

MINUTES

URBAN GROWTH AREA ADVISORY COMMITTEE September 4, 2008

The Urban Growth Area Advisory Committee held a meeting on Thursday, September 4, 2008 at 9:00 a.m. at the Washington County Administrative Annex, 80 West Baltimore Street, Conference Room 1, Hagerstown.

CALL TO ORDER

Chairman Richard Phoebus called the meeting to order at 9:00 a.m.

The following members of the Advisory Committee and Washington County Staff were present:

- Richard Phoebus
- Hank Livelsberger
- Jerry Ditto
- John Shank
- Harry Reynolds
- Mike Armel
- Jeff Cline
- Linda Irvin-Craig
- Nancy Allen
- Donovan Corum
- Steve Goodrich
- Mike Thompson
- Debra Eckard

MINUTES

Minutes of the August 21, 2008 meeting were not available.

OLD BUSINESS

Review of the Draft Final Report

Mr. Phoebus began a review of the Executive Summary Preface and changes as submitted by Mr. Armel and Ms. Irvin-Craig.

- **Consensus:** 3rd paragraph shall read "Rezoning of the UGA at this time is required to create consistency with the most recent Comprehensive Plan, and with other growth and development considerations.
- **Consensus:** The last paragraph, 2nd sentence shall read, "Rural Villages and other smaller development exist throughout the county and we have outlined the issues related to growth in and around those areas. Such growth will impact the desired development in the UGA."
- **Consensus:** The 4th paragraph shall read, "Completing this study was more involved than anticipated by the Committee. Although the charge to review several areas seemed simple, in actuality, the Committee found the need to understand many other issues that had significant impacts on its work. Issues such as water supply, sewerage, transportation, and agricultural

activities within the UGA and others were found to influence the Committee's perception of the tasks assigned.

- **Consensus:** 1st paragraph, 2nd sentence replace the phrase "has been appointed" to "was appointed"
- **Consensus:** The order of A, B, C and D needs to be rearranged to match the order of the subcommittee reports in the Final Report.
- **Consensus:** Change "C" from Housing Issues to "Review of Workforce and General Housing Issues"
- **Consensus:** 1st paragraph, 2nd sentence change the phrase "several issues that will have an impact" to "several issues having an impact"
- **Consensus:** 4th paragraph, 3rd sentence change "such as water" to "such as water supply".
- **Consensus:** Paragraph 3, which begins, "Rezoning of the UGA at this time" should be moved to become the 2nd sentence of the 1st paragraph; the 2nd paragraph should start at the current 2nd sentence of the 1st paragraph, which begins "The Urban Growth Area Advisory Committee".

Mr. Ditto expressed his opinion that limited sewer capacity will have an impact on growth and density in the UGA. He believes that this issue has not been clearly expressed in the Executive Summary. Ms. Irvin-Craig and Mr. Phoebus expressed their opinion that the issue has been discussed throughout the report. After a brief discussion, the Committee decided to add a brief statement regarding this issue to the Preface.

- **Consensus:** Add the following sentences at the end of paragraph 4 of the Preface. "The Committee recommends that the Board of County Commissioners should not allow the current limits on waste water capacity dictate the zoning densities throughout the UGA. This would be counter-productive to the appropriate use of urban land and the preservation of rural land."

The Committee began a review of the entire Report and established the order of the Table of Contents. The order will be as follows:

1. Table of Contents
2. Executive Summary
3. UGA Advisory Committee Report
4. Glossary
5. Appendix
 - Appendix A – Approved Meeting Minutes
 - Appendix B – Map and Discussion of Field Trip of the UGA
 - Appendix C – Income Guidelines for Affordable and Workforce Housing
 - Appendix D - House Keys for Employees
6. Acknowledgements

Ms. Eckard distributed charts provided by Ms. Irvin-Craig detailing the median income for Affordable and Workforce Housing. These charts will be included as an Appendix and referenced in the Housing Subcommittee Report.

The committee reviewed Ms. Irvin-Craig's language for the UGA's response to the Workforce Housing Task Force's recommendations, item #4 on page 18.

- **Consensus:** Delete the word "which" in line 3 after "per square foot rate"; Delete the phrase "the concern of having lost" in line 4 after "additional action to address"; add to the last sentence the words "income qualified" before the phrase "workforce and affordable housing".

Mr. Phoebus suggested that all changes requested today be made to the report as soon as possible and the report sent to the Board of County Commissioners with a request to present and discuss the report with them. He suggested that all members review the report as quickly as possible and send an e-mail to Ms. Eckard with any corrections.

Mr. Phoebus began a discussion with regard to the Executive Summary being a separate document.

- **Consensus:** Include the Executive Summary with all other documentation as one document.

Review of Staff's Zoning Proposal

Mr. Goodrich distributed copies of the current text of the ORT zoning designation, a chart showing the current ORT uses, proposed ORT uses submitted in an application, and rejected by the County, for changes to the ORT zone, and the three industrial zones currently in the Zoning Ordinance, and a copy of information received from Dr. Altieri of the Hagerstown Community College that details the uses that the college may need in the future. This zoning and its uses would only apply to the Hagerstown Community College at this time. The zoning designation would be included in the Zoning Ordinance and would be available if another university would locate in the county and would also need the type of uses proposed.

Mr. Goodrich began a discussion regarding the principally permitted uses in the ORT zone. Special attention was given to the light manufacturing, assembly and warehousing uses that are allowed with limitations.

Mr. Phoebus noted that the College is hosting a series of meetings to introduce the concept of bio-science industry and research to the County. The College recently started a bio-tech associates degree program. Activities at Fort Detrick in Frederick are instrumental in the College's interest in this type of program in the County.

The committee began a review of the areas proposed to have the ORT zoning designation. The first area reviewed by the committee was the site of the former Allegheny Power building along Downsville Pike. This site is currently zoned ORT and Staff is proposing no change. Staff is proposing to expand the ORT zoning to properties west and south of this site that are currently zoned A – Agriculture. There was a brief discussion regarding mixed-use developments.

Mr. Phoebus expressed his opinion that the site known as Mt. Aetna Farms, which contains 220+ acres, should be zoned ORT.

- **Consensus:** The committee recommends that the site known as Mt. Aetna Farms should be zoned ORT. The committee also recommends that the ORT zone should include residential uses.

NEXT MEETING

The next meeting will be held on Thursday, September 18, 2008 at 9:00 a.m. at the Washington County Administrative Annex building.

ADJOURNMENT

Mr. Phoebus adjourned the meeting at 11:00 a.m.

Respectfully submitted,

Richard Phoebus, Chairman