

7 Sensitive Areas

Garrett County's physical landscape is characterized by mountainous ridges, stream valleys, extensive forests, and productive agricultural areas. The County is home to the four highest mountains in Maryland, the state's first designated Scenic and Wild River (the Youghiogheny River), and the state's largest freshwater lake (Deep Creek Lake). These features are scenic and recreational resources for the County's residents and visitors, and many are also environmentally sensitive.

The Planning Act of 1992 and subsequent legislation requires each comprehensive plan in Maryland to establish goals and policies related to sensitive environmental areas, specifically addressing:

- Steep slopes,
- Streams, wetlands, and their buffers,
- 100-year floodplains,
- The habitat of threatened or endangered species,
- Agricultural and forest land intended for resource protection or conservation, and
- Other areas in need of special protection.

The County's Sensitive Areas Ordinance (adopted in 1997) and Floodplain Management Ordinance (adopted in 1991) provide detailed guidance for development affecting these sensitive areas. This chapter updates the 1995 Plan's description of the County's sensitive areas, and, in conjunction with the Water Resources and Land Use chapters of this Plan, further strengthens policies to protect sensitive areas. This chapter includes a discussion of ridgelines as a sensitive area in need of protection.

7.1 Goals and Objectives

The County's sensitive areas goal is:

Continue to protect Garrett County's sensitive environmental resources and natural features.

The objectives for achieving this goal are:

1. Limit development in and near sensitive environmental areas, including steep slopes, streams, wetlands, 100-year floodplains, and the habitats of threatened or endangered species.
2. Conserve agricultural and forest resource land.
3. Protect scenic resources.
4. Support increased use of soil and water conservation practices.
5. Preserve 20,000 acres of farmland by 2020.
6. Protect public wellhead resource areas (see Chapter 5, the Water Resources Element)

7.2 Description of Sensitive Areas

7.2.1 Steep Slopes

Garrett County is traversed by the northeast-southwest ridges of the Appalachian Mountains, interspersed with numerous rivers and streams (see Section 7.2.2). Along the sides of these ridges and waterways are more than 54,500 acres of land (approximately 13 percent of the County) with steep slopes—natural slopes greater than 30 percent. Although found throughout the County, steep slopes are most extensive in the following areas (see Map 7.1):

- In and around Savage River State Forest,
- Along the North Branch Potomac River and its tributaries,
- Along the Youghiogheny River and the Youghiogheny River Reservoir,
- Along Backbone Mountain, and
- Along Bear Creek and its north and south branches.

Steep slopes are inherently unstable land forms. When disturbed, they become susceptible to increased soil erosion. The adverse effects of steep slope disturbance are more pronounced when the slope is adjacent to a stream or other water body, where erosion can lead to decreased water quality and negative impacts on riparian plant and animal species.

The Sensitive Areas Ordinance limits new development on steep slopes (above 30 percent) by requiring the following for most new development:

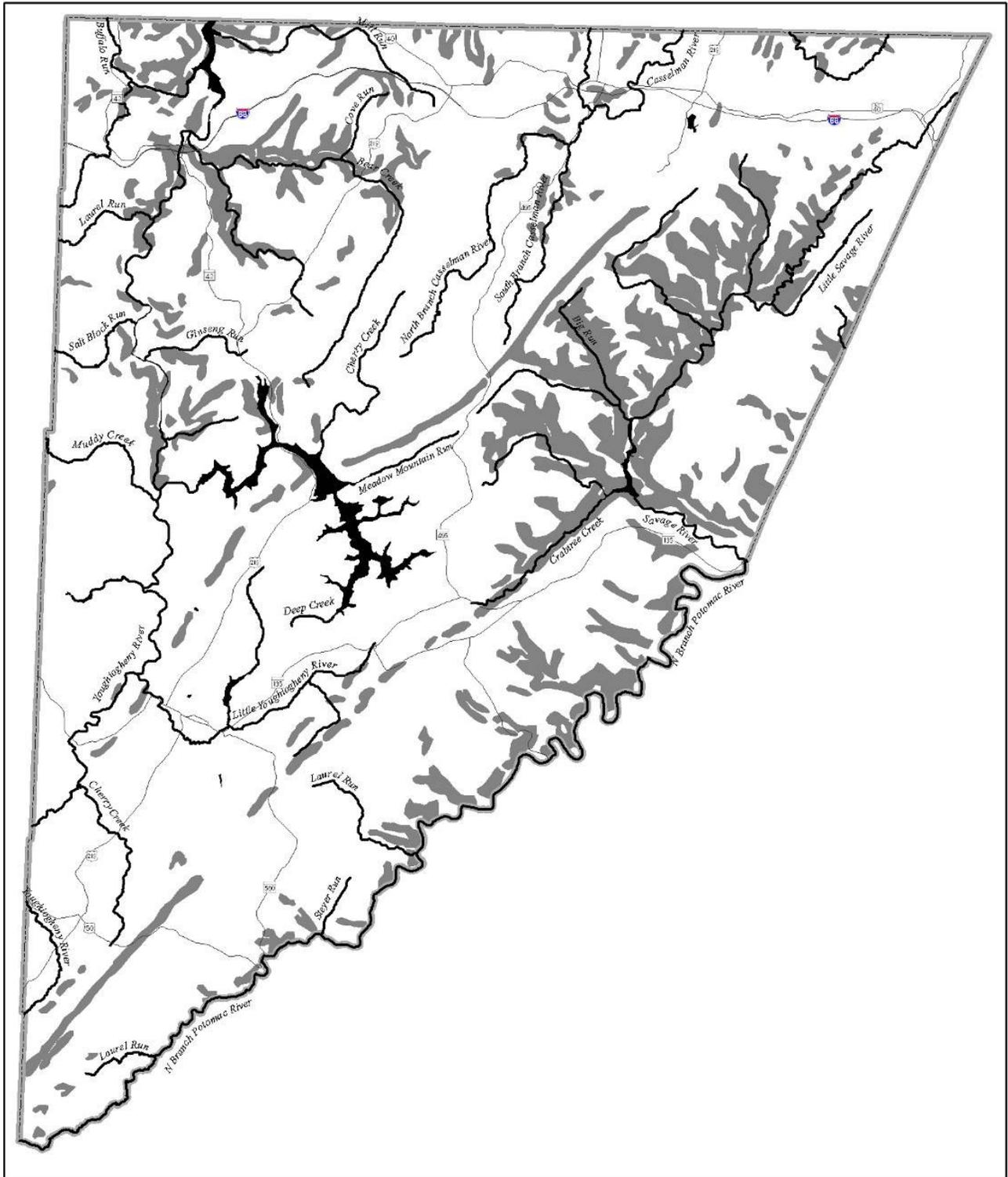
- Minimum lot size of 4 acres.
- No more than five percent of the steep slope area may be covered by buildings or pavement.
- Development on steep slopes can only occur if no other reasonable option exists.
- Grading of slopes over 25 percent must be held to a minimum.

