

The Comprehensive Plan
Mountain Lake Park
2010

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MOUNTAIN LAKE PARK
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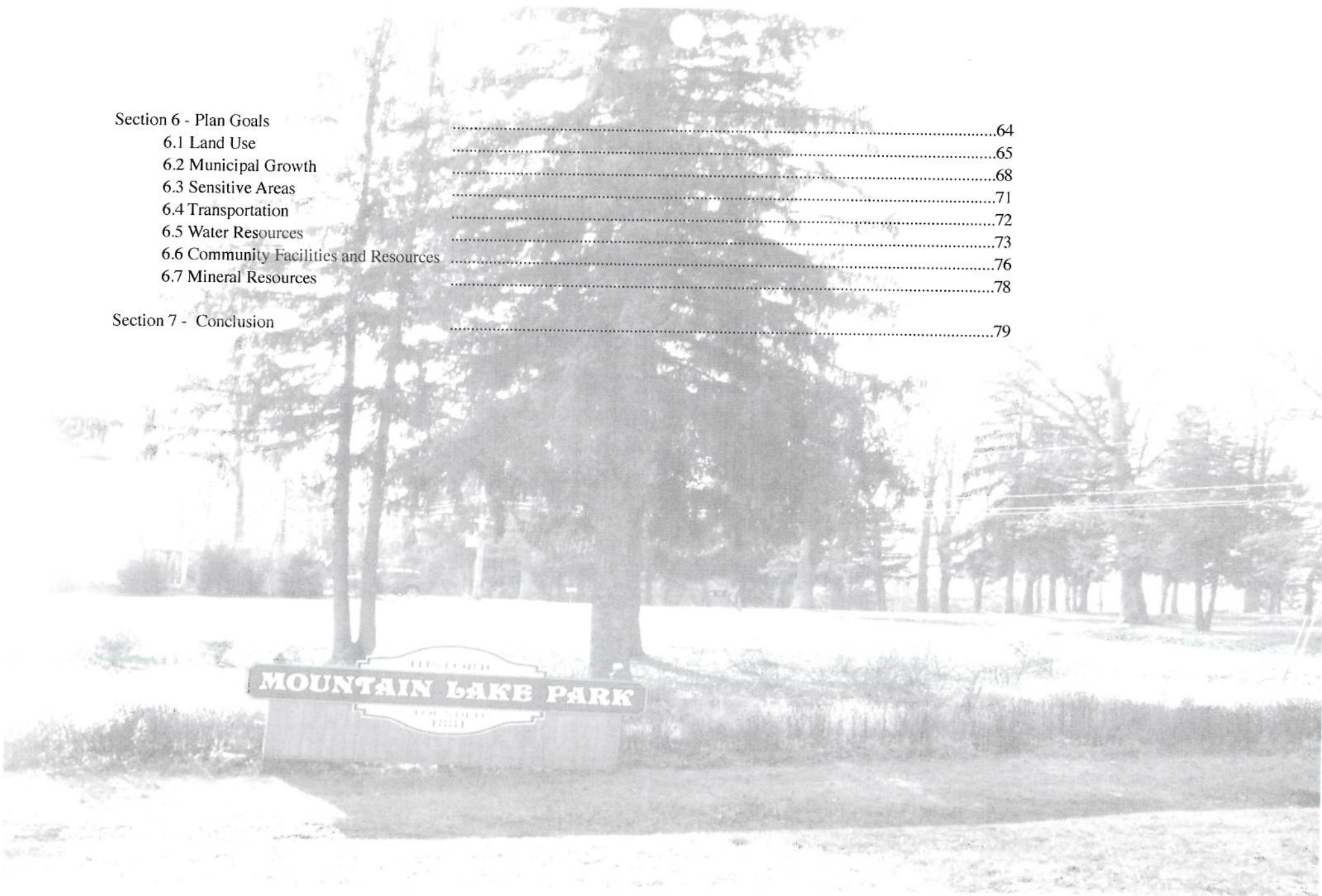
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1.0 INTRODUCTION

State Law Authorizing Planning (Article 66 B)

Article 66B of the Annotated Code of Maryland gives local municipalities the authority to guide their growth and development. The law enables municipalities to establish a planning commission and board of appeals, adopt a comprehensive plan, and adopt and enforce zoning and land subdivision regulations.

Planning Commission

A Planning Commission is established to guide local planning, to review and approve land development plans, and otherwise implement zoning and subdivision regulations established by the municipality. The Planning Commission is made up of town residents who are appointed for five-year terms by the town council. Membership may include a representative of the elected town council. Meetings must be held at least once per month. Meetings of the Planning Commission are required to be open to the public unless the subject is related to certain matters as outlined in the Maryland Open Meetings Act.¹ Roberts Rules of Order are used to guide fair and open deliberations. These rules outline the procedures for the meetings of public bodies.

Board of Appeals

The Board of Appeals is an independent board that hears appeals related to the interpretation and enforcement of a zoning ordinance. The Board also hears and decides cases where a special exception or variance to the zoning ordinance is requested. The structure, powers, and regulations of the Board are typically set in the town's zoning ordinance.

¹ Further information on the Maryland Open Meetings Act or a print version of the manual can be found at the Maryland Attorney General's office at www.Oag.state.md.us/Opengov/Openmeetings/index.htm.

² Robert, Henry M., Sarah Corbin Robert, William J. Evans, Daniel H. Honemann, and Thomas J. Balch. Roberts Rules of Order. Perseus Books Group: 2000. 1

Comprehensive Plan

A comprehensive plan is long-range plan with an approximate 20-year planning horizon that sets forth policies governing growth, development, and conservation. A comprehensive plan is general. It should not focus on matters of detail, which could distract from important policies and proposals. To the extent possible, it focuses on the broad arrangements of land use, transportation, sensitive environmental areas, community facilities, water resources, and municipal growth.

A comprehensive plan uncovers relationships between local and regional factors that impact development and conservation. It addresses major elements of the natural and built environments.

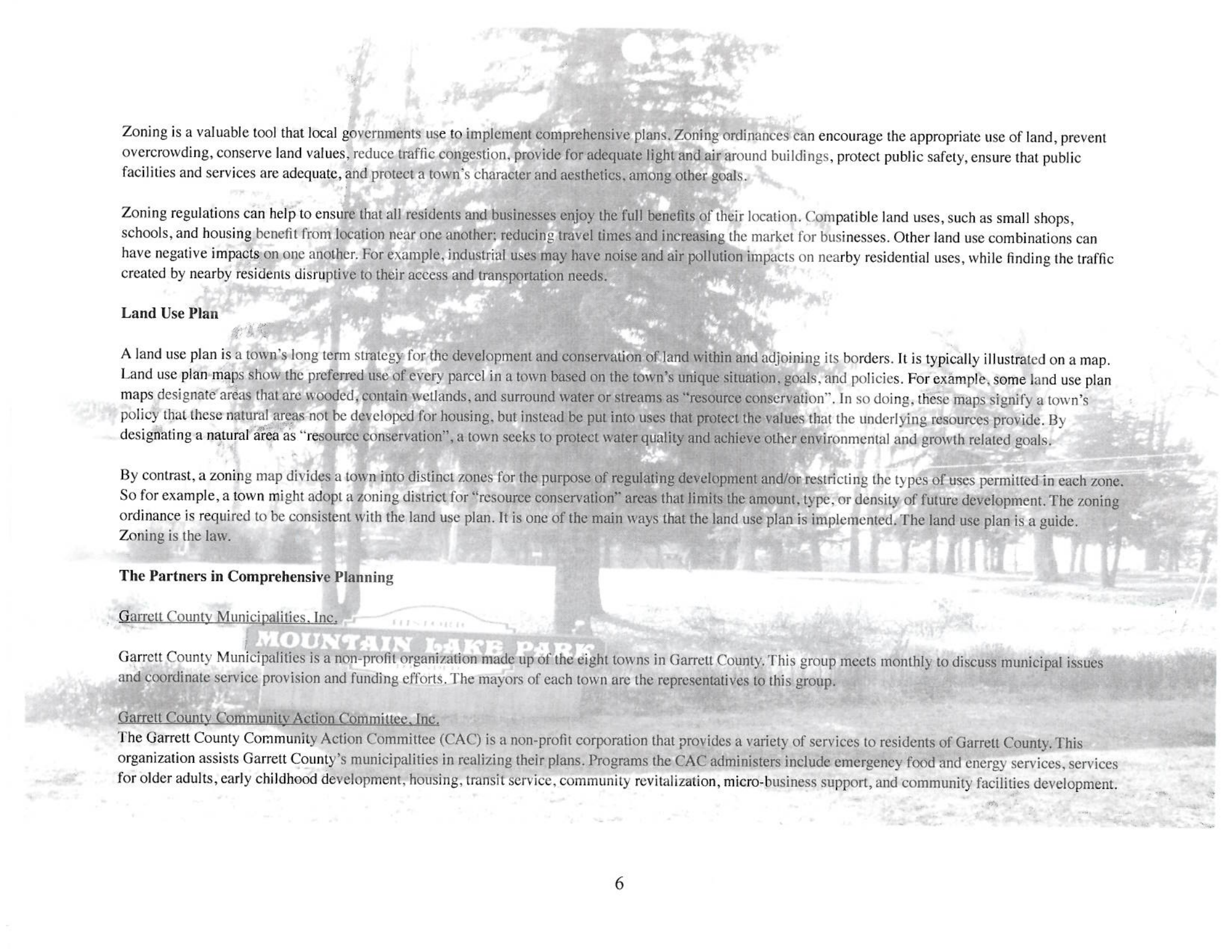
A comprehensive plan allows towns to make day-to-day development decisions on the basis of reasoned and adopted policies rather than on the merits of individual proposals. It also provides the basis for making changes to zoning, subdivision, and other regulations that govern land use and infrastructure development in towns.

Article 66B requires that a comprehensive plan be consistent with the eight visions of the State of Maryland, Economic Growth, Resource Protection, and Planning Act of 1992:

1. Development is concentrated in suitable areas.
2. Sensitive areas are protected.
3. In rural areas, growth is directed to existing population centers, and resource areas are protected.
4. Stewardship of the Chesapeake Bay and the land is a universal ethic.
5. Conservation of resources, including a reduction in resource consumption, is practiced.
6. Economic growth is encouraged, and regulatory mechanisms are streamlined.
7. Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur.
8. Funding mechanisms are addressed to achieve these visions.

Zoning Ordinance

The zoning ordinance sets standards and requirements for the use and development of land within a municipality. A zoning ordinance is accompanied by a zoning map that delineates zoning districts to which the standards apply. Zoning districts can be established to meet a town's objectives for all types of land use: residential, commercial, employment, institutional, agricultural, natural resources, open space.

The background of the page is a faded photograph of a park. In the foreground, there is a wooden sign that reads "MOUNTAIN LAKE PARK" in large, bold letters. Above this sign, in smaller letters, it says "HISTORIC". The sign is set against a backdrop of tall, thin trees, possibly a row of cypresses, and a grassy area. The overall scene is bright and somewhat overexposed.

Zoning is a valuable tool that local governments use to implement comprehensive plans. Zoning ordinances can encourage the appropriate use of land, prevent overcrowding, conserve land values, reduce traffic congestion, provide for adequate light and air around buildings, protect public safety, ensure that public facilities and services are adequate, and protect a town's character and aesthetics, among other goals.

Zoning regulations can help to ensure that all residents and businesses enjoy the full benefits of their location. Compatible land uses, such as small shops, schools, and housing benefit from location near one another: reducing travel times and increasing the market for businesses. Other land use combinations can have negative impacts on one another. For example, industrial uses may have noise and air pollution impacts on nearby residential uses, while finding the traffic created by nearby residents disruptive to their access and transportation needs.

