



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

The Montgomery County Planning Board met in a special session via Microsoft Teams video conference on Tuesday, July 21, 2020, at 7:00 p.m., and adjourned at 9:28 p.m.

Present were Chair Casey Anderson, Vice Chair Natali Fani-González, and Commissioners Gerald R. Cichy, Tina Patterson, and Partap Verma.

Item 1 is reported on the attached agenda.

There being no further business, the meeting was adjourned at 9:28 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 23, 2020, via video conference.

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Montgomery County Planning Board Meeting
Tuesday, July 21, 2020
8787 Georgia Avenue
Silver Spring, MD 20910-3760
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1. 2020-2024 Subdivision Staging Policy (SSP)/County Growth Policy: Work Session #6---The Planning Board will hold an additional work session to finalize its recommendations for the 2020 update to the county’s Subdivision Staging Policy and related infrastructure funding mechanisms.

Staff Recommendation: Planning Board Discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the 2020-2024 Subdivision Staging Policy (SSP)/County Growth Policy. Staff noted that this sixth and final worksession would focus on outstanding recommendations from previous worksessions before the final approval of the Planning Board Draft, which is scheduled for July 30. The Planning Board Draft will then be transmitted to the County Council and County Executive. Staff then discussed as of yet to be approved tax recommendations, including the School Impact Tax (SIP) calculation factors, with the Board approving the elimination of the discount for single-family detached residences in desired growth areas; eliminating the Olney, Kensington, NIH Walter Reed, Bethesda, and Clarksburg areas from the Activity Center designation, allowing the cities of Rockville and Gaithersburg to decide on their designation, and including planned and existing Bus Rapid Transit Corridors as Activity Centers with a 60 percent discount on the SIP; offering the same SIP exemption that existing Enterprise Zones have for areas designated as Opportunity Zones; and new SIP rates for Greenfield Impact Areas. For impact tax exemptions on residential uses, the Planning Board approved the elimination of the current

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1. 2020-2024 Subdivision Staging Policy (SSP)/County Growth Policy: Work Session #6CONTINUED

impact tax exemptions for development in former Enterprise Zones, modifying the current impact tax exemptions as recommended in Option B2 to allow exemptions only equal to the lowest standard impact tax rate for unit type for projects providing 25 percent Moderately Priced Dwelling Units (MPDUs), and modifying the current impact tax exemptions applied to all housing units when a project includes 25 percent affordable units to any development for which a preliminary plan application is filed and accepted after the 2020-2024 SSP takes effect. The Board also approved incorporating progressive modifications into the calculation of the Recordation Tax to provide additional funding for school construction and the county's Housing Initiative Fund, following review by the Legal Department.

Staff then discussed Vision Zero integration into the Local Area Transportation Review (LATR). The Planning Board approved changing the name of the Mobility Assessment Report (MAR) to the Travel Monitoring Report. The Planning Board also approved the removal of transit trips from the Vision Zero-enhanced revisions to the multi-modal transportation adequacy tests. Regarding mitigation to meet policy area standards, the Board approved the continued use of the policy area standard to determine if mitigation is required, requiring developers to mitigate their impact, and to mitigate all failing LATR tests, including safety, transit, bicycle, pedestrian, and motor vehicle, the option of a payment in lieu, and the option to make payments to Montgomery County Department of Transportation (MCDOT) in lieu of motor vehicle mitigation. For motor vehicle congestion standards, the Planning Board agreed that the threshold of the Highway Capacity Manual (HCM) test be the relevant equivalent of the Critical Lane Volume (CLV) test, and that the HCM test only becomes a secondary test following the failure of the CLV test in the Orange, Yellow, and Green policy areas.

Staff then briefly discussed the proposed change to the Policy name, with the Planning Board approving changing the name to the County Growth Policy (CGP).

In addition to the final Planning Board approval scheduled for July 30, the next steps for the policy include a County Council Public Hearing scheduled for September, and County Council Committee and Full Council worksessions scheduled for September and October, with a November 15 deadline to adopt the new Policy.

There followed a brief Board discussion.