The ordinance also encourages (but does not require) reduced development on slopes greater than 25 percent.

Within the Deep Creek Watershed, the Zoning Ordinance provides incentives such as reduced lot sizes to minimize development on slopes greater than 30 percent.

This Comprehensive Plan also defines Scenic Protection Areas (typically found on land with slopes between 15 and 30 percent) and requires new development in these areas to take special care to minimize visual impacts. See Section 4.8 in Chapter 4 (the Deep Creek Lake Influence Area Master Plan) and Section 6.6 in Chapter 6 (the Transportation Element) for more detail.

Map 7.1: Steep Slopes and Major Streams



Sensitive Areas: Steep Slopes and Major Streams

Legend

-  Water
-  Slopes over 30%



7.2.2 Streams and Buffers

Garrett County has nearly 1,200 miles of streams and rivers, ranging from first-order headwater streams to large water bodies like the Youghiogheny and North Branch Potomac Rivers (larger streams and rivers are shown in Map 7.1).

Many of the County's major rivers, particularly the Youghiogheny, Savage, and North Branch Potomac (sometimes known as the "three sisters") are also important recreational resources. Portions of the Youghiogheny River have been designated as a "Scenic and Wild River," a designation that recognizes and protects (through state ownership) the corridor's "substantial natural values, especially outstanding whitewater, and impressive scenic beauty."¹ This portion of the Youghiogheny River is subject to state land use and development guidelines (see Section 3.5.1 and Map 3.5 in Chapter 3, the Land Use Element).

The County's 2005 Land Preservation, Parks, and Recreation Plan (LPPRP) also proposes ecological greenways² along the Youghiogheny, Savage, and North Branch Potomac Rivers.

Stream buffers—the strips of land at the edge of every river and stream—help to control flooding and reduce the volume and speed with which pollution and sediments enter rivers and streams. This, in turn helps to protect water quality in Garrett County and beyond.

The Sensitive Areas Ordinance defines stream buffers as:

- In Growth Areas (See Chapter 3): 25 feet from the top of the primary bank of a stream.
- In non-Growth Areas: 50 feet from the top of the primary bank of a stream.

The Sensitive Areas Ordinance allows no new buildings, and only minimal paved area, in these buffer areas. Landowners and subdividers are encouraged (but not required) to maintain buffers in natural vegetation, plant trees and vegetation where necessary, and establish deed restrictions against cutting trees within the buffer.



The North Branch Potomac River passing through Gorman

7.2.3 Wetlands

Wetlands are valuable natural resources that provide habitat for plants, fish, and wildlife, maintain water quality (by slowing and collecting sediment and pollutants), act as ground water recharge areas, and control flooding and erosion.

¹ Source: LPPRP, page 3-33. A 21-mile stretch of the river received this designation in 1976, making it the first Scenic and Wild River in Maryland.

² Greenways are "natural corridors set aside to connect larger areas of open space and to provide for the conservation of natural resources, protection of habitats, opportunities for recreation, alternative transportation, and nature study." Ecological greenways are primarily reserved for natural resource protection, but can have recreational facilities.

Despite its mountainous character, there are nearly 12,200 acres of non-tidal, or “upland” wetlands in Garrett County, approximately 5,088 of which are mapped, vegetated wetlands (excluding large bodies of water such as Deep Creek Lake, Youghiogheny River Lake, Jennings Randolph Lake, and the Savage River Reservoir).^{3,4} Although found throughout the County, wetlands are most extensive in the following areas (see Map 7.2):

- Between the Youghiogheny River and the West Virginia border. One notable wetland feature in this area is the Cranesville Subarctic Swamp (along the West Virginia border, west of the village of Sang Run). This area was designated as a National Natural Landmark by the National Park Service in 1964 (one of the first such designations), and is home to plant and animal species that are rare in Maryland.
- In and around the Bear Creek watershed and the Cherry Creek sub-watershed (part of the Deep Creek watershed). In particular, this area contains Cunningham Swamp and The Glades, an extensive area of peat (*Sphagnum*) bogs that are rare in Maryland.⁵
- Along the tributaries of the Savage River, particularly Poplar Lick Run and the Little Savage River (notably, Callahan Swamp).
- Southwest of Deep Creek Lake, between Mount Nebo/Roman Nose Mountain and Hoop Pole Ridge. This includes Hammel Glade and the wetlands of the Mount Nebo Wildlife Management Area (WMA). The Mount Nebo WMA is managed by the Maryland Department of Natural Resources (DNR), and protects two red spruce bogs, a rare type of wetland in Maryland. They are among the oldest peat bogs in eastern North America, and are home to wild cranberries and several rare and endangered plant species (see Section 7.2.5).
- In the northeast corner of the County, including Wolf Swamp and Finzel Swamp (known as Cranberry Swamp). Both of these wetland areas are owned by the Nature Conservancy. Wolf Swamp contains old-growth spruce-hemlock and mountain bog ecosystems, both rare in Maryland,⁶ and forms the headwaters of Red Run, a tributary to Piney Creek and the Casselman River. Finzel Swamp (much of which is in the Nature Conservancy-owned Finzel Swamp Nature Preserve) is a large mountain peatland community,⁷ and forms the headwaters of the Savage River.

