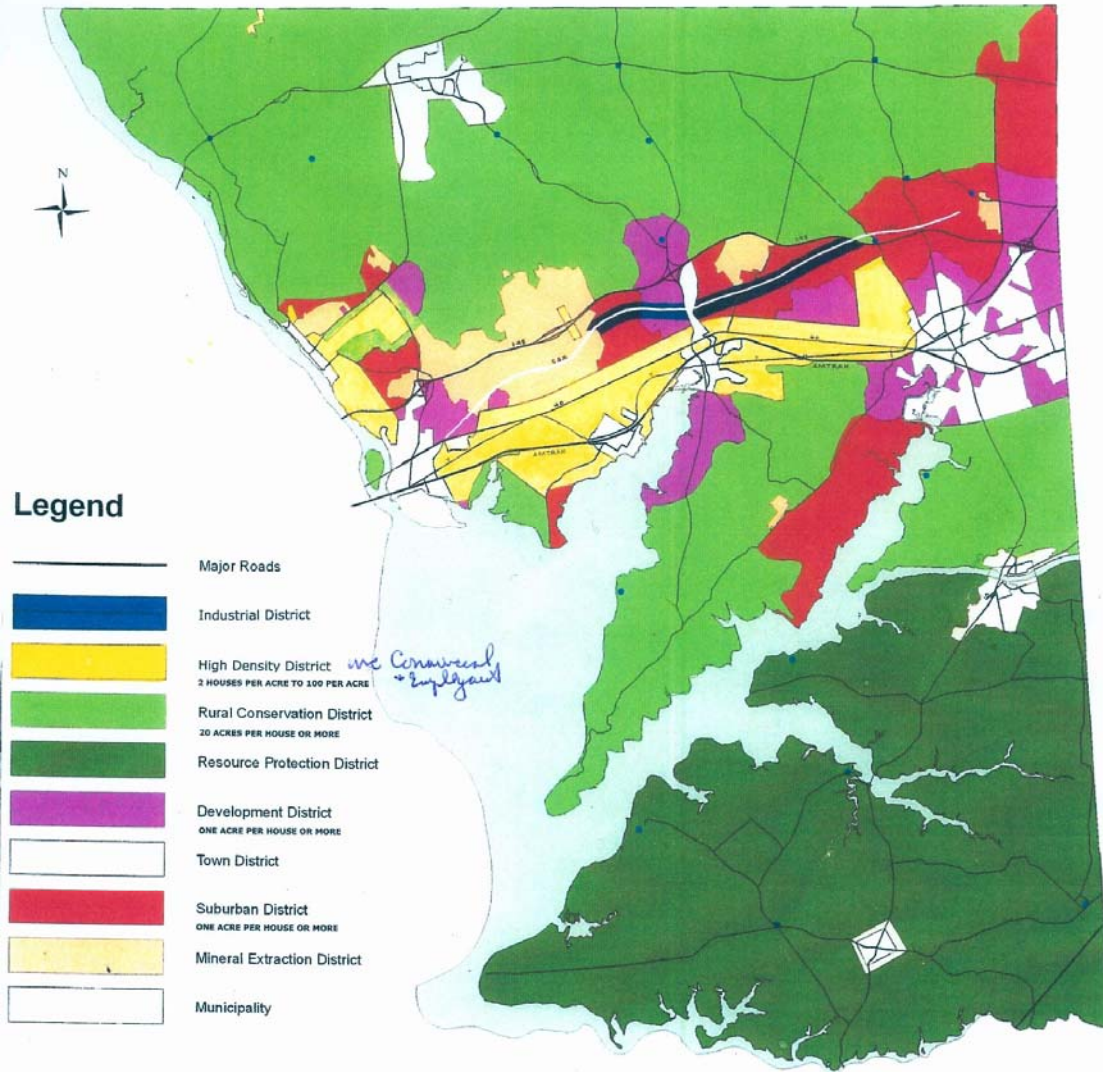
Dr. Lane announced that the COC will meet next Wednesday, 15 July 2009 at 4:00 p.m. in Room 208 of the Cecil College Technology Center. The COC will get through the remainder of the concept plan.

Adjournment: Dr. Lane adjourned the meeting at 9:03 p.m.

