

Dear Council Members,

I have lived in Montgomery County since 1991 and have seen many changes, most good. However this one has moved me to write you in objection, and that is something I rarely do. I grew up in a rural PA area and understand the risk ZTA 23-09 has to forever changing this county and undoing the amazing and unique Ag Reserve this county created that's a model. I have enjoyed the Ag Reserve with my family in so many ways over the years & marvel at the closeness to this wonderful resource my peers in other counties don't have or must travel so much farther to enjoy. Do NOT pass this. You cannot undo this poorly written mistake.

"I would like to express my objections to the Zoning Text Amendment (ZTA) 23-09 – Farming to allow “Incidental Outdoor Stays”. This ZTA would change the entire nature of the uses allowed in the Agricultural Reserve Zone (AR) and ask that you vote against it. The proposal is not consistent with the purpose of the AR. If this ZTA is enacted, it would authorize the construction of up to 10 luxury resort lodging structures on farm properties in the AR. These structures would:

- A. Not be subject to accessory structure size limits.
- B. Misleadingly called incidental outdoor stays.
- C. Would be exempt from limitations on short term rentals.

The proposed ZTA does not meet any of the fundamental purposes of the AR to preserve working farms, open space and water resources. For these reasons, it should be rejected.

The Montgomery County Agricultural Reserve has been used as a model in other states to preserve farmland and protect farmers. Montgomery County has the highest percentage of farmland under agricultural land preservation easements in the nation. This highly successful model would be at risk if ZTA 23-09 is approved."

*I stand with the agricultural groups, community associations, and other stakeholders who have stated clearly and firmly opposition to ZTA 23-09.*

Sincerely,

Jacqui Vok

Olney, MD