Development with the potential to impact wetlands in Garrett County is regulated by the Maryland Department of the Environment (MDE), through the provisions of the Non-Tidal Wetlands Protection Act.⁸ In some cases (typically where a proposed development involves large amounts of wetlands), the U.S. Army Corps of Engineers must also issue permits for development. The Garrett County Sensitive Areas Ordinance does not contain a provision related to wetlands.

³ In fact, all open bodies of water (lakes, reservoirs, ponds, rivers, and streams) are classified as wetlands, as are bogs, lowland forests, and many other types of habitat.

⁴ MDP's Land Use/Land Cover summarized in Table 3.8, only identifies large concentrations of wetlands (and lists bodies of water separately), whereas the data in Section 7.2.3 are based on detailed mapping from the Maryland Department of Natural Resources (DNR).

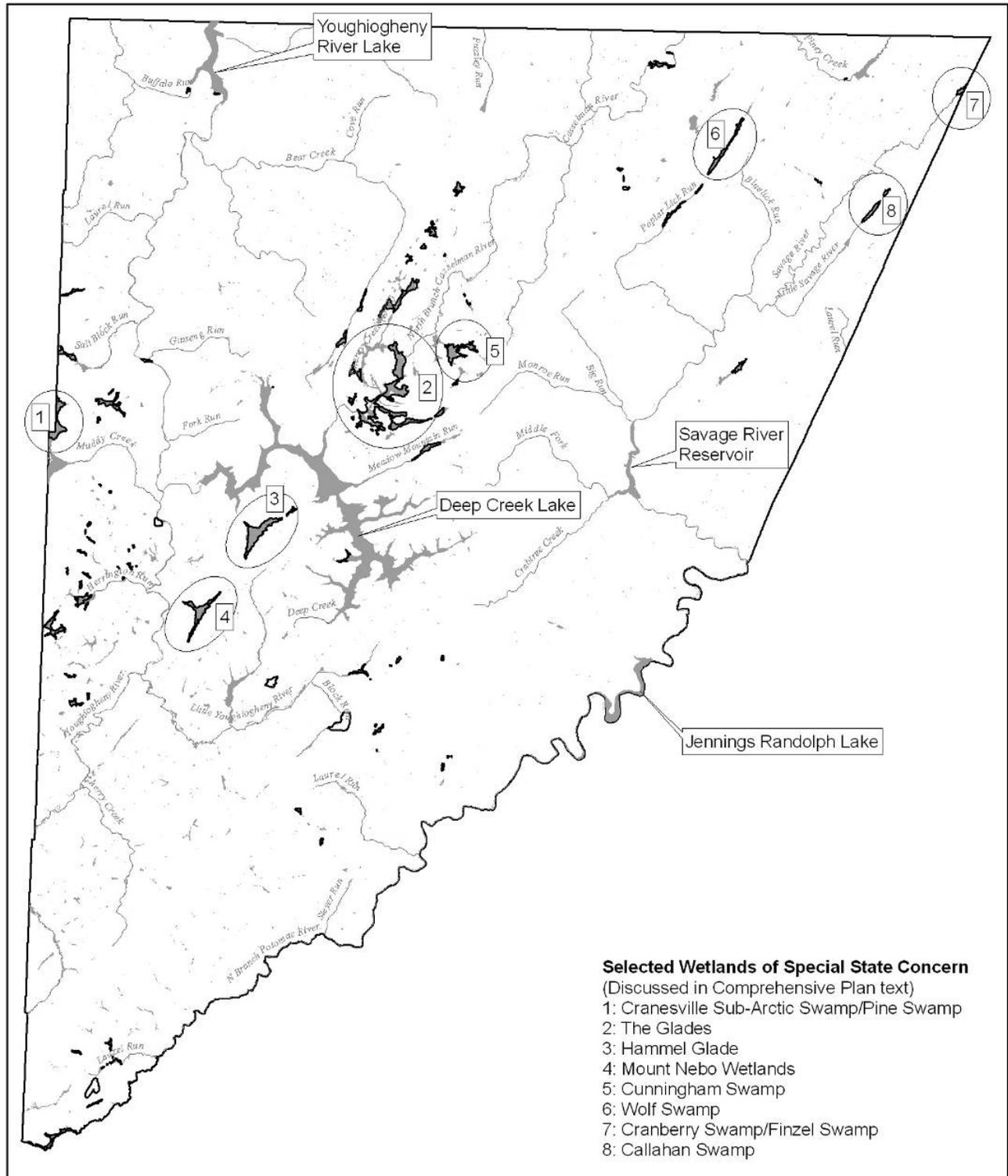
⁵ Source: MDE. Total Maximum Daily Loads to Address Low pH in Cherry Creek. October 2003.