Respectfully submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning

Vernon Duckett's Land Use Map



**CECIL COUNTY MARYLAND
COMPREHENSIVE PLAN 2009**



5. Water Resources

Goals and objectives

- ~~Increase the capacity and extent of water resources infrastructure—water supply and wastewater collection, treatment, and discharge capacity—in Growth Areas.~~
- Enhance stormwater management programs, to reduce non-point source loading of nutrients and sediment into the Chesapeake Bay, and to increase infiltration and aquifer recharge.

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<#>Sustain and optimize wastewater treatment capacity.¶

Discussion

As a result of Maryland House Bill 1141 (2006), Comprehensive Plans in Maryland must now contain a Water Resources Element (WRE). The Cecil County WRE will address the adequacy of drinking water resources throughout the County (particularly in public water systems), and the capacity of public sewer systems and wastewater treatment plants (WWTPs) to support projected growth. The WRE will also evaluate the impacts of nitrogen and phosphorus (collectively referred to as “nutrients”) discharges from point sources (WWTPs) and nonpoint sources (agricultural runoff, urban stormwater, and septic systems) on the bodies of water that eventually receive those nutrient loads.

The emphasis of this Concept Plan’s Water Resources policies is supporting growth in Growth Areas, while reducing development pressure in rural areas.

Drinking Water

The average daily water demand in the County’s public water systems (including systems operated by municipalities and private utilities) is approximately 4.8 million gallons per day (MGD). These systems have capacity to accommodate approximately 4 MGD of additional capacity before additional water supplies will be required. In 2030, demand for water in the County’s public systems (including existing demand) would be approximately 10.5 MGD, leaving a need for an additional 1.5 to 2.0 MGD. Planned or potential system improvements, including Artesian Water Maryland’s Elkton West service, and expansions of the Mountain Hill Water Company and the municipal systems of the Towns of Perryville and Port Deposit, will be sufficient to provide this additional water.

To meet drinking water needs in rural areas of the County (areas outside of public systems), another 2.5 MGD of groundwater (to be drawn from individual wells) will be needed. The vast majority of this rural demand will occur in the northern part of the County (north of the Designated Growth Area) and on the Elk Neck Peninsula. Water supply for individual wells in the southern rural portion of Cecil County should be sufficient to support rural demand. Water supplies in the northern portion of the County are adequate, but the fractured hydrogeology of the Piedmont area makes water more difficult to access. This could hamper development in areas north of the DGA.

Beyond 2030, the County, municipalities, and private wastewater service providers will need to invest in new water infrastructure. Particularly important will be identifying and securing new groundwater sources, as well as land to be used for new water impoundments.

Sewer Systems

The current average daily wastewater flow to the County’s public sewer systems (including systems operated by municipalities and private utilities) is approximately 5.4 MGD. These systems have capacity to accommodate approximately 3.1 MGD of additional flow before additional wastewater system capacity will be required. In 2030, wastewater flows to the County’s public systems (including existing demand) would be approximately 10.5 MGD, leaving a need for an additional 2.0 MGD of capacity. Planned or potential system improvements, including upgrades and expansions of the Seneca Point, Meadowview, Port Deposit,

and Chesapeake City Wastewater Treatment Plants (WWTP) will be sufficient provide this additional capacity.

Beyond 2030, the County, municipalities, and private wastewater service providers will need to invest in new wastewater infrastructure, ranging from expanded WWTPs to new collection infrastructure. The County will also need to identify and secure land to be used for alternative wastewater disposal systems, such as land application or tertiary treatment wetlands.

Nonpoint Source Pollution

Nonpoint source pollution generally comes from three sources: agricultural runoff, stormwater runoff, and septic systems. State law now requires all new septic systems installed in the Chesapeake Bay Critical Area to include denitrifying units. The Concept Plan recommends requiring denitrification systems in other areas other than the Chesapeake Bay Critical Area.

Concentrating growth in the DGA as recommended in the land use plan allows for more efficient urban stormwater management, supporting nonpoint source pollution reduction.