Land Use Plan

A land use plan is a town's long term strategy for the development and conservation of land within and adjoining its borders. It is typically illustrated on a map. Land use plan maps show the preferred use of every parcel in a town based on the town's unique situation, goals, and policies. For example, some land use plan maps designate areas that are wooded, contain wetlands, and surround water or streams as "resource conservation". In so doing, these maps signify a town's policy that these natural areas not be developed for housing, but instead be put into uses that protect the values that the underlying resources provide. By designating a natural area as "resource conservation", a town seeks to protect water quality and achieve other environmental and growth related goals.

By contrast, a zoning map divides a town into distinct zones for the purpose of regulating development and/or restricting the types of uses permitted in each zone. So for example, a town might adopt a zoning district for "resource conservation" areas that limits the amount, type, or density of future development. The zoning ordinance is required to be consistent with the land use plan. It is one of the main ways that the land use plan is implemented. The land use plan is a guide. Zoning is the law.

The Partners in Comprehensive Planning

Garrett County Municipalities, Inc.

Garrett County Municipalities is a non-profit organization made up of the eight towns in Garrett County. This group meets monthly to discuss municipal issues and coordinate service provision and funding efforts. The mayors of each town are the representatives to this group.

Garrett County Community Action Committee, Inc.

The Garrett County Community Action Committee (CAC) is a non-profit corporation that provides a variety of services to residents of Garrett County. This organization assists Garrett County's municipalities in realizing their plans. Programs the CAC administers include emergency food and energy services, services for older adults, early childhood development, housing, transit service, community revitalization, micro-business support, and community facilities development.

Maryland Department of Planning and other State agencies

Maryland's state agencies provide guidance, technical information, and planning support.

Maryland's Department of Planning (MDP) is the state agency that deals with statewide planning and implementation. MDP has traditionally provided grant funding and technical assistance in support of local comprehensive planning.

The Maryland Department of the Environment (MDE) is the state organization that regulates and studies environmental matters. MDE provides drinking water and wastewater permits; regulates development to protect air, land, and water quality; and is required by law to provide guidance to municipalities in support of comprehensive water resources planning. MDE has a number of programs that provide funding assistance for projects related to water resources.

The Maryland State Highway Administration (SHA), which is a division of the Maryland Department of Transportation, manages the State's highway network in cooperation with local jurisdictions. SHA provides technical and funding assistance for transportation improvements to state roads.

The Maryland Department of Housing and Community Development (DHCD) provides housing support including purchase and improvement assistance and rental support. DHCD also administers community development programs such as block grants, tax credits, historic preservation, small business assistance, and programs such as Community Legacy and Main Street Maryland.

Garrett County

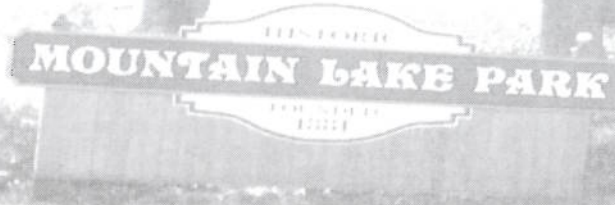
Garrett County provides county-wide planning that encompasses Garrett County's municipalities as well as unincorporated areas of the County. The County has a Department of Planning. While Garrett County has not adopted countywide zoning, they do administer local zoning ordinances for Accident, Friendsville, Grantsville, and Loch Lynn Heights. The County provides other community facilities and services that municipalities rely on, such as drinking water, wastewater treatment, libraries, schools, emergency services, etc. These are discussed further in Section 2.7, "Community Facilities".

Appalachian Regional Commission

The Appalachian Regional Commission (ARC) provides planning support and information with a regional perspective. The ARC oversees the 200,000 square mile area that runs along the Appalachian Mountains, encompassing 13 states.

The Study Area

Garrett County is located in western Maryland, in the Appalachian Plateau. Most of Garrett County is within the Youghiogheny River Watershed. Garrett County is abundant with natural resources including the Youghiogheny River corridor, state forests, and scenic views of the Appalachian Mountains. These natural resources provide recreational opportunities. The area is also rich in mineral resources.



2.0 EXISTING CONDITIONS

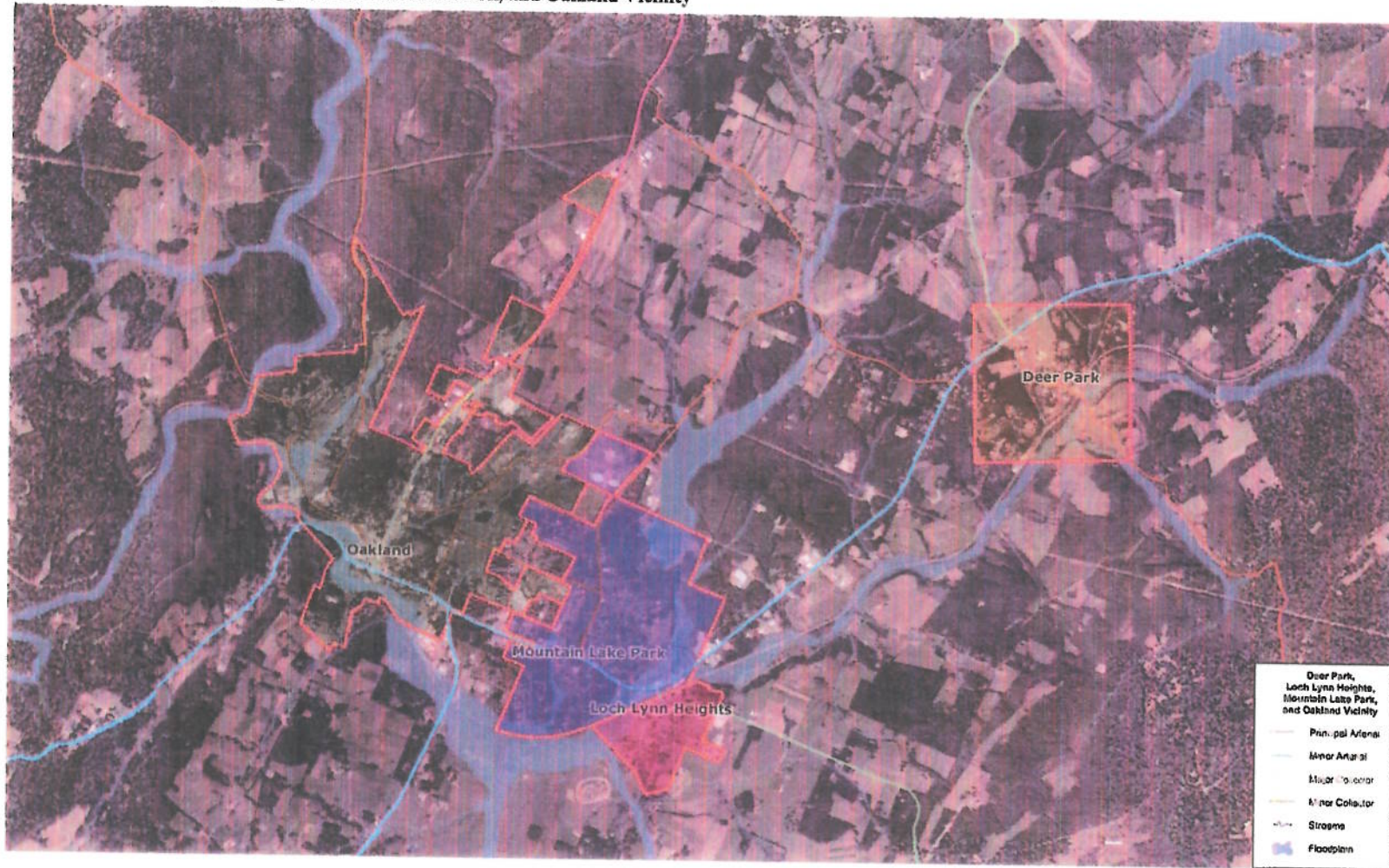
The following section provides information on existing conditions in the Town of Mountain Lake Park. The features that are described include:

- 2.1 Recent and Ongoing Plans and Projects
- 2.2 Demographics and Economics
- 2.3 Sensitive Areas
- 2.4 Land Use and Zoning
- 2.5 Transportation and Circulation
- 2.6 Historic and Cultural Resources
- 2.7 Community Facilities

The following exhibit shows the general area around the Town, the main transportation routes, and streams along with their associated floodplains. The exhibits provide context for the description of existing conditions in the remainder of this volume.



Exhibit 2.5: Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland Vicinity



2.1 RECENT AND ONGOING PLANS AND PROJECTS

Table 2.1a shows ongoing private development projects in the planning or construction phase.

Table 2.1a: Private Development Projects

	Project	Status	Dwelling Units
Mountain Lake Park	Bishop Subdivision	Approved	11

Table 2.1b shows ongoing public infrastructure projects that are in the planning or construction phase.

Table 2.1b: Public Infrastructure Projects

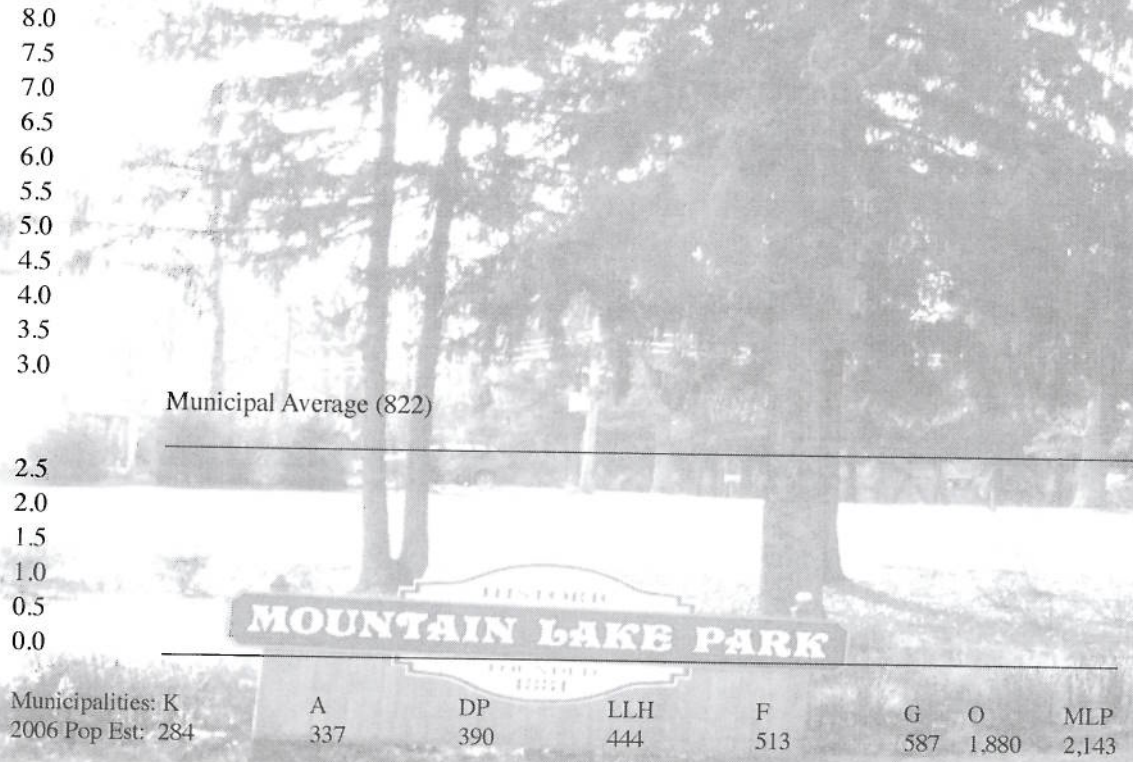
	Project	Status	Begun	Expected Completion
Mountain Lake Park	Replace Old Sewer Lines	Ongoing		
	Walking Trails	Ongoing		
	Maintenance Building Expansion	Ongoing		
	Road Improvements	Ongoing		



2.2 DEMOGRAPHICS AND ECONOMICS Population

Exhibit 2.6 compares the 2006 estimated population of each town to its fellow towns and to the County population, estimated at 29,869 persons. Mountain Lake Park has the highest population and comprises 7.2 percent of the County. Combined, the municipal population comprises 22 percent of the total County's population. Historic changes in population are shown in Table 2.2.