⁶ Source: The Maryland-DC Audubon Society, www.audubonmddc.org/SciCon_IBAs_sitedescriptions.html

⁷ Source: The Nature Conservancy: www.nature.org/wherewework/northamerica/states/maryland/press/press1905.html

⁸ COMAR Title 26, Subtitle 23

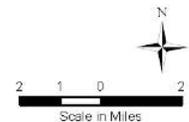
Map 7.2: Wetlands



Sensitive Areas: Wetlands

Legend

-  Wetlands of Special State Concern
-  Wetlands (Maryland DNR)
-  Streams



MDE also identifies and gives special regulatory attention to “Nontidal Wetlands of Special State Concern (WSSC)”, wetlands with rare, threatened, or endangered species, or other unique attributes. MDE mandates additional regulatory protections for WSSCs, such as sediment controls, 100 foot regulated buffers, and other specific types of stormwater management practices. MDE has designated 73 WSSCs in Garrett County, comprising more than 2,900 acres. The Glades, Cunningham Swamp, Hammel Glade, the Mt. Nebo wetlands, and the Cranesville Subarctic Swamp are among the WSSCs in Garrett County (see the Appendix for a full list of WSSCs).

7.2.4 *Floodplains*

Floodplains are relatively low, flat areas adjoining rivers, streams, and other bodies of water that are usually naturally-formed, and are subject to partial or complete flooding on a periodic basis. Floodplains store and moderate the speed and impact of floodwaters, and, in conjunction with wetlands (many of which are found in floodplains), also help to maintain water quality and recharge ground water.

Floodplains are typically described in terms of the frequency of flooding that they experience. The 100-year floodplain is the area that has a one percent chance of being flooded in any given year. Garrett County has nearly 19,800 acres of 100-year floodplains (approximately 5,000 acres of which are in the large bodies of water described in the Wetlands section),⁹ most of which are found near the County’s rivers, lakes, streams and wetlands.

The County’s Floodplain Management Ordinance limits most development and disturbance in the 100-year floodplain. Occupied areas of residential structures must be entirely outside of the floodplain (although garages and accessory structures totaling no more than 600 square feet may be placed in the floodplain, if no other alternative exists on the property). Non-residential structures in the floodplain must be flood-proofed. No more than 600 cubic yards of fill material may be placed in the floodplain, if no other option exists for developing the site or raising the structure above the floodplain.

7.2.5 *Habitats of Rare, Threatened, and Endangered Species*

The federal and state governments maintain separate lists and maps of the habitats of rare, threatened, and endangered (RTE) species, including plants and animals. There are 74 state-listed RTE animal species (one of which is also a federally-listed endangered species), and 126 state-listed RTE plant species in Garrett County.¹⁰



The Northern Goshawk (*Accipiter gentilis*), one of 200 state-listed RTE species with habitat in Garrett County.

The 1,887-acre Mt. Nebo Wildlife Management Area (WMA) north of Oakland protects an area of rare

⁹ As with wetlands, floodplains include all major bodies of water (rivers, streams, and lakes).

¹⁰ Source: Department of Natural Resources, 2004. State mapping of RTE species habitat does not indicate which individual species is associated with a particular habitat extent. See <http://www.dnr.maryland.gov/wildlife/rte/rte04qarr.pdf> for a complete listing of RTE species with habitat in Garrett County.

wetlands and endangered plant species. Several Nature Conservancy properties and other private conservation lands throughout the County also protect RTE species and their habitats, as described in Section 7.2.3.

The U.S. Fish and Wildlife Service regulates development with the potential to impact the habitats of federally-listed RTE species, while DNR regulates development with the potential to impact state-listed RTE species. The County's Sensitive Areas Ordinance defers to federal permitting statutes regarding federally-listed RTE species, and refers developers to state authorities for regulation of state-listed RTE species.

7.2.6 *Agricultural and Forest Land Intended for Protection*

Agriculture

More than 89,000 acres of land in Garrett County (more than 21 percent of the County) are used for the production of crops, livestock, or other agricultural purposes (see Chapter 3). This agricultural land is an integral part of Garrett County's identity, as evidenced by the Rural Legacy designation in the Bear Creek watershed, and the scenic quality of the Pleasant Valley area in the Southern Youghiogheny watershed. The AR land classification in the Land Use Plan (Chapter 3) reflects the general extent of agricultural activity in the County. Protected agricultural and forest lands are shown in Map 7.3.

The County supports the Maryland Agricultural Land Preservation Foundation's (MALPF) efforts to preserve farmland in the County. As of 2007, 5,480 acres of agricultural land were permanently protected by MALPF easements, and another 4,504 acres were in MALPF districts (areas where land is temporarily protected, and is eligible for permanent protection through easements).

Garrett County's 31,000-acre Rural Legacy (RL) Area covers the Bear Creek watershed, as well as part of the Youghiogheny River watershed near Friendsville. Expanded funding resources are available to purchase development easements from landowners in RL areas. As of 2007, protective easements had been placed on 600 acres in the Bear Creek watershed using Rural Legacy funds.