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Major Policies and Actions

1. Aggressively pursue development of water resources infrastructure in growth areas. While Low Growth areas are eligible for sewer service, providing service to these areas is a lower priority compared to other growth areas. High priority actions include, but are not limited to:
 - Expansion of the water distribution systems in the Elkton West and Mountain Hill service areas,
 - Combine and upgrade wastewater collection and treatment systems in the Elkton West service area,
 - Upgrade and expansion of the Seneca Point WWTP and collection system.
2. Secure new surface water sources within the county, providing the necessary reservoirs for storage.
3. Secure new groundwater sources within the county and protect recharge areas from pollution through land preservation, wetland and stream buffers, and wellhead protection regulations.
4. Expand Countywide wastewater system capacity to accommodate projected growth, while complying with nutrient discharge limitations.
5. Establish and require wellhead protection around all public and community water supply wells. Adopt the already-drafted wellhead protection ordinance (to include specific itemization of permitted and prohibited uses).
6. Support state policies and actions to reduce nutrient pollution from all sources, including agriculture, stormwater management, and septic systems. Examples include Environmental Site Design requirements for new development, cover crop requirements, and septic denitrification requirements.
7. Require all new development in wellhead protection areas, or within 1,000 feet of streams to use septic denitrification systems. Elsewhere, consider requiring nutrient offsets for subdivisions built using septic systems.
8. Identify areas in the County suitable for treated wastewater land application techniques (such as spray irrigation) and tertiary treatment wetlands. Land should be acquired or reserved before 2030 to meet the County's longer term wastewater disposal needs.
9. Revise the County's stormwater management regulations to implement 2007 Maryland Stormwater Management Act. Under the Act, the County must do this by May, 2010.

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6. Environmentally Sensitive Areas

Goals and objectives

- Protect environmentally sensitive resources and natural features in all areas of the County, including steep slopes, streams, wetlands, floodplains, aquifer recharge areas, wellhead protection areas, forests, and habitat including the habitats of threatened or endangered species.
- Protect 80 percent of the remaining undeveloped areas of land in the designated Priority Preservation Area.
- Conserve agricultural and forest resource land, with special focus on the County's Priority Preservation Area
- Develop a systematic approach to protect the County's Green Infrastructure resources.
- Manage watersheds in ways that protect, conserve and restore their hydrologic and water quality functions.

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Discussion

Priority Preservation Area

Counties like Cecil that wish to maintain state-certification of their agricultural land preservation programs must include a Priority Preservation Areas element in their comprehensive plans. A Priority Preservation Area (PPA) is an area that:

- Contains productive agricultural or forest soils, or is capable of supporting profitable agricultural and forestry enterprises where productive soils are lacking;
- Is governed by local policies that stabilize the agricultural and forest land base so that development does not convert or compromise agricultural or forest resources;
- Is large enough to support the kind of agricultural operations that the County seeks to preserve, and
- Is accompanied by the County's acreage goal for land to be preserved through easements and zoning in the PPA equal to at least 80 percent of the remaining undeveloped areas of land in the area.

The proposed Cecil County PPA is in three parts; northern rural area, southern rural area, and Elk Neck Peninsula and covers approximately 125,800 acres or 57 percent of the County. The land preservation goal within the PPA is approximately 79,000 acres (80 percent of the undeveloped land in the PPA), of which approximately 53,600 acres are not yet protected (Map 3, Table 4). The PPA does contain some existing developed areas. Creation of the PPA would not affect these areas, and some additional development would be expected to occur in the PPA, provided it was consistent with the 80 percent preservation goal.

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The PPA acreage preservation goal is aggressive, above previous County goals³. State certification of the PPA, and any refinement to the area and the acreage preservation goal, would occur when the County applies for recertification of its agricultural land preservation program.

³ In 2000 the Cecil County Board of County Commissioners adopted by resolution farmland preservation goals of 30,000 acres in the Comprehensive Plan's Resource Protection District, and 25,000 acres in the Rural Conservation District by the year 2025. As of 2005 18,300 acres had been preserved (source 2005 LPPRP).

Table 4 Priority Preservation Area Goal

		Acres			
		Northern	Elk Neck	Southern	Total PPA
1	Priority Preservation Area (overall size)	56,734	10,483	58,558	125,776
2	Developed*	14,127	2,844	10,040	27,011
3	Undeveloped (1 minus 2)	42,607	7,639	48,519	98,765
4	Preservation Goal (80% x 3)	34,086	6,111	38,815	79,012
5	Protected Lands **	5,732	2,211	17,489	25,432
6	Remaining Protection Goal (5-4)	28,354	3,900	21,326	53,579

* Includes developed land and proposed major subdivisions

** Includes easements; state, federal, county owned lands; and common open space. The Southern PPA's protected lands total includes the recent 1,003 acre State of Maryland acquisition from the Roman Catholic Clergymen.