Exhibit 2.6: Population (2006)



Municipalities: K
2006 Pop Est: 284

Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Table 2.2: Population Growth

	Total	1980 % of County	Total	2000 % of County	1980-2000	
					Total Change	% Change
Accident	246	0.9	353	1.2	107	43.5
Deer Park	486	1.8	405	1.4	-81	-16.7
Friendsville	511	1.9	539	1.8	28	5.5
Grantsville	498	1.9	619	2.1	121	24.3
Kitzmilller	387	1.5	302	1.0	-85	-22.0
Loch Lynn Heights	503	1.9	469	1.6	-34	-6.8
Mountain Lake Park	1,597	6.0	2,248	7.5	651	40.8
Oakland	1,994	7.5	1,930	6.5	-64	-3.2

Source: U.S. Census Bureau and Jakubjak & Associates, Inc.



Age

The median age in Garrett County compared to the towns of Garrett County is shown in Table 2.3. Most of the towns in Garrett County have a population close to this median age. However, Oakland has a much older population—5.1 years higher than the County’s median age. Nearly 25 percent of Oakland’s population is over the age of 65, while only about 18 percent are under 18 years of age.

Table 2.3: Population by Age Group (2000)

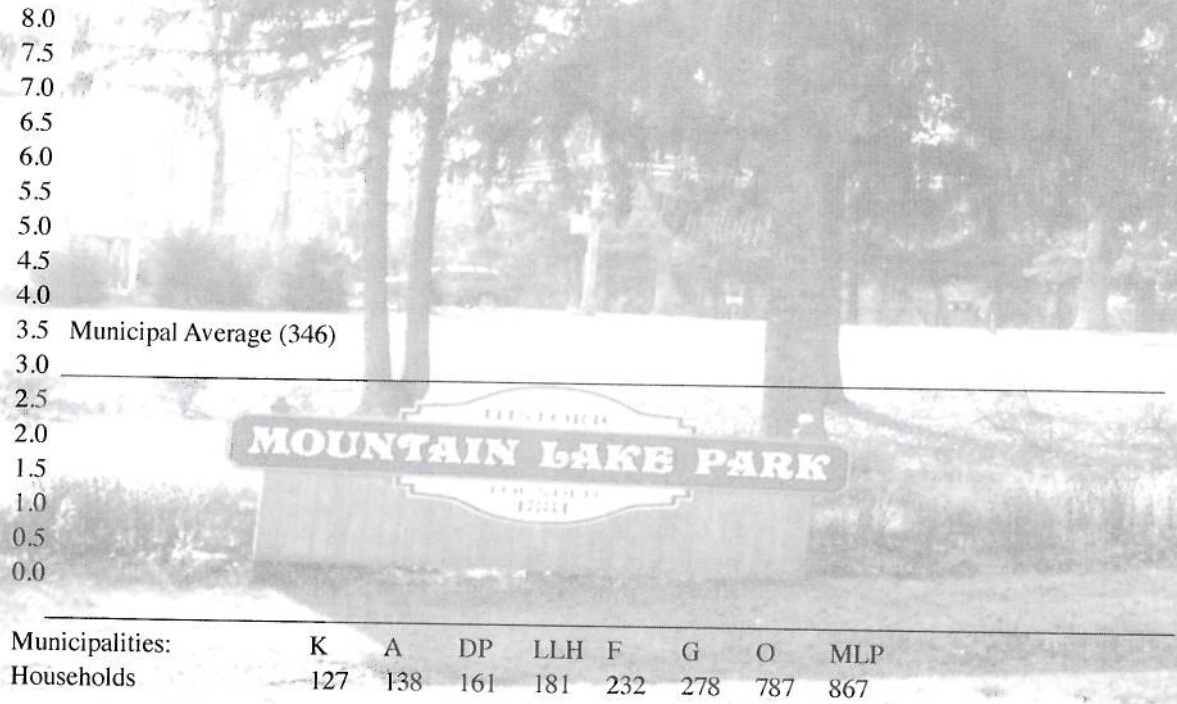
	Median Age	Years of Age	
		% Under 18	% 65 and Over
Garrett County	38.3	25.1	14.9
All Municipalities	-	24.5	19.6
Accident	38.5	29.2	22.9
Deer Park	35.2	26.2	13.3
Friendsville	39.7	25.4	16.7
Grantsville	36.9	24.4	14.4
Kitzmilller	39.2	25.2	20.2
Loch Lynn Heights	36.3	28.6	14.3
Mountain Lake Park	38.9	27.4	19.0
Oakland	43.4	18.5	24.9

Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Households

A household is an occupied housing unit (a single-family home, apartment, etc.). According to the 2000 Census, the total number of households in Garrett County was 11,476. The eight municipalities in Garrett County combined are home to 24 percent the County's total households. As shown in Exhibit 2.2, Mountain Lake Park had the highest number of households followed by Oakland. Mountain Lake Park is a predominately residential town adjacent to Oakland. Accident, Deer Park, Kitzmiller, and Loch Lynn Heights each have less than 200 households. These towns are similar in geographic size, are more rural in nature, and contain a mix of uses in addition to residential.

Exhibit 2.7: Households (2000)



Source: U.S. Census Bureau and Jakubiak & Associates, Inc

Exhibit 2.8 shows the share of the total households in each town and in the County. At 75 percent, Loch Lynn Heights has a higher percentage of family households than any other municipality. A family household is composed of persons related to the householder by birth, marriage, or adoption. Non-family households are households with single-persons or un-related occupants.

Exhibit 2.8: Percentage of Total Households that are Family Households

Garrett County	73%
Accident	70%
Deer Park	70%
Friendsville	58%
Grantsville	64%
Kitzmilller	72%
Loch Lynn Heights	75%
Mountain Lake Park	67%
Oakland	57%

Exhibit 2.9: Percentage of Total Households that have Children Present

Garrett County	35%
Accident	38%
Deer Park	34%
Friendsville	31%
Grantsville	32%
Kitzmilller	39%
Loch Lynn Heights	40%
Mountain Lake Park	39%
Oakland	27%

Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Housing

Housing units differ from households in that housing units represent the number of housing structures that exist, regardless of whether they are vacant or occupied. The number of households represents only those housing units that are occupied. Table 2.4 describes the occupancy status of housing units in Garrett County and its eight municipalities.

Table 2.4 Housing Occupancy (2000)

	Total Housing Units	Occupied Housing Unites	Owner-occupied	Renter-occupied
Garrett County	16,761	11,476	8,945	2,531
Municipalities	3,130	2,771	1,659	1,112
Accident (% of Total Occupied Housing Units)	162	138	90 65.2	48 34.8
Deer Park (% of Total Occupied Housing Units)	181	161	114 70.8	47 29.2
Friendsville (% of Total Occupied Housing Units)	266	232	132 56.9	100 43.1
Grantsville (% of Total Occupied Housing Units)	298	278	138 49.6	140 50.4
Kitzmiller (% of Total Occupied Housing Units)	155	127	93 73.2	34 26.8
Loch Lynn Heights (% of Total Occupied Housing Units)	202	181	131 7.4	50 27.6
Mountain Lake Park (% of Total Occupied Housing Units)	948	867	533 61.5	334 38.5
Oakland (% of Total Occupied Housing Units)	918	787	428 54.4	359 45.6

Source: U.S. Census Bureau & Jakubiak & Associates, Inc.

Income and Employment

Employment in Garrett County grew during the seven-year period between 1998 and 2005. Table 2.5 shows the number of employees by the zip code corresponding to each town in 1998, 2000, and 2005 as well as the percent change in growth over that period of time. The most significant growth (38 percent) occurred in the area encompassing the Town of Accident. The Friendsville and Grantsville areas both experienced employment decreases. As shown in Table 2.6, according to the 2000 Census, Garrett County had an average household income of \$32,238. Each of the municipalities had a lower household income than the County.

Table 2.5: Number of Employees

	1998	2000	2005	% Change	
Garret County	8,323	9,133	10,405	25%	
*All Municipalities	1,448	1,572	1,789	24%	
Accident	405	441	559	38%	
Friendsville	236	279	204	-14%	
Grantsville	1,613	1,631	1,512	-6%	
Kitzmiller	20-99	20-99	24	-	
Deer Park	**				
Loch Lynn Heights	**				
Mountain Lake Park	**	4,925	5,449	6,645	35%
Oakland	**				

Source: U.S. Census Bureau County Business Patterns and Jakubiak & Associates *This average includes Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland as one entity. ** The Towns of Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland are all located within the same zip code area. As employment data is available at the zip code level, individual employment information cannot be broken down by Town.

Table 2.6: Median Household Income

Area	Annual Income
Maryland	\$52,868
Garrett County	\$32,238
All Municipalities	\$26,553
Accident	\$22,500
Deer Park	\$26,339
Friendsville	\$24,286
Grantsville	\$27,778
Kitzmilller	\$25,000
Loch Lynn Heights	\$31,875
Mountain Lake Park	\$27,917
Oakland	\$26,728

Source: U.S. Census Bureau and Jakubiak & Associates



Table 2.7 shows where the workforce in Garrett County and in Accident, Deer Park, Friendsville, Grantsville, Kitzmiller, Loch Lynn Heights, Mountain Lake Park, and Oakland were employed in 2000. Most of the municipalities have a similar percentage of residents employed in their hometowns. Oakland has a relatively high percentage of residents remaining in Town for their jobs, 46 percent. This is likely related to the concentration of public sector and retail jobs in Oakland. Overall, with the exception of Grantsville, large percentages of the workforces in the towns commute to jobs located within Garrett County. Grantsville is geographically close to Allegany County and the City of Cumberland. Most of the municipalities in Garrett County have similar percentages, between 82 percent and 96 percent, of residents who work in Maryland.

Table 2.7: Place of Work (2000)

	Total Workers	Worked in Maryland %	Worked in Garrett County (%)	Worked in Place of Residence (%)
Garrett County	12,943	88.5	72.8	-
All Municipalities	2,708	91.7	82.8	26.0
Accident	137	87.6	73.7	25.5
Deer Park	151	93.4	88.1	19.9
Friendsville	223	82.1	77.1	26.0
Grantsville	316	88.0	54.4	24.1
Kitzmiller	102	82.4	75.5	13.7
Loch Lynn Heights	209	94.7	88.0	18.2
Mountain Lake Park	839	92.6	89.5	13.7
Oakland	731	95.9	89.2	46.1

Source: U.S. Census Bureau and Jakubiak & Associates



2.3 SENSITIVE AREAS

This section begins with a primer of sorts on the main sensitive areas found in the eight towns of Garrett County—water and water-related resources, geology, soils, steep slopes, and forests. Following this discussion, the sensitive natural areas found in each town is discussed and mapped for reference. This inventory of natural features was a major factor in the design of each town plan presented in the individual Volume 2 reports.

Certain areas are considered “sensitive” because they are susceptible to permanent damage if developed or impacted by development and/or misuse. An individual element (a wetland, for example) or a larger ecological system (a wetland in a wooded stream and floodplain buffer) may have difficulty recovering from serious disturbances. If disturbed or destroyed, the value derived from the resource, (water quality, flood mitigation, wildlife habitat, etc.) is impaired, if not lost.

Water Resources

Surface Water and Streams

Natural vegetation (particularly forests) along streams, lakes, and ponds provide environmental and water quality benefits by reducing surface run-off, preventing erosion and sediment movement, moderating temperature, providing organic material in streams, and promoting diversity of aquatic life. For a stream/riparian buffer to be effective, it must be a certain width on either side of the stream. Table 2.8 indicates the recommended buffer size to provide various benefits.