Forest

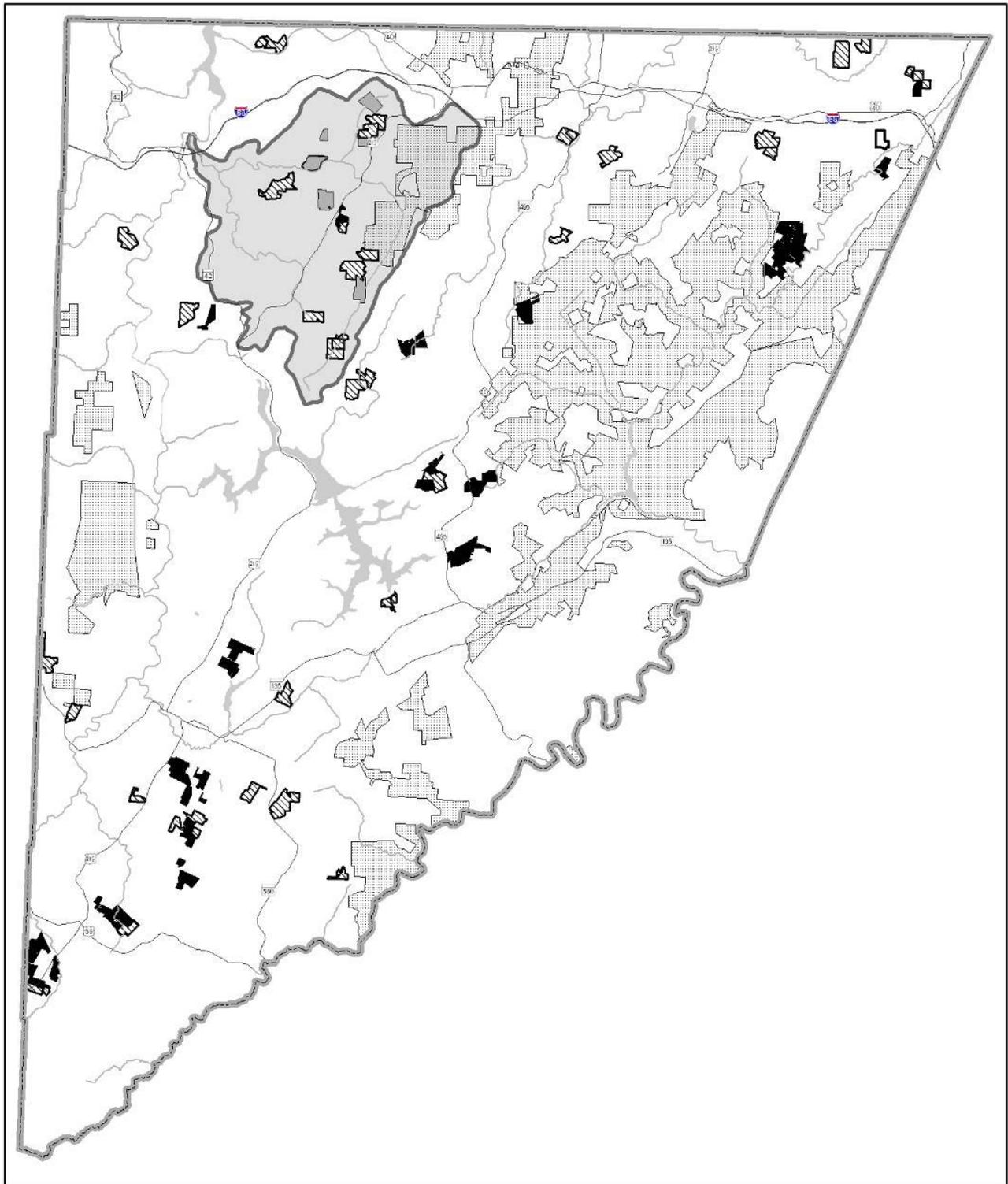
There are more than 285,000 acres of forest land in Garrett County (see Table 3.8 and Map 3.1). The County's forests are important economic, scenic, and environmental resources. The Savage River, Potomac, and Garrett State Forests, as well as a small amount of privately owned land (see Map 7.3); protect over 70,000 acres of forest land. Although the state and local parks in Garrett County are primarily intended for recreational activities, many of these parks also provide protection for forested land (see Chapter 3 of the LPPRP for a detailed listing of the park land in the County).

Other Protected Land

In addition to stream and river buffers, wetlands and their buffers, agricultural easements and state forest land, nearly 23,000 acres of land in Garrett County in the following categories (not depicted on Map 7.3), are protected from development:

- 14,300 acres of DNR-owned land (other than state forests), such as state parks, fishery management areas, Deep Creek Lake and its buffer strip, the Youghiogheny Scenic and Wild River corridor, and other land.
- The federally-owned Youghiogheny River Lake and Jennings Randolph Lake, which cover more than 3,700 acres.

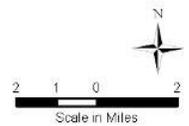
Map 7.3: Sensitive and Protected Agricultural and Forest Land



Sensitive and Protected Agricultural and Forest Land

Legend

- | | | |
|---|--|--|
|  MALPF Easements |  Rural Legacy Easements |  State Forests |
|  MALPF Districts |  Bear Creek Rural Legacy Area |  Private Forest Conservation Area |



- 400 acres of land in County parks.
- More than 2,000 acres of land protected by Maryland Environmental Trust Conservation Easements.
- More than 5,000 acres of privately-owned preserved land (such as the Cranesville Swamp and a portion of the Glades), much of it owned or under easement by The Nature Conservancy, the Allegheny Highlands Conservancy, and other groups.

7.2.7 *Ridgelines*

The County's Sensitive Areas Ordinance regulates ridgelines to the extent that wetlands, steep slopes, and/or habitat of threatened or endangered species occur there.

Within the Deep Creek Lake Watershed, housing development on slope crests has affected aesthetics. Chapter 4 of this plan (the Deep Creek Lake Influence Area Master Plan) recommends that scenic protection areas and regulations be added to the Deep Creek Lake Zoning Ordinance.

7.3 **Discussion of Issues**

7.3.1 *Future Growth and Development*

The potential encroachment of future development on sensitive environmental, agricultural, and forest resources is an important issue facing the County's sensitive areas. As shown in Table 2.3, more than 2,000 new residential units are projected to be built in the County's rural areas (in addition to as many as 700 units that are projected outside of growth areas in the Deep Creek Lake Influence Area).

Sensitive environmental areas should be avoided wherever possible, and emphasis should be placed on preserving *contiguous* environmental resources (e.g., entire floodplains and wetland complexes, rather than isolated wetlands or forest stands). In cases where disturbing resources cannot be avoided, mitigation may be necessary.

Broad Impacts of Development

Taken as a whole, projected development in rural areas could increase fragmentation of the County's substantial agricultural, forest, and rural resources. The Land Use Element (Chapter 3) addresses many of these concerns by greatly expanding the geographic area of AR and RR land classifications, reducing the extent of the Rural and Lake Residential land classifications, and by recommending more conservation-oriented development standards in AR and RR areas.

As described in Chapter 3, development regulations in AR and RR areas will require protection of at least 66 percent (in most cases, 80 percent) of a developable parcel, as well as an emphasis on the conservation of rural (agricultural and forest) resources on the parcel. These new development standards, in conjunction with the Sensitive Areas Ordinance, Floodplain Management Ordinance, and MDE wetland requirements, will enhance the County's efforts to direct development away from sensitive environmental resources.

Localized Impacts of Development

Localized impacts, such as sedimentation resulting from construction activity, and increased stormwater flows to streams and rivers from development are also a potential threat to sensitive environmental resources.

Garrett County uses the Maryland Stormwater Design Manual as its official guide for stormwater facility design and implementation in all new development and redevelopment. In addition, the County encourages innovative stormwater management techniques such as tree conservation areas, buffer strips, rain gardens, vegetated swales, and dry wells to reduce the quantity of runoff from urban and rural development sites.

As described in the Water Resources Element (Chapter 5), this Comprehensive Plan recommends that the County revise its Stormwater Management Ordinance to incorporate the forthcoming revision of the Maryland Stormwater Design Manual and other enhanced stormwater management policies (recommended by MDE, pursuant to the Stormwater Management Act of 2007). The most notable provision of the Stormwater Management Act of 2007 is the requirement that new development use Environmentally Sensitive Design (ESD) techniques, which are intended to “maintain pre-development runoff characteristics” on the site.¹¹

The County should also give consideration to reducing the impacts of runoff from existing development constructed prior to the time when any stormwater management controls were required. Such stormwater management retrofits can be difficult to achieve and costly, and should be targeted to the most environmentally sensitive areas.

The Deep Creek Lake Influence Area Master Plan (Chapter 4) also refers to support for increased state inspection and enforcement of sediment and erosion controls. This issue was first identified as part of the 2004 *Deep Creek Lake Watershed Study*, and is a concern throughout the County.

7.3.2 *Agricultural and Forest Land Intended for Protection*

Agriculture

Maryland House Bill 2, passed in 2006, requires counties whose agricultural land preservation program is certified by the MDP and MALPF (as well as counties that wish to have their preservation programs certified or create new certified preservation programs) to include a Priority Preservation Element in their Comprehensive Plan. The objective of the Priority Preservation Element is to identify and protect land that:¹²

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

Garrett County’s agricultural land preservation program is not currently certified, and the County is not currently seeking such certification.¹³ Accordingly, this Comprehensive Plan

¹¹ Source: MDE. <http://www.mde.state.md.us/assets/document/act%20-%20a%20state%20perspective.pdf>

¹² Source: MDP. Guidelines for Including Agricultural Land Protection in the Sensitive Areas Element of the Comprehensive Plan (see Comprehensive Plan Appendix).

¹³ Certification would require the County to select targeted areas for agricultural preservation efforts and funding. The County has found that its land preservation efforts are more effective when its preservation funds can be applied to agricultural land in all parts of the County.

therefore does not contain a Priority Preservation Element. However, this Plan does recognize the importance of conserving Garrett County's agricultural and forest land, and the County's conservation efforts support the overall goals of the Priority Preservation Element:

- The Land Use Plan expands the AR and RR land classifications to include the vast majority of the County's agricultural and forest areas.
- The recommended land development regulations in the AR and RR areas seek to conserve the agricultural and forest base by emphasizing conservation of resources over home siting, and by stipulating a maximum residential lot size of 1.5 acres.
- The Plan recommends conservation of 80 percent of a developing parcel.

The County's agricultural land preservation goal (as stated in the LPPRP, which is incorporated by reference into the Comprehensive Plan) is to preserve 20,000 acres of land in permanent easements by 2020. MALPF and Rural Legacy easements currently account for approximately 6,100 acres.

Forest

The County has not adopted a numeric goal for forest conservation. However, the County's intent to conserve as much of its forested areas as possible for resource uses is reflected by the significant expansion of the RR land classification, as well as the strengthened development regulations in RR areas. The County does support forest conservation through MALPF and RL, which contain forested areas. This plan's policies are also supportive of the Maryland Forest Conservation Act (from which Garrett County is exempt, due to the large

Figure 7.1 State Forest Lands Assessment, Significance and Vulnerability amount of existing forest in the County), and are in line with initial public drafts of the Maryland Forest Service's long-term forest conservation goal of conserving an additional 250,000 acres of forest statewide by 2020 (please see Forest Service Draft Goals in the



Pleasant Valley, south of Oakland, is one of the County's productive agricultural areas