Source: Cecil County 7-10-09

1. Priority Preservation
2. Developed*
3. Undeveloped (1 min
4. Preservation Goal (8
5. Protected **
6. Remaining Protectio

Notes:

* Includes developed land

** Includes easements; st

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Green Infrastructure

There are a number of different definitions of green infrastructure. The 2007 Cecil County Green Infrastructure Plan defines it as, “an interconnected network of natural areas and other open spaces that conserves natural ecosystem values and functions, sustains clean air and water, and provides a wide array of benefits to people and wildlife”. The Green Infrastructure Plan was prepared for the County by the Conservation Fund. The County accepted the plan and uses it as an advisory document, but did not formally adopt the plan as County policy. The plan includes a green infrastructure hub and corridor network, a water quality analysis, identification of ecosystem services provided by the green infrastructure network, and implementation recommendations.

Several COC subcommittees discussed green infrastructure in detail and made many recommendations for consideration in the Comprehensive Plan including adopting the Green Infrastructure Plan, protecting green infrastructure wildlife corridors, creating a Natural Resources District to apply to priority natural resource areas, and identifying and designating Restoration Focus Watersheds where water quality enhancement would be encouraged.

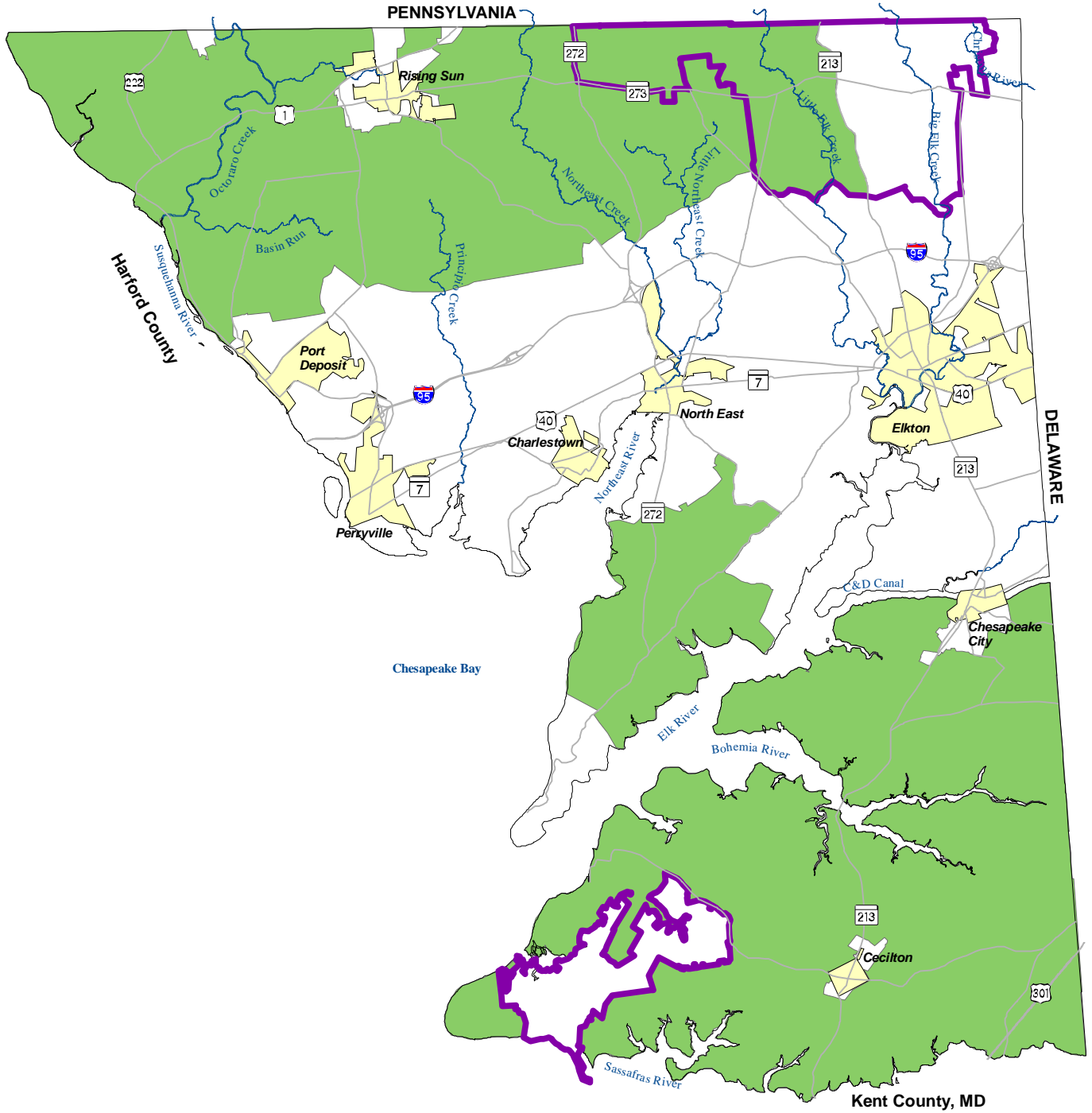
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Significant potential conflicts exist between these recommendations and the recommendations for growth and development in Growth Areas, and, possibly, the recommendations for the agricultural industry in rural areas. There is consensus among the COC about the need to protect sensitive areas throughout the County, including in Growth Areas. However, there are different opinions concerning what lands should be considered sensitive, the extent to which they are already protected by federal, state or local regulation, what the objectives of a County-approved Green Infrastructure Plan should be, and what additional measures or protections need to be put in place to achieve these objectives.