Table 2.8: Stream Buffer Size by Function

Function	Buffer
Habitat for wildlife	300 - 1,600 feet
Flood Mitigation	70 - 200 feet
Sediment Control and Stream Stability	50 - 100 feet
Nitrogen/Phosphorous Removal	50 - 100 feet
Pesticide Reduction	45 feet
Bank Stabilization/Food Production	25 feet

Source: USDA Forest Service-Northeastern Area State and Private Forestry

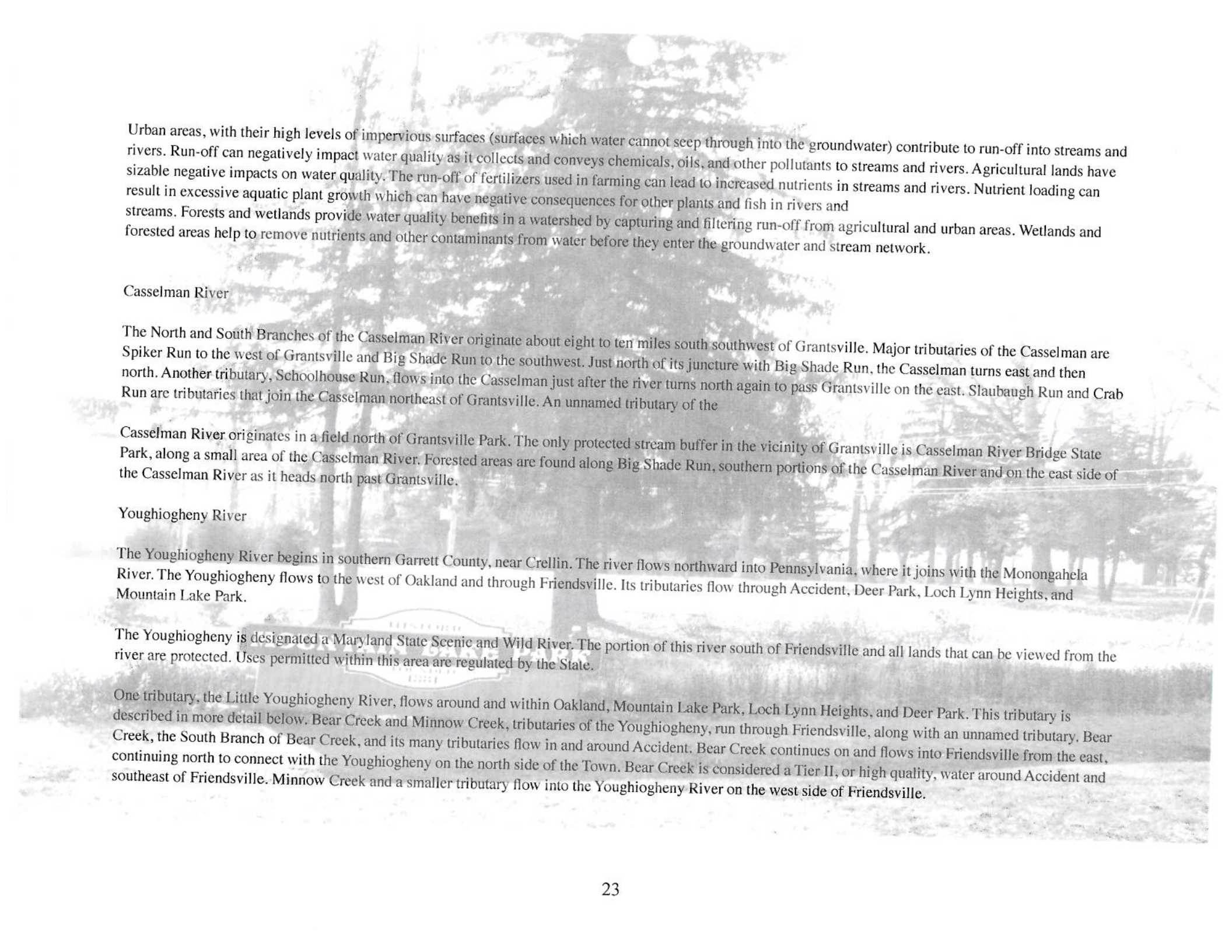
The first 75 to 100 feet of forested riparian buffer from the water's edge is critical to preserve and/or restore as it provides the largest range of ecological services that include stream bank protection, water quality treatment, thermal protection (shade), and habitat. Buffers that extend beyond this inner zone, for example 200-300 feet and wider or 100 feet beyond the 100-year floodplain are also important. These outer zones serve as conservation corridors for the movement and use of a wider range of animals and plants and protect biological diversity and ecosystem functions to a greater degree. Even if not forested, wider shrub or meadow habitat provides increased water quality and habitat functions when extended beyond the first 75-100 feet of riparian forested buffer.

Unlike other parts of Maryland, in which precipitation drains into the Chesapeake Bay and the Atlantic Ocean, precipitation over most of Garrett County (including Accident, Deer Park, Friendsville, Grantsville, Loch Lynn Heights, Mountain Lake Park, and Oakland) flows to the Youghiogheny River. The Youghiogheny River Basin Watershed contains the Casselman River, the Little Youghiogheny River, the Youghiogheny River, and the Deep Creek Lake watersheds. Kitzmiller is the only incorporated Town in Garrett County located in the Upper Potomac River Watershed. Precipitation over Kitzmiller drains to the Potomac River and the Chesapeake Bay. Table 2.9 provides information on the size and character of each of these watersheds.

Table 2.9: Watershed Characteristics

Watershed	Town(s)	Total Acres (non-water)	Urban	Agriculture	Forest	Wetland	Barren	Impervious Surface	Unfor- ested Stream Buffer
Casselman River	Grantsville	58,322	3.8%	27.2%	68%	1.0%	0.0%	2.2%	28.0%
Little Youghiogheny River	Deer Park, Loch Lynn, MLP, Oakland	12,936	7.1%	38.5%	53.9%	0.2%	0.2%	2.6%	64.0%
Potomac River Upper North Branch	Kitzmiller	67,036	8.9%	16.2%	74.5%	0.0%	0.4%	6.2%	20.0%
Youghiogheny River	Accident	153,459	4.4%	30.7%	64.4%	0.4%	0.0%	1.9%	33.0%

Source: Maryland Department of Natural Resources Watershed Profiles



Urban areas, with their high levels of impervious surfaces (surfaces which water cannot seep through into the groundwater) contribute to run-off into streams and rivers. Run-off can negatively impact water quality as it collects and conveys chemicals, oils, and other pollutants to streams and rivers. Agricultural lands have sizable negative impacts on water quality. The run-off of fertilizers used in farming can lead to increased nutrients in streams and rivers. Nutrient loading can result in excessive aquatic plant growth which can have negative consequences for other plants and fish in rivers and streams. Forests and wetlands provide water quality benefits in a watershed by capturing and filtering run-off from agricultural and urban areas. Wetlands and forested areas help to remove nutrients and other contaminants from water before they enter the groundwater and stream network.

Casselman River

The North and South Branches of the Casselman River originate about eight to ten miles south southwest of Grantsville. Major tributaries of the Casselman are Spiker Run to the west of Grantsville and Big Shade Run to the southwest. Just north of its juncture with Big Shade Run, the Casselman turns east and then north. Another tributary, Schoolhouse Run, flows into the Casselman just after the river turns north again to pass Grantsville on the east. Slaubaugh Run and Crab Run are tributaries that join the Casselman northeast of Grantsville. An unnamed tributary of the

Casselma River originates in a field north of Grantsville Park. The only protected stream buffer in the vicinity of Grantsville is Casselman River Bridge State Park, along a small area of the Casselman River. Forested areas are found along Big Shade Run, southern portions of the Casselman River and on the east side of the Casselman River as it heads north past Grantsville.

Youghiogheny River

The Youghiogheny River begins in southern Garrett County, near Crellin. The river flows northward into Pennsylvania, where it joins with the Monongahela River. The Youghiogheny flows to the west of Oakland and through Friendsville. Its tributaries flow through Accident, Deer Park, Loch Lynn Heights, and Mountain Lake Park.

The Youghiogheny is designated a Maryland State Scenic and Wild River. The portion of this river south of Friendsville and all lands that can be viewed from the river are protected. Uses permitted within this area are regulated by the State.

One tributary, the Little Youghiogheny River, flows around and within Oakland, Mountain Lake Park, Loch Lynn Heights, and Deer Park. This tributary is described in more detail below. Bear Creek and Minnow Creek, tributaries of the Youghiogheny, run through Friendsville, along with an unnamed tributary. Bear Creek, the South Branch of Bear Creek, and its many tributaries flow in and around Accident. Bear Creek continues on and flows into Friendsville from the east, continuing north to connect with the Youghiogheny on the north side of the Town. Bear Creek is considered a Tier II, or high quality, water around Accident and southeast of Friendsville. Minnow Creek and a smaller tributary flow into the Youghiogheny River on the west side of Friendsville.

Little Youghiogheny River

The Little Youghiogheny River is a tributary of the Youghiogheny that follows the B&O Railroad from the east side to the center of Deer Park, and heads south along the southeast boundary of Mountain Lake Park and northwest boundary of Loch Lynn Heights. The River then runs along the southern and western boundaries of Oakland before meeting up with the Youghiogheny.

Block Run originates from Backbone Mountain and flows through Deer Park along with two other tributaries of the Little Youghiogheny River. Several of the river's tributaries including Cherry Glade Run, Wilson Run, and Bradley Run flow in and around Oakland. Cherry Glade Run and Wilson Run are buried while they run under Oakland's business district. One unnamed tributary flows through Mountain Lake Park.

The Little Youghiogheny is stocked with trout by the Maryland Department of Natural Resources (DNR) and is a State designated "native trout stream". A native trout stream is a designation Use III water, which requires that a certain characteristics of the water be maintained and protected: temperature, chemical balance, and turbidity. This designation is accompanied by strict regulations on the water quality of this stream.

Historically, sewage has been a major source of pollution in the Little Youghiogheny River, partly due to the somewhat impermeable and/or shallow soils that are present throughout Garrett County. Sewage treatment facilities were constructed in the Oakland, Mountain Lake Park, and Loch Lynn Heights areas over the past 40 years and have resulted in improved water quality in the Little Youghiogheny River.

Potomac River

The upper branch of the Potomac River forms the southern boundary of Garrett County and Kitzmiller. This river flows along Maryland's border with both West Virginia and Virginia and eventually flows into the Chesapeake Bay. The headwaters of the Potomac River are in Kempton, in the southwest corner of Garrett County. The Potomac River separates Kitzmiller from Blaine, West Virginia and forms a natural southern boundary to the Town. The Town has established a river walk along a levee that serves to protect the Town in times of flooding.



MOUNTAIN LAKE PARK
EST. 1924
1924

Stream Water Quality – Total Maximum Daily Loads (TMDLs)

Under the Clean Water Act, states are required to identify and list waters that are too polluted or otherwise degraded to meet water quality standards. These waters are considered “impaired”. Waters that are listed as impaired must then have a Total Maximum Daily Load evaluation, or TMDL, developed for them. A TMDL is a calculation of the maximum amount of a pollutant that a water body can receive and still safely meet water quality standards. TMDLs consider the amount of nutrients that enter a stream from both point and non-point sources. Table 2.10 shows which watersheds in and around the towns of Garrett County are impaired and what impairment is present. The table also indicates if a TMDL has been completed.

