

County Council Of Howard County, Maryland

2013 Legislative Session

Legislative Day No. 2

Resolution No. 23 -2013

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION amending the purchase price formula used to determine the price that Howard County pays when purchasing development rights under the Agricultural Land Preservation Program; and specifying that the purchase price formula shall be effective upon passage of the resolution and shall remain in effect until changed or repealed by resolution of the County Council.

Introduced and read first time _____, 2013.

By order _____
Stephen LeGendre, Administrator

Read for a second time at a public hearing on _____, 2013.

By order _____
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted___, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on _____, 2013.

Certified By _____
Stephen LeGendre, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, Section 15.505 of the Howard County Code requires that the County
2 Council adopt the formula used to calculate the prices the County pays when it purchases
3 development rights through the Agricultural Land Preservation Program; and
4

5 **WHEREAS**, the purchase price formula was last revised in 2006; and
6

7 **WHEREAS**, the County Executive has proposed an amended purchase price formula and
8 the amended formulas have been reviewed and considered by the Howard County Agricultural
9 Land Preservation Board (ALPB); and
10

11 **WHEREAS**, the proposed amendment provides optional points for a farm’s location
12 within a Green Infrastructure Network, removes optional points earned for a Heritage Farm and
13 optional points awarded by the ALPB, and provides that certain points shall only be awarded for
14 parcels in the RC zoning district; and
15

16 **WHEREAS**, The County Council has reviewed the amended purchase price formula and
17 has determined that its adoption is in the best interest of the County.
18

19 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
20 Maryland, this ____ day of _____, 2013, that the County Council adopts the
21 amended purchase price formula for the purchase of development rights through the Agricultural
22 Land Preservation Program, as attached to this Resolution.
23

24 **AND BE IT FURTHER RESOLVED**, that the purchase price formula shall be effective
25 upon passage of this Resolution and shall continue in effect until changed or repealed by
26 resolution of the County Council.



Howard County Agricultural Land Preservation Program

2013 PRICE FORMULA WORKSHEET

Owner _____ Tax Map _____ Parcel(s) _____ Acres _____ 0

Farm Address _____

		POINTS
1. Parcel Size - Maximum 200 points		<u>0</u>
1 point per acre _____	0 points	
2. Soil Capability - Maximum 100 points		<u>0</u>
Class I _____ 0 acres x 3.0 _____	0 points	
Class II _____ 0 acres x 2.0 _____	0 points	
Class III _____ 0 acres x 1.0 _____	0 points	
Total _____ 0 acres _____	0 points	
3. Soil Productivity - Maximum 100 points		<u>0</u>
_____ 0 Land Evaluation Score x 1.0 _____	0	
4. Agency to Preserved Land - Maximum 100 points		<u>0</u>
75 to 100% perimeter adjacent to preserved land _____	100 points	
50 to 74% perimeter adjacent to preserved land _____	75 points	
25 to 49% perimeter adjacent to preserved land _____	50 points	
Less than 25% perimeter adjacent to preserved land _____	25 points	
5. Concentration of Preserved Lands - Maximum 100 points		<u>0</u>
More than 1000 acres of preserved land within 1 mile _____	100 points	
750-999 acres of preserved land within 1 mile _____	75 points	
500-749 acres of preserved land within 1 mile _____	50 points	
Less than 500 acres of preserved land within 1 mile _____	25 points	
6. Zoning - RC Zoning District =100 points		<u>0</u>
RC District _____	100 points	
7. Current Land Use - Maximum 100 points		<u>0</u>
75% or more of property in agricultural use _____	100 points	
50 to 74% of property in agricultural use _____	75 points	
25 to 49% of property in agricultural use _____	50 points	
Less than 25% of property in agricultural use _____	25 points	
8. Implementation of Soil Conservation and Water Quality Plan - Maximum 100 points		<u>0</u>
Current plan fully implemented _____	100 points	
Current plan not fully implemented _____	75 points	
Plan needs updating _____	50 points	
Plan not implemented or no plan on record _____	0 points	
9. Ownership and Operation - Maximum 50 points		<u>0</u>
Owner operated _____	50 points	
Non-owner operated _____	25 points	
No current operation _____	0 points	
10. Road Frontage - Maximum 50 points		<u>0</u>
_____ Lin Ft / 100 = _____ 0 x 2.0 on scenic road _____	0 points	
_____ Lin Ft / 100 = _____ 0 x 1.0 on other road _____	0 points	
SUBTOTAL POINTS - Maximum 1000 points		<u>0</u>
PRELIMINARY PRICE CALCULATION - Maximum \$40,000 per acre		<u>\$0</u>
_____ 0 points x \$40/point = _____	0	

ADDITIONAL POINTS - Maximum 200 points

- | | |
|--|----------|
| 1. Relinquishment of Parcel Division Rights, if applicable - Maximum 50 points | <u>0</u> |
| _____ Number of 50+ acre parcels allowed by right at 1 per 50 acres, if over 100 acres | |
| _____ Number of 50+ acre parcels relinquished x 10 points per parcel | |
| 2. Relinquishment of Tenant House Rights, if applicable - Maximum 50 points | <u>0</u> |
| _____ Number of tenant houses allowed by right at 1 per 25 acres | |
| _____ Tenant house rights relinquished x 10 points per house | |
| 3. Protection of Green Infrastructure Network- Maximum 100 points | <u>0</u> |
| See separate scoring sheet _____ 100 points | |

TOTAL PRICE POINTS - Maximum 1000 points 0

FINAL PRICE CALCULATION - Maximum \$40,000 per acre \$0
 _____ 0 points x \$40/point = _____ \$0.00

TOTAL PRICE OFFER \$0
 _____ 0 acres x _____ \$0 per acre