During the Comprehensive Plan development process so much attention was focused on issues such as the Future Land Use Map, water resources, and Priority Preservation Areas that it was not possible to resolve the differing opinions about Green Infrastructure to the point that the Plan could recommend clear, detailed policies and actions in relation to the rest of the Plan.

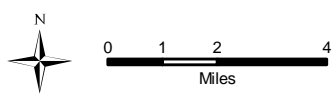


Map 3: Priority Preservation Area, Rural Legacy Areas

2010 Cecil County Comprehensive Plan

Legend

-  Major Roads
-  Major Streams
-  Rural Legacy Areas
-  Priority Preservation Area
-  Municipalities



Policies and Actions

PPA

1. Review the Transfer of Development Rights program (see above under land use). Aggressive use of the TDR program will be critical to preserving the PPA especially in the Rural Conservation area, which has less protective zoning than the Resource Protection area.
2. Continue to participate in land preservation programs including the Maryland Agricultural Land Preservation Foundation, [Program Open Space](#), Rural Legacy, and Forest Legacy, and with land trusts and other land preservation organizations.
3. Continue to fund the County's Purchase of Development Rights (PDR) program and seek to increase funding. The County adopted the program in 2005 with annual funding of approximately \$0.5 million. The 2005 County Land Preservation Parks and Recreation Plan noted that based on average annual actual funding between 2000 and 2004 of \$1.5 million from all sources it would take 49 years to achieve the 55,000-acre farmland preservation goal.
4. Consider other types of land preservation including PDR by parties other than the county or state and cluster subdivisions with a high open space preservation requirement (higher than the current 60 percent requirement in the NAR and SAR zoning districts).

Green Infrastructure

5. Continue to use the Green Infrastructure Plan as an advisory document.
6. [Following adoption of the Comprehensive Plan, appoint a broad-based Committee to i\) study and evaluate the 2007 Green Infrastructure Plan's recommendations in relation to the newly adopted Comprehensive Plan and ii\) identify steps the County can take to implement the Green Infrastructure Plan's recommendations in ways that will support and not conflict with the Comprehensive Plan's other goals, objectives, policies, and actions.](#)

Other

7. Incorporate watershed-based planning into the County's comprehensive planning program, with the goal of managing watersheds and making day to day decisions in ways that protect, conserve and restore stream corridors, riparian forest buffers, wetlands, floodplains, and aquifer recharge areas and their associated hydrologic and water quality functions.
8. [Expand the required non-tidal wetland buffer outside of growth areas from 25-feet to 75-feet.](#)

Deleted: Following adoption of the Comprehensive Plan, appoint a broad-based Committee to study the Green Infrastructure Plan in relation to the Comprehensive Plan and make recommendations regarding the steps the County should take to implement the Green Infrastructure Plan.

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