Table 2.10: Watershed Impairments and TMDLs

	Bacteria	Biological	Metal	Nutrient	Sediment	Toxic
Casselman River	Not Impaired	Impaired	Impaired (TMDL)	Not Impaired	Not Impaired	Not Impaired
Potomac River Upper North Branch	Not Impaired	Impaired	Impaired	Not Impaired (TMDL)	Not Impaired	Not Impaired
Little Youghio- gheny River	Not Impaired	Impaired	Not Impaired	Impaired (TMDL)	Impaired (TMDL)	Not Impaired
Youghio- gheny River	Impaired	Impaired	Impaired (TMDL)	Not Impaired	Impaired (TMDL)	Not Impaired

Source: Maryland Department of the Environment (MDE) Water Quality Maps

100-year Floodplains

Floodplains are low, flat areas adjacent to streams and rivers that fill with water during and after periods of high precipitation. Due to the high probability for floodplains to inundate with water, development in floodplains is a mistake. Not only do floodplains absorb and slow stormwater, they also often include stream buffers and wetlands. When floodplains are filled with development and encroached upon and/or when upland areas are developed and generate greater volumes and rates of stormwater runoff, floodwater surfaces will typically rise and spread out, impacting a larger area.

The 100-year floodplain limits, shown on Exhibits 2.1 through 2.5, at the beginning of Section 2.0, were delineated by the Federal Emergency Management Agency (FEMA) as areas that have a one percent annual chance of being flooded. The limit of floodplain inundation is generally determined by the size of the watershed, local geology, and pattern of surrounding land uses. Limiting development in floodplains and restoring the natural environment helps to reduce the impacts of flooding on businesses and residents. Garrett County has adopted, with slight modifications, the State's model ordinance for floodplain protection. The presence of floodplains was a major factor in the design of each land use plan presented in the individual Volume 2 reports. Within the towns of Garrett County, 100-year floodplains are found along:

Casselman River

Spiker Run

Big Shade Run

Little Shade Run

Youghiogheny River Little Youghiogheny River Block Run

Bear Creek and its southern branch

Minnow Creek

Bradley Run

Wilson Run

Unnamed tributaries of the Little Youghiogheny River through Mountain Lake Park and the eastern part of Oakland

Wetlands

Wetlands play a pivotal role in regulating the interchange of water within watersheds. By definition, they are characterized by water saturation at or above the soil surface for a certain amount of time during the year. Precipitation and surface water are stored and released slowly into water resources and the atmosphere. Acting as a sink for nutrients, wetlands provide organic compounds, nutrients, and other components necessary for plant and aquatic life.

Wetlands in the towns of Garrett County occur mainly along rivers and streams. Loch Lynn Heights, Mountain Lake Park, and Oakland have the largest concentration of wetlands in or around their borders. The wetlands in these areas and in Deer Park are associated with the Little Youghiogheny River and its tributaries. Both Friendsville and Accident have very few wetlands in Town. Accident has a number of wetlands to the east of Town. There are no wetlands in Kitzmiller.

Groundwater

Seven aquifers are found in and around the towns of Garrett County these aquifers are listed in Table 2.10. More information regarding water resources such as wells and springs in individual towns can be found at the end of this section on the individual pages pertaining to each town.

Table 2.11: Aquifers

		Yields(gpm)		Depth	Location
		Average	High		
Pennsylvanian	Allegheny	14	40	46-90 feet	Friendsville, Grantsville, Kitzmiller, Loch Lynn
	Pottsville	38	200	46-90 feet	Friendsville, Grantsville, Kitzmiller, Loch Lynn
	Conemaugh	15	75	43-250 feet	Friendsville, Grantsville, Kitzmiller
Mississippian	Mach Chunk	14	20	50-200 feet	Accident, Deer Park Friendsville, Loch Lynn, Oakland
	Pocono Group	13	130	85 feet	Accident, Deer Park, Friendsville, Loch Lynn, Oakland
Denovian	Hampshire Jennings	14	57	94 feet	Accident, Deer Park, Friendsville, Loch Lynn , Oakland,

Source: Maryland Geological Survey and Garrett County Water and Sewer Master Plan

Geology - Mineral Resources

Development and environmental constraints limit the extraction of mineral resources from lands in and around the towns of Garrett County.

Subsurface natural gas fields and natural gas wells are present in Accident, Grantsville, Loch Lynn Heights, and Mountain Lake Park. Coal deposits can be found in and around all of the towns. The Accident area contains a natural gas field which is used to temporarily store natural gas from other regions. There are no active coal or natural gas mines in or around the towns. However, mining is present near the Towns of Deer Park, Grantsville, and Kitzmiller. Sandstone is the only mineral resource currently being mined in the Grantsville area. Clay and peat moss are also available resources in and around Grantsville.

The County participates with Maryland's Abandoned Mine Land Reclamation program to reclaim abandoned mines, restore the functions of the natural environment, and help repair the negative environmental impacts past mining has had on the region's water quality.

Soils

Most of the municipalities and their surrounding areas contain gently to steeply sloping, mostly non-stony, well-drained soils that were formed over red to gray acid shale and sandstone rocks. These types of soils are ideal for crop farming. While these soils are good for agricultural and building site uses, they have low permeability, which presents challenges for both stormwater and wastewater management.³

Mountains and Steep Slopes

The Appalachian Mountain Range runs through Garrett County. Land throughout the County is mountainous. Scenic views of the surrounding mountains are found in all eight Towns. These mountainous areas and the streambeds that travel through the towns often include steep slopes (slopes that have a vertical incline greater than 25 to 30 percent). Slopes of this degree have sufficient steepness to cause erosion or increased downstream flooding when disturbed for land development or agriculture.

Forested Areas

The extensive forested areas in and around the towns enhance water quality and provide habitat for plants and animals, contributing to the conservation of the region's biodiversity. Other benefits of preserving and expanding woodlands include stabilization of steep slopes, slowing of stormwater run-off, and cleaning of the air during photosynthesis. Major stands of forests, on a large-scale, act as natural buffers to harsh weather conditions and help to moderate temperatures.

Garrett County has an abundant supply of forested areas. Kitzmiller is surrounded by forested areas both in Garrett County and in West Virginia. There are also wooded areas throughout the Town. Deer Park and Friendsville contain and are surrounded by forested areas. Forested areas are found to the west, south, and east of Grantsville. Loch Lynn Heights and Mountain Lake Park have forested areas to the northeast. There is a large forested area to the west of Loch Lynn Heights. Smaller forest stands are found between Mountain Lake Park and Oakland. Oakland has large forested areas to the west of its borders.

The Forest Conservation Act of 1991 (Natural Resources Article Sections 5-1601-51613) was enacted to protect the forests of Maryland by making forest conditions and character an integral part of the development site planning process. It is regulated by the Maryland Department of Natural Resources, but implemented and administered by local governments. The Forest Conservation Act seeks to maximize the benefits of forest and slow the loss of forested land in Maryland while allowing development to take place. Existing forests contain native species, which may be rare or endangered. Expanding existing stands of forest (rather than creating new ones) helps protect these elements by reducing interaction between the older growth sections and the forest edges.

Sensitive Areas in the towns

The following pages provide information about the sensitive areas that are found in each of the eight Towns. This includes information regarding rivers, streams, wetlands, forested areas, mountains, steep slopes, and mineral resources where relevant. Mineral resources are discussed here because mineral resources are a part of the natural environment and because extraction of mineral resources can cause disturbance to sensitive areas in and around the extraction site.

Mountain Lake Park

The sensitive environmental areas in Mountain Lake Park can be seen on the Mountain Lake Park Sensitive Areas Map on the following page.

Water Resources

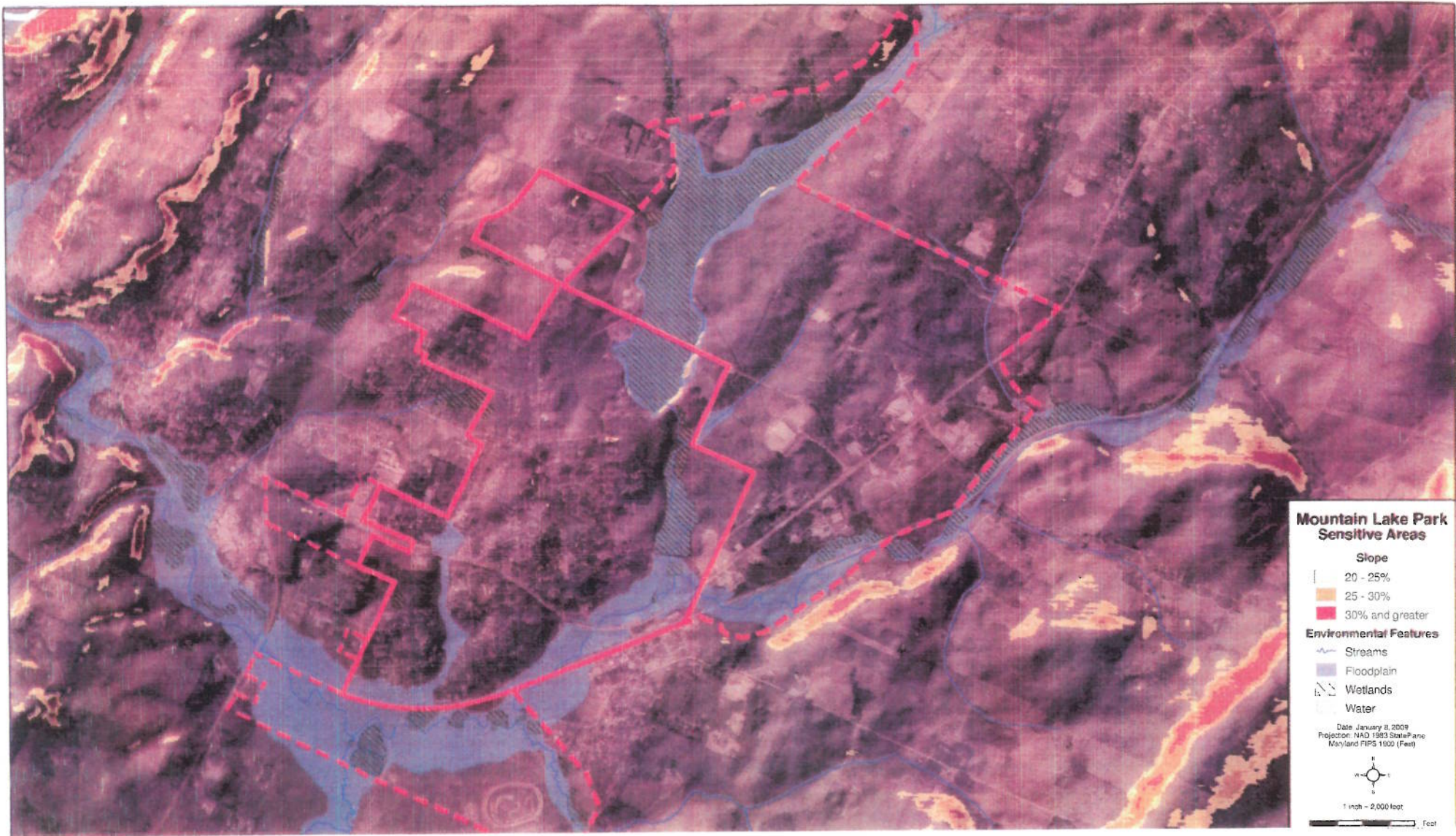
The Little Youghiogeny River runs around the south of Town and a tributary of this river feeds Bradford Lake, located in the northeast portion of Mountain Lake Park. Most portions of the River are buffered by forested areas, though one section the river runs along Route 135, where it is susceptible to runoff from the road. There are areas of floodplain associated with the Little Youghiogeny and Block Run. These are largely in the southern and eastern parts of Town. Associated wetlands can be found along Block Run and the Little Youghiogeny River.

Groundwater aquifers in Mountain Lake Park include the Hampshire and Jennings formations. Further details on the yields of these formations can be found in Table 2.11.

Mountain and Steep Slopes

Mountain Lake is located within a mountainous area; this higher elevation provides views of the Mountains to the south. The Town is located on a sloping mountain top. There are very few steeply sloped in Mountain Lake Park.





