

HCCA Testimony – Public hearing 07/21/2021

CB55-2021

Members of the County Council, earlier this year, Councilmember Yungmann introduced CB19-2021 to alter the method to calculate the number of one-acre lots that could be subject to release of easement; removing the minimum size criteria for a parcel on which a landowner's dwelling could be built; and generally relating to agricultural preservation. This bill appears to be a reincarnation CB19-2021.

At the time the beneficiaries of the change were not clear. This has not changed.

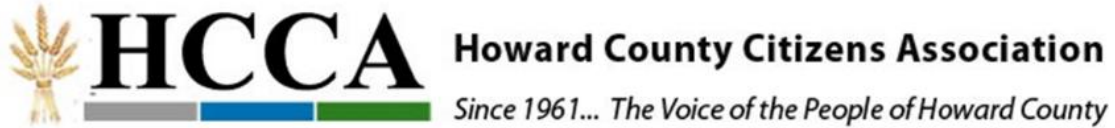
In the past, the HCCA has raised concerns about legislation introduced to make specific zoning changes, where the beneficiaries of the zoning changes are not clear. In particular, see our testimony regarding CB65-2019.

This is one such legislation. The HCCA believes that the public would benefit from more transparency surrounding the basis for CB55-2021. Who is benefiting from this zoning amendment?

What are the practical implications of this zoning change? Why are they being requested now? Who requested them?

Since the time the land owners entered the preservation program, what has changed to justify this amendment?

The fiscal impact analysis states that the proposed changes affect 19 property dwelling units. To the detriment of the taxpayer dollars, the fiscal impact analysis does not include capital costs due to school construction and other capital outlays.



As a general matter, the HCCA supports zoning changes to ease undue burdens on property owners that do not have adverse implications on the county. This zoning change does not appear to fall in that category.

Not having the answers to these questions makes us unable to support the legislation.

Please vote no on this legislation.

Hiruy Hadgu

HCCA Board of Directors