

SCA July newsletter, 2011

Zoning Enforcement . . . and the beat goes on . . .

A year ago this newsletter called attention to the lack of zoning law enforcement in the Ag Reserve in regard to Calleva Camps. Day camping and overnight camping are NOT permitted activities in the RDT zone, Calleva knew this before they purchased their land, yet they continue to operate outside of the law. We all support Calleva's activities; we just want Calleva to operate where it is legal to do so. We feel that any Zoning Text Amendment to allow Calleva's day and overnight camping on their current property would open the door to hotels, resorts, theme parks and other non-agricultural facilities in the Ag Reserve. Last October, Calleva was cited with operating an unlicensed kitchen and operating an illegal camp, yet they are still in operation. SCA is in communication with new leadership in the Department of Permitting Services (DPS) and is working toward stronger enforcement of existing law.

SCA's attorney Bill Roberts produced a 21 page memo addressing implementation of the Special Benefits Performance section, 59-A-6.5 (a) of the zoning code. Z z z z z z, you say? Actually Bill's memo makes for compelling reading—go to <http://sugarloafcitizens.org/BENEFITPERFORMANCESCA051711.pdf> to see for yourself. SCA has sent a copy of Bill's memo to the DPS, County Council, County Executive and Park & Planning. The problems fall into three categories: The "Scam Charity Scenario" (e.g. the Salahis' "America's Polo Cup"), the "Commercial Event Shop-a-Charity" Abuse, and the "Overwhelming Event". SCA hopes to work with the County to explore administrative and legislative solutions to prevent the abuse of this permit while allowing for legitimate benefits to take place.

SCA is paying close attention to a draft Zoning Text Amendment proposed by the Office of Economic Development that concerns "Agricultural Processing-Landscape Contractors, Nursery, Horticultural and Winery in the Agricultural-Rural Density Transfer Zone." This is a very complicated ZTA delving into issues including setting standards for processing agricultural and forestry products (mulch and composting) on site, truck traffic frequency and access buffers for such operations. We will continue to keep you informed as SCA tracks the evolution of this ZTA.

Mark your calendars. SCA Potluck in the Barn—Sunday October 23, 2011.