2.4 LAND USE AND ZONING

This section begins with a brief description of Land Use and Zoning. The land use categories are described generally on this first page. The following pages provide a description of the existing land use and zoning maps for each of the towns.

The land use categories, described here and illustrated on the individual land use maps, show the current pattern of land use in the eight towns. The land use map may differ from the zoning map. The land use map and categories are intended to indicate what the land is being used for. Zoning categories designate the permitted uses.

Land Use

The generalized land use mapping obtained from Garrett County is the main source of the land use information and mapping in this section. Throughout most of the towns, the County mapping was refined and detailed based on field reconnaissance. The land uses are classified into one of seven generalized categories:

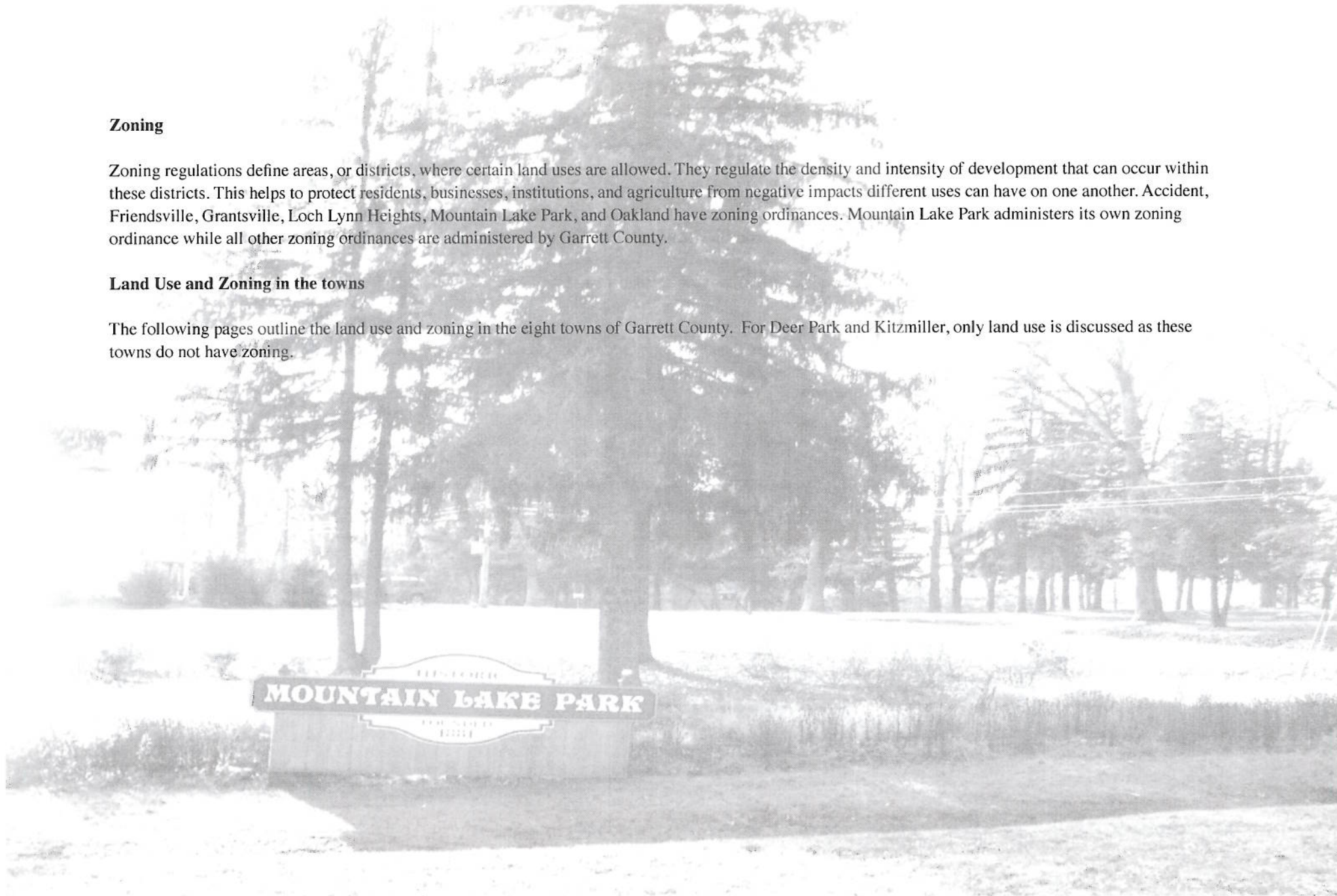
1. **Residential** Residential areas vary with respect to density (measured in housing units per acre). While the type of structure may include single-family detached homes, two-family homes, townhomes, multi-family homes, etc., the land use maps categorize residential areas by density: low, medium, and high.
2. **Commercial** The commercial designation is applied to all manner of commercial areas and uses including downtown districts, shopping centers, highway commercial corridors, and agricultural-related enterprises.
3. **Institutional** The institutional designation is applied to the major stand-alone civic, governmental, religious, and community sites.
4. **Industrial** The industrial designation covers industrial and business parks and other sites containing warehousing, manufacturing, and similar activities
5. **Woodlands** The woodlands designation is applied to both the major intact forests and the fragmented ends of woodlands within or adjacent to the towns.
6. **Agricultural** The agricultural designation is applied to lands that are actively farmed or areas where livestock is raised.

Zoning

Zoning regulations define areas, or districts, where certain land uses are allowed. They regulate the density and intensity of development that can occur within these districts. This helps to protect residents, businesses, institutions, and agriculture from negative impacts different uses can have on one another. Accident, Friendsville, Grantsville, Loch Lynn Heights, Mountain Lake Park, and Oakland have zoning ordinances. Mountain Lake Park administers its own zoning ordinance while all other zoning ordinances are administered by Garrett County.

Land Use and Zoning in the towns

The following pages outline the land use and zoning in the eight towns of Garrett County. For Deer Park and Kitzmiller, only land use is discussed as these towns do not have zoning.



MOUNTAIN LAKE PARK

Land Use: Mountain Lake Park

	Character	Acres
Low-Density Residential Residential	Includes detached single-family homes on large lots, found mainly at the outer edges of Mountain Lake Park	110.38
Medium-Density Residential	Includes the single family homes that make up much of Mountain Lake Park	318.70
High-Density Residential	Include uses such as apartments and senior housing.	26.69
Commercial	Include areas where businesses are located. There are limited commercial uses in Mountain Lake Park, largely found along Route 219.	54.65
Institutional	Include areas where public facilities are located. This includes uses such as Town owned parks, Town Hall, and area churches.	63.89
Woodlands	Woodlands are found surrounding Broadford Lake and other areas to the east of Town.	332.10
Agricultural	Agricultural uses from the western, southern, and eastern boundaries of the Town.	40.89

Zoning: Mountain Lake Park

		Permitted Uses	Minimum Lot Size (square feet)	
Town Residential	TR	Single-family dwelling, modular dwelling, group homes	Duplex (7,500/unit)	15,000
			Townhouse (4,000/unit)	12,000
			Apartment (4,000/unit)	20,000
			Other	12,000
Suburban Residential	SD	Single-family dwelling, modular dwelling, group homes	Duplex(12,000/unit)	24,000
			Townhouse(5,000/unit)	12,000
			Apartment(5,000/unit)	40,000
			Other	18,000
General Commercial	C	Single-family dwelling, modular dwelling, dwelling unit in combination with commercial use, lodging, group homes, private club, medical care facilities, recreation, public building, emergency services, medical offices, offices, retail store, service business, bank,restaurant, auto service, wholesale, contractor offices, utilities, transit	One dwelling/commercial	7,500
			Other	5,000
Preservation District		Single-family dwelling, group homes	Duplex(7,500/unit)	15,000
			Townhouse(4,000/unit)	12,000
			Apartment(4,000/unit)	20,000
			Other	12,000
Agricultural Resource Area	AR	Agricultural, single-family dwelling, modular dwelling, group homes		130,680
Rural Area	R	Agricultural, single-family dwelling, modular dwelling, two-family detached dwelling, townhouse, multi-family, dwelling unit in combination with commercial use, lodging, group homes, churches, schools, child care, libraries, community centers, recreation, private club, medical care facilities, public building, medical offices, offices retail store, service business, bank, restaurant, auto service, wholesale, contractor offices, industrial, utilities,transit		43,560
Special Water Resources	SW	No uses are permitted		43,560

Source: Town Of Mountain Lake Park Zoning Ordinance

2.5 TRANSPORTATION AND CIRCULATION

This section begins with a description of the road network that connects the eight towns. Also discussed are transit, rail, and air transportation in the County. Following this is a description of the local circulation in each of the Towns.

Streets and roads form a network of routes that aid the movement of goods and services. They providing access for vehicle movement from origin to destination and between adjoining properties. The functional classification of roads is determined by the Maryland State Highway Administration (SHA) based on daily traffic volume, characteristics, purpose, and location of a road. This classification provides a sense of how a road is used, they also provide a sense of the appropriate land use in an area. For example, commercial uses which depend on high visibility and traffic volumes would be best located along arterial roads.

Classification

Roads in and Around Garrett County Towns

Interstate Principal Arterials:

Interstate principal arterials are highways that move traffic between communities at high speeds.

Route 68

Principal Arterials:

Principal arterials connect large population and employment centers. Intersections along principal arterials are typically limited to intersections with public streets and should be spaced at least one half mile apart.

Route 219 (north of Mountain Lake Park)

Minor Arterials:

Minor arterials connect small population centers to the arterial system. Minor arterials are typically limited to intersections with public streets and should be spaced at least one half mile apart.

Route 39/135

Route 219 (south of Mountain Lake Park)

Route 42 (south of Friendsville)

Roads in and around Garrett County Towns

Collectors:

Collectors provide for vehicle movement within residential, commercial, industrial, or agricultural areas. Collectors allow greater access to adjoining properties and local streets than arterials.

Major Collectors:

Route 42 (north of Friendsville)
Route 40
Route 495
New Germany Road
Route 669

Sand Flat Road
Third Street
Gorman Road
Kitzmilller Road

Minor Collectors:

Friendsville Road
Beer Creek Road
Accident Bittinger Road
Oakland Sang Run Road
Herrington Manor Road
Memorial Drive/Bradford Road

North 8th Street
Kings Run Road
Dennett Road
Boiling String Road/Upperman Road
North Hill Road

Source: Maryland State Highway Administration and U.S. Department of Transportation

Regional Circulation

Regional traffic through Garrett County's towns moves east/west on Route 68, a highway that connects Grantsville and Friendsville. Route 219 connects Accident to Route 68 and moves traffic south to Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland. Routes 495 and 22 connect Kitzmilller to Route 68 via Swanton Road, Route 135, and Kitzmilller Road (Route 38). Regional access to Kitzmilller is from Route 219 to Sand Flat and Boiling Spring Roads.

Current flows of traffic are within the capacity of existing roads. However, traffic through downtown Oakland is high. A bypass is planned around downtown Oakland both to alleviate some of this traffic and to address projected increases in traffic along Route 219. The increase in traffic on Route 219 would be the result of a new highway, known as Corridor H, in West Virginia. Corridor H will connect Route 81 in Virginia, creating a second east/west access road for traffic to the Deep Creek Lake/McKeldin Area of Garrett County. This road is likely to increase traffic through Oakland significantly, with the potential to have minor impacts on traffic through Deer Park, Mountain Lake Park, and Loch Lynn Heights. There may be minor decreases in traffic along Route 219 through Accident as visitors to Deep Creek Lake have the option to come from the south as well as the north.

Regional Transit Access

Transit service in the County is provided by Garrett Transit Service, which is a service of Garrett County Community Action. On-demand transit service is available for all residents to and from any destination within Garrett County.