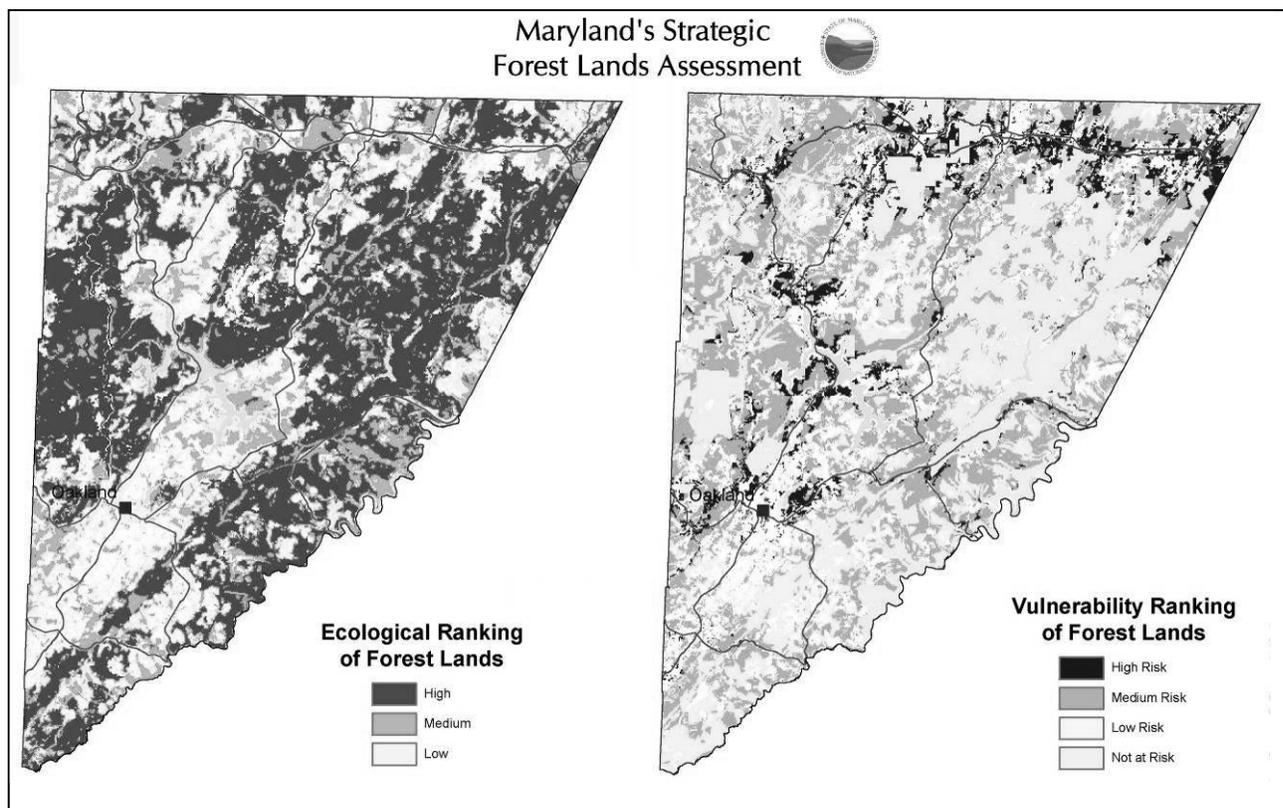
Comprehensive Plan Appendix).

As part of its Strategic Forest Lands Assessment, DNR identified forests in Maryland according to their ecological significance (including impacts on water quality, sensitive

species, and other factors), and according to their vulnerability to conversion to non-forest uses.¹⁴ Figure 7.1 shows (respectively) the ecological rank and vulnerability of the County's forests, according to the State Forest Lands assessment.

As Figure 7.1 shows, much of the County is covered by forest with high or medium ecological ranks, as well as medium risks for conversion to non-forest uses. The expanded RR land classification in the Land Use Plan (Figure 3.4) covers much of the high-value, medium-risk forest land in the County.

7.3.3 Ridge tops



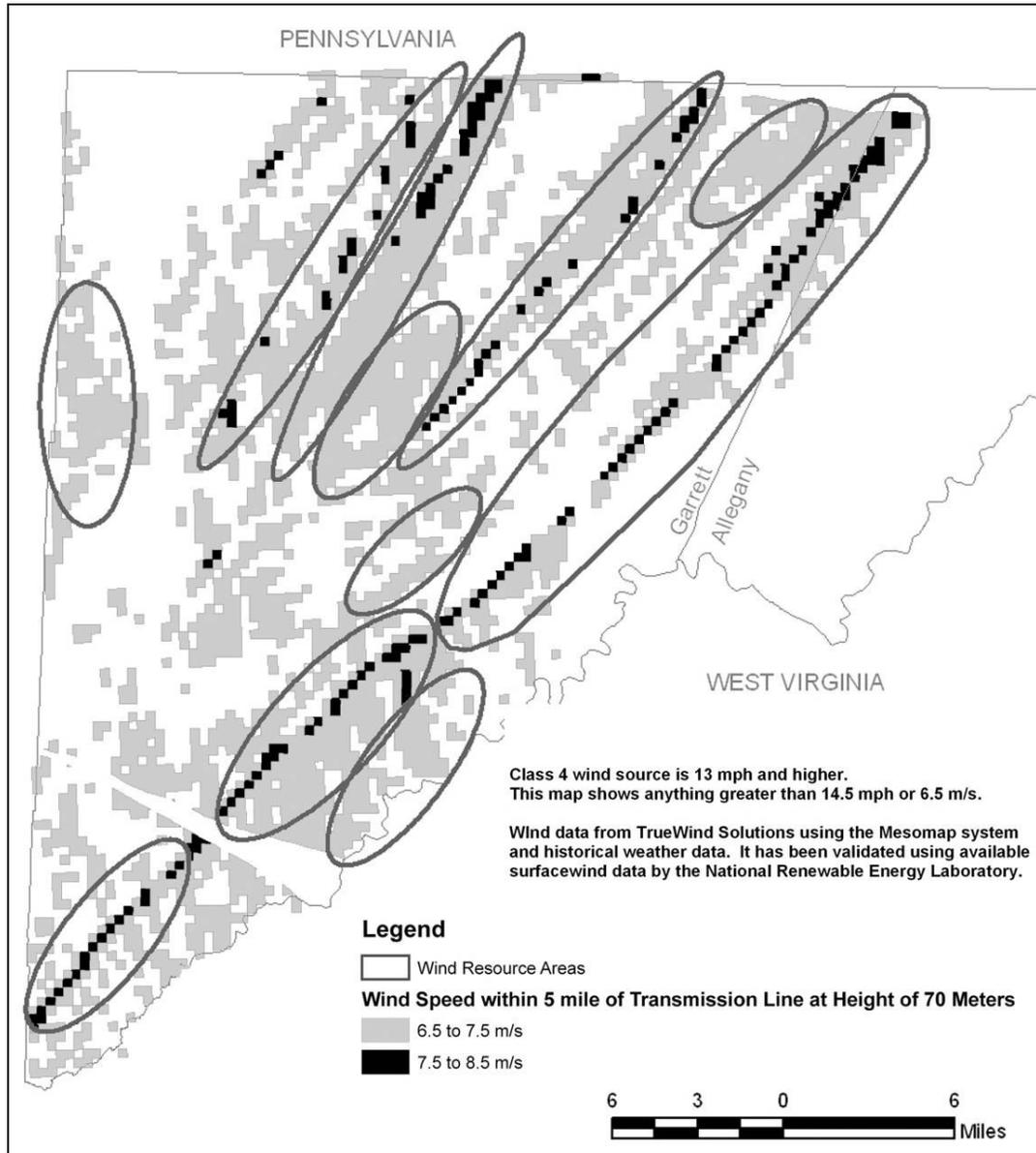
Many participants in the Comprehensive Planning process regard the widespread use of ridge tops for wind power generation as an industrial use, incompatible with the aesthetics, scenic quality, and rural character of the County.

Based on research conducted by DNR, large portions of Garrett County are potentially suitable for wind power, as shown in Figure 7-2. Three projects have been proposed on privately-owned land in or near Garrett County: two on Backbone Mountain and one on Big Savage Mountain on the Allegany County/Garrett County border.¹⁵

¹⁴ Source: DNR State Forest Lands Assessment, <http://www.dnr.state.md.us/forests/conferences/sfla/index.htm>

¹⁵ Source: 2008. *Maryland Power Plants and the Environment*. Maryland DNR Power Plant Research Program. Excerpts included in Appendix.

Figure 7.2 Areas Potentially Suitable for Wind Power



Source: Maryland DNR, Power Plant Research Program

As of 2008, no projects have been built in Garrett County, although wind power sites are in operation south of Garrett County in West Virginia.

The use of wind power for energy has been controversial in Maryland and in Garrett County. Concerns have been expressed by some people regarding impacts of wind power facilities on birds, bats, sensitive species, aesthetics and scenic views, and property values including impacts from noise. A potential proposal to locate a wind power project on state-owned land was very controversial and occasioned a great deal of vociferous criticism from many county residents.

While the County acknowledges the potential negative impacts of wind power facilities, it also recognizes the potential benefits, especially those related to clean, sustainable power

generation, and potential socioeconomic and fiscal benefits. The County further acknowledges property rights of the owners of land that is suitable for wind power facilities to use their property for that purpose.

The Board of County Commissioners has expressed its intent to seek legislation for authority to establish minimum set-back requirements for wind turbines from property lines and from existing residential structures.

7.4 Policies and Actions

1. Continue to use the Sensitive Areas Ordinance and the Deep Creek Lake Watershed Zoning Ordinance to limit development on steep slopes, near rivers and streams, and near the habitat of rare, threatened, or endangered species.
2. Amend the Sensitive Areas Ordinance
 - Limit development in—and establish buffers around—Source Water Protection Areas (see Section 5.2.7 and Policy 3 in Chapter 5, the Water Resources Element).
 - Add a Wetlands section, stating that the County's policy is to conserve contiguous wetlands, consistent with state regulations governing development in wetlands. Refer readers to the Maryland Non-Tidal Wetlands Act, and to the Subdivision Ordinance which govern development with the potential to impact wetlands.
 - Add a Floodplains section, which states that the County's policy is to conserve contiguous floodplains and floodplain buffers, consistent with state and federal regulations governing development in floodplains. Refer readers to the County's Floodplain Management Ordinance.
3. Amend the Subdivision Ordinance to require that all major and minor subdivision proposals define the status of wetland delineation at both the preliminary and final plat stage.
4. Ensure that new clustering and site layout regulations for the AR and RR land classification areas channel development away from sensitive environmental areas, and conserve contiguous areas of wetlands, agricultural and forest land.
5. Continue to work with MALPF, the Maryland Department of Agriculture, DNR (particularly the Rural Legacy program), and other public and private preservation interests to achieve the County's goal of preserving 20,000 acres of farmland by the year 2020.
6. Amend the Stormwater Management Ordinance, the Deep Creek Lake Watershed Zoning Ordinance, and the stormwater provisions of the Subdivision Ordinance as follows:
 - Adopt the Maryland Stormwater Design Manual, as revised by MDE to reflect provisions of the Stormwater Management Act of 2007 (anticipated to be completed by 2008), as the County's governing stormwater regulations for new development.
 - Adopt future MDE guidelines and recommendations for using Environmentally Sensitive Design (ESD) in new development.
7. Support increased state inspection and enforcement of sediment and erosion controls for new development and redevelopment (see Policy 12 in Chapter 4, the Deep Creek Lake Influence Area Master Plan).

8. Consider stormwater management retrofits targeted to areas where runoff impacts sensitive environmental features.
9. Continue to encourage innovative stormwater management practices to reduce runoff and increase groundwater recharge, particularly those that utilize ESD techniques.
10. Seek legislation for authority to establish minimum set-back requirements for wind turbines from property lines and from existing residential structures.