Freight Rail Service

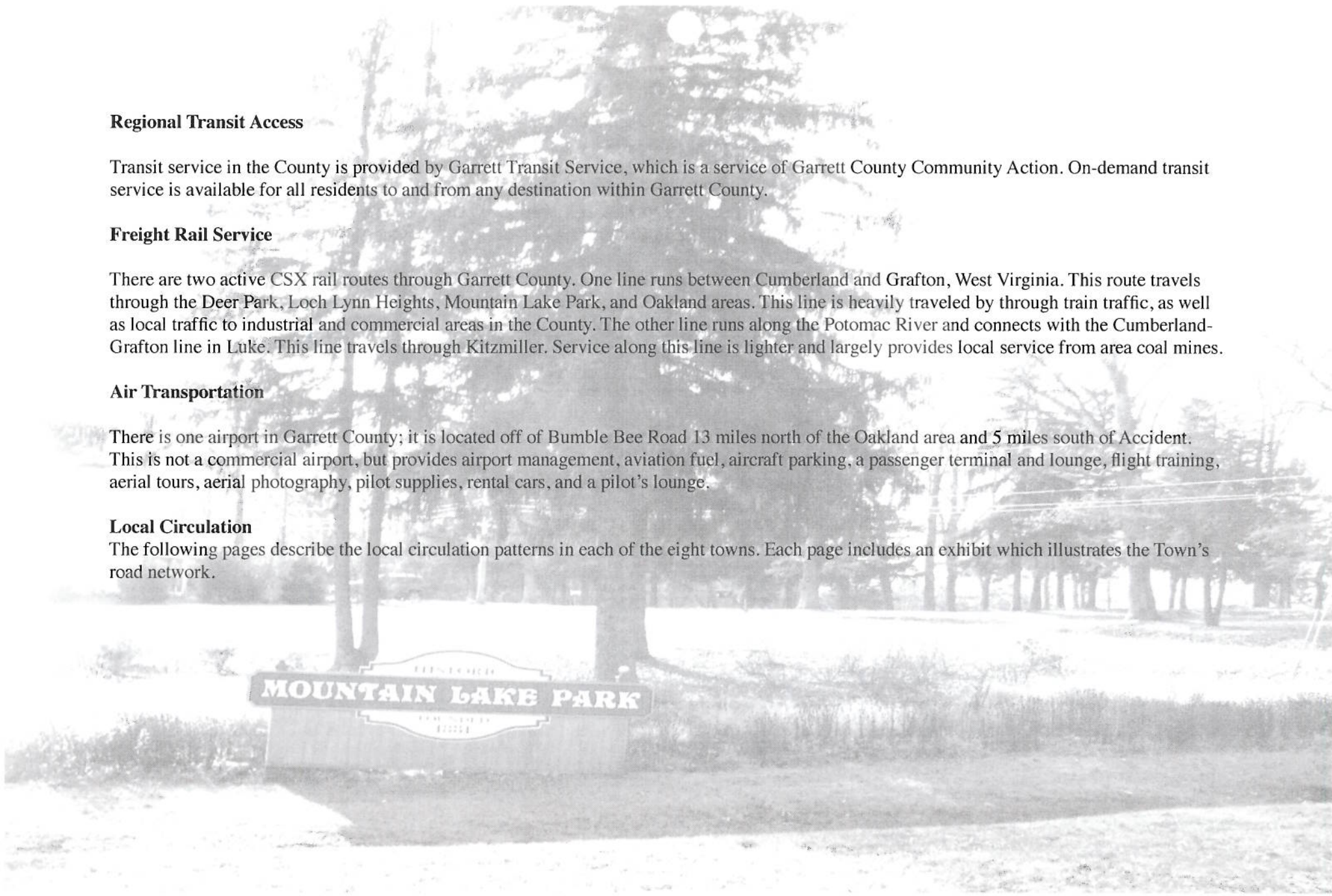
There are two active CSX rail routes through Garrett County. One line runs between Cumberland and Grafton, West Virginia. This route travels through the Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland areas. This line is heavily traveled by through train traffic, as well as local traffic to industrial and commercial areas in the County. The other line runs along the Potomac River and connects with the Cumberland-Grafton line in Luke. This line travels through Kitzmiller. Service along this line is lighter and largely provides local service from area coal mines.

Air Transportation

There is one airport in Garrett County; it is located off of Bumble Bee Road 13 miles north of the Oakland area and 5 miles south of Accident. This is not a commercial airport, but provides airport management, aviation fuel, aircraft parking, a passenger terminal and lounge, flight training, aerial tours, aerial photography, pilot supplies, rental cars, and a pilot's lounge.

Local Circulation

The following pages describe the local circulation patterns in each of the eight towns. Each page includes an exhibit which illustrates the Town's road network.



MOUNTAIN LAKE PARK

Exhibit 2.30 shows the road system in Mountain Lake Park. Mountain Lake Park is accessed via Route 135. Dennett Road connects Mountain Lake Park to neighboring Oakland.

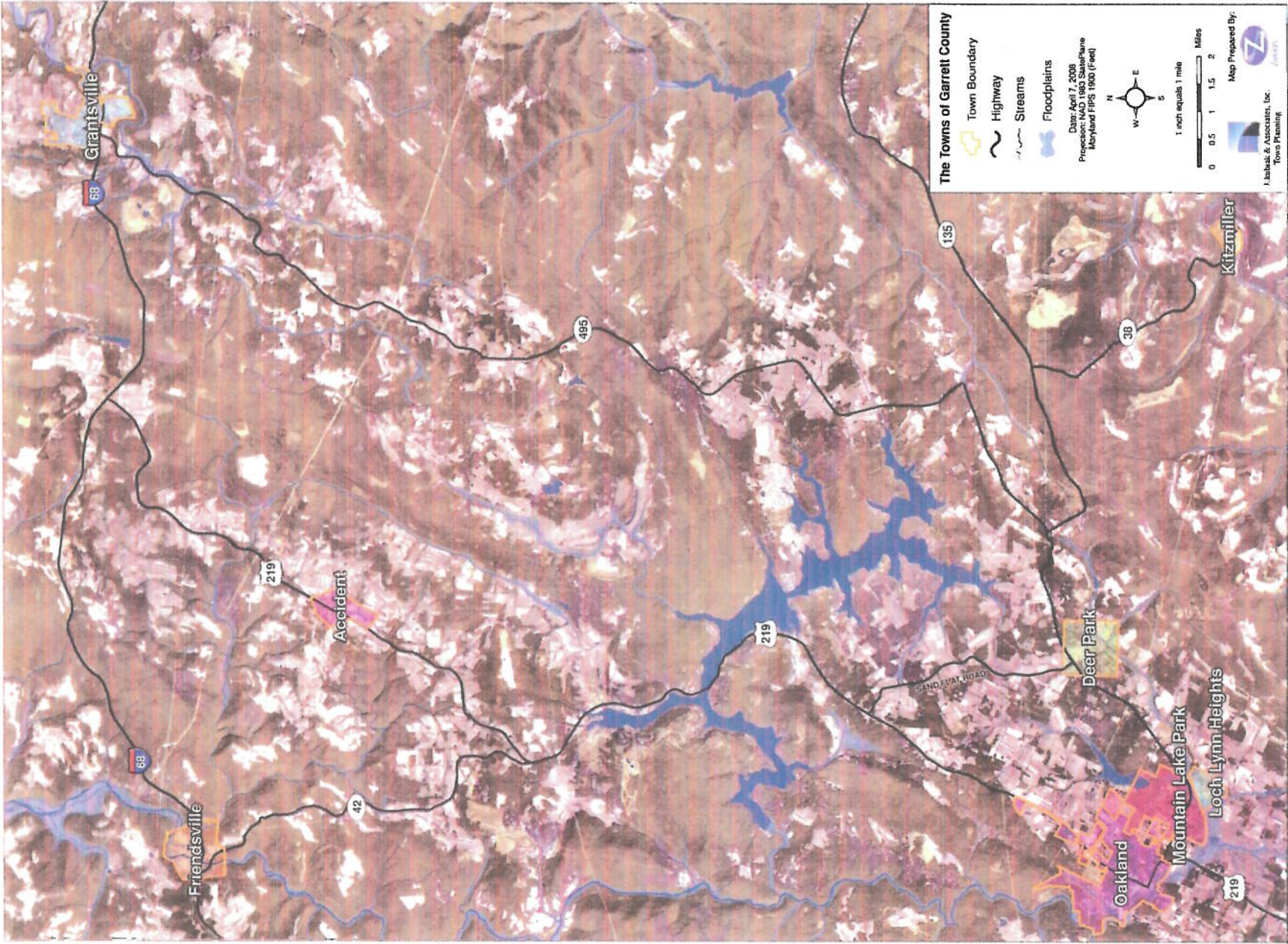
Local Circulation

Mountain Lake Park is located along the north and south sides of Route 135. The mainly residential town has a grid system of lettered north-south streets with connecting east-west streets.

Sidewalks and Trails

There are no sidewalks in residential areas of Town with the exception of newer developments such as Parkwood Village East. Mountain Lake Park has a paved walking trail in Broadford Lake Park.





Grantsville

68

Friendsville

69

219

Accident

42

495

219

SAND FLAT ROAD

Deer Park

Oakland

Mountain Lake Park

Loch Lynn Heights

Kitzmiller

The Towns of Garrett County

- Town Boundary
- Highway
- Streams
- Floodplains

Date: April 7, 2008
 Projection: NAD 1983 StatePlane
 Maryland FIPS 1900 (Feet)



1 inch equals 1 mile



Map Prepared By:
 Labadie & Associates, Inc.
 Town Planning

2.6 HISTORIC AND CULTURAL RESOURCES

This section describes the historic and cultural resources in the towns of Garrett County. The historic resources in and around the towns that are listed on the national register of historic places are listed in Table 2.12 below. The following pages describe the history and historic resources of each town in more detail.

Table 2.12: Historical Resources

Resource Name	Address	City	Listed
Drane, James, House	Accident-Bittinger Road	Accident	1/11/1985
Kaese Mill	N of Accident	Accident	9/13/1984
Glamorgan	MD 135	Deer Park	9/13/1984
Pennington Cottage	Deer Park Hotel Road	Deer Park	5/17/1976
Casselman's Bridge, National Road	E of Grantsville on U.S. 40	Grantsville	10/15/1966
Fuller-Baker Log House	0.5 mi. W of Grantsville on U.S 40	Grantsville	2/12/1971
Inns on the National Pike	Flintstone to Grantsville (also in Garrett County)	Grantsville	12/22/1976
Stanton's Mill	E of Grantsville on MD 40	Grantsville	1/17/1983
Tomlinson Inn and the Little Meadows	3 mi E of Grantsville on U.S. 40	Grantsville	9/20/1973
Creedmore	510 G Street	Mountain Lake Park	12/27/1984
Mountain Lake Park Historic District	Roughly bounded by Allegany Dr., Oakland Ave. D and N Streets	Mountain Lake Park	9/1/1983
Baltimore and Ohio Railroad Station, Oakland	Liberty Street	Oakland	2/5/1974
Garrett County Courthouse	3rd and Alder Street	Oakland	11/12/1975
Hoye Site	Address Restricted	Oakland	5/12/1975
Oakland Historic District	Roughly bounded by Oak, 8th, High, 3rd, Omaha, and Bartlet Sts.	Oakland	1/26/1984

Source: National Register for Historic Trust

MOUNTAIN LAKE PARK

Mountain Lake Park was organized in 1881 by the Mountain Lake Park Association, an organization of businessmen and Methodist ministers. The goal was to establish a resort area that would be strictly based on Christian principles; covenants prohibited gambling, card playing, dancing, and the use or sale of alcoholic beverages in the Town. The 800-acre tract purchased by the association bordered the Baltimore and Ohio Railroad to the north and was intended to be a summer resort. Many houses and hotels were constructed including the Mountain Lake Park Hotel. By 1947, many of the original buildings had fallen into disrepair. However, some of the original cottages have been carefully maintained and restored. The Town has preserved the historic ticket booth built in the 1900s and used in conjunction with the Bashford Amphitheater. The ticket booth is now a museum.

Creedmore

Built during 1903 and 1904, Creedmore was a summer residence. It had an extensive wrap-around porch for visitors to take advantage of the view. When the resort at Mountain Lake began to decline in the 1920s, many of the old summer houses were pulled down, but Creedmore remained.

Mountain Lake Park Historic District

The Mountain Lake Park Historic District is roughly bounded by Allegheny Drive, Oakland Avenue, and D and N Streets. The Historic District was listed in 1983, and includes historic homes, several of which are listed on that National Register of Historic Places.



2.7 COMMUNITY FACILITIES

This section begins with a discussion of the community facilities in the eight towns of Garrett County—water and sewer, schools, libraries, parks and recreation, government, police, Fire and emergency services, health and social services, and solid waste removal. Following this discussion, the community facilities that serve each town are discussed. The impact of growth and adequacy of these facilities is addressed in each town plan presented in the individual Volume 2 reports.

Water Resources

Public Water

Table 2.13 shows public water supply and demand for municipalities in Garrett County. Accident, Grantsville, and Oakland provide their own water supply. Deer Park, Friendsville, Kitzmiller, Loch Lynn Heights, and Mountain Lake Park receive water from the Garrett County Sanitary Sewer District. In Table 2.13 the number in bold font is the limiting factor on water supply. For example, although Grantsville's treatment capacity is 269,000 gpd, the Town is permitted to withdraw only 223,000 gallons per day (gpd) from its water sources.

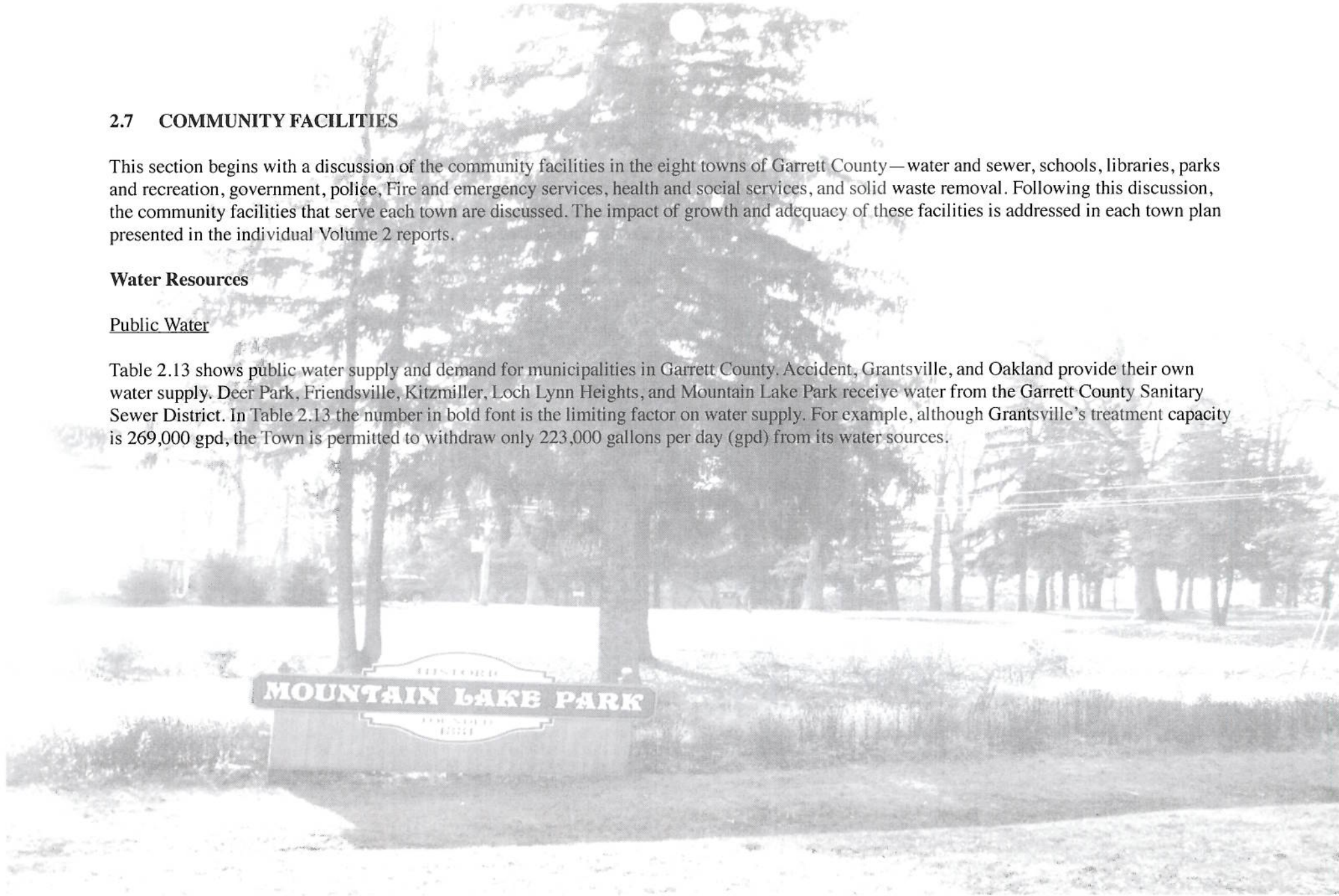
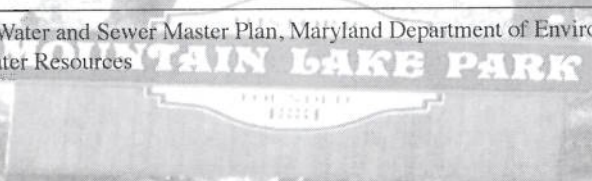


Table 2.13: Drinking Water Use and Capacity

	System operated by (gpd)	Aquifer (gpd)	Permitted Capacity (gpd)	Treatment Capacity (gpd)	Storage Capacity	Demand 2007
Accident	Town	Hampshire	70,000	108,000	270,000	60,000
Deer Park	County	Greenbrier	72,000	-	37,000	
Friendsville	County	Youghiogheny River	150,000	100,000	300,000	83,000
Grantsville	Town		223,000	269,000	500,000	95,000
Kitzmilller	County		63,000	86,000	140,000	20,000
Loch Lynn Heights & Mountain Lake Park	County	Pocono & Greenbrier	343,000	343,000	360,000	252,000
Oakland	Town					400,000
Youghiogheny River			420,000	500,000	680,000	
Broadford Lake			170,000	1,500,000	100,000	
TOTAL			590,000	2,000,000	1,455,000	400,000

Source: Garrett County Water and Sewer Master Plan, Maryland Department of Environment, and 2008 Garrett County Comprehensive Plan-Water Resources



Sewer

Table 2.14 shows the wastewater capacity and demand for the municipalities in Garrett County. Accident, Grantsville, and Oakland provide their own wastewater treatment. Deer Park, Friendsville, Kitzmiller, Loch Lynn Heights, and Mountain Lake Park receive wastewater services from the Garrett County Sanitary Sewer District. The table also provides information regarding the watershed and discharge point of these sewer facilities.

Table 2.14: Wastewater Discharge and Capacity

	Watershed	Drainage	Discharge	Plant operated by	Treatment	Treatment capacity (gpd)	2007 Daily Flow
Accident	Youghiogheny	Bear Creek	Bear Creek South Branch	Town	Activated Sludge	50,000	160,000
Friendsville	Youghiogheny	Youghiogheny River (Northern Section)	Youghiogheny	County	Activated Sludge	125,000	123,000
Grantsville	Casselman	Casselman	Casselman River	Town	Biologic Nutrient Removal	600,000	400,000
Kitzmiller	Upper Potomac	North Branch Potomac River	Potomac River	County	Activated Sludge	40,000	18,000
Oakland	Little Youghiogheny	Youghiogheny River Southern Portion	Youghiogheny River		Aerated Lagoons	900,000	490,000
Trout Run Deer Park Loch Lynn Heights Mountain Lake Park	Little Youghiogheny	Youghiogheny River Southern Portion	Little Youghiogheny River	County	Aerated Lagoons	900,000	701,000

Source: Garrett County Water and Sewer Master Plan, Maryland Department of Environment, and 2008 Garrett County Comprehensive Plan-Water Resources

Schools

The public schools in Garrett County are largely under capacity. Southern High School is an exception. It's current (2007) enrollment of 910 students exceeds its capacity of 819. It is not projected that the schools will need expansions or increases in capacity in the near future. The rate of new entrants to the school system is lower than the graduation rate. There is little impact expected on schools from future development. Table 2.15 shows the schools attended by residents of the towns and indicates the enrollment and capacity of each school.

Table 2.15: School Enrollment Capacity (October 2007)

School	Town(s)	Enrollment	Capacity	% Capacity
Elementary Accident (PK - 5)	Accident	239	314	76%
Broadford (KG - 5)	Deer Park, Mountain Lake Park	390	499	78%
Dennett Road (PK -5)	Mountain Lake Park, Oakland	287	438	66%
Friendsville (PK - 5)	Friendsville	148	226	65%
Grantsville (KG - 5)	Grantsville	230	274	84%
Kitzmiller (KG - 5)	Kitzmiller	55	181	30%
Yough Glades (PK - 5)	Loch Lynn Heights	264	340	78%
Swan Meadows (1 -8)		48	69	70%
Middle Northern Middle	Accident, Friendsville, Grantsville	392	570	69%
Southern Middle	Deer Park, Kitzmiller, Loch Lynn, MLP, Oakland	617	760	81%
High Northern High	Accident, Friendsville, Grantsville	607	701	87%
Southern High	Deer Park, Kitzmiller, Loch Lynn, MLP, Oakland	910	819	111%

Source: Garrett County Board of Education and Jakubiak & Associates, Inc.



Libraries

The Ruth Enlow Library of Garrett County has branches in Accident, Friendsville, Grantsville, Kitzmiller, and Oakland. The Oakland Branch also serves the towns of Deer Park and Mountain Lake Park.

Parks and Recreation

Eastern Garrett County Recreation Area (Finzel Park), Crellin Park, Casselman Valley Soccer Complex, and McHenry Park are all county-owned park sites found in Garrett County. Other recreational facilities within the County include Garrett College, Northern High School-Middle School complex, Southern High School, Southern Middle School, and eleven County elementary schools. All of these schools are located on County-owned property and are operated by the Garrett County Board of Education. Generally, they include baseball fields, basketball courts, tot lots, and picnic tables.

Each of the eight towns located in Garrett County contains at least one park. Broadford Lake Recreation Area, located in Mountain Lake Park, is the largest and encompasses 399 acres of land owned by the Town of Oakland. It contains a volleyball court, picnic pavilions, tot lots, bath houses, a concession stand, baseball fields, picnic tables, a small boat ramp, and fishing access. The remainder of the parks in the County vary in size from two acres to over 20 acres, and offer a variety of recreational opportunities, including baseball fields, picnic areas, trails, and playgrounds.⁴

Government

Oakland serves as the County seat and is home to the County offices and circuit and district courts. Each Town in Garrett County has its own Town Hall.

Accident's Town Hall is located along Accident/Friendsville Road just north and west of Main Street.

Deer Park's Town Hall is located on Charles Lane.

Friendsville's Town Hall is located on Chestnut Street.

Grantsville's Town Hall is located on Hill Street.

Kitzmiller's Town Hall is located on West Center Street.

Loch Lynn Height's Town Hall is located on Bonnie Boulevard.

Mountain Lake Park's Town Hall is located on Allegheny Drive at MD Route 135.

Oakland's City Hall is located on Third Street.

Police

Garrett County's municipalities rely on the Maryland State Police and the County Sheriff's Office based in Oakland for police protection. The State Police have 32 officers assigned to Barrack "W" at McHenry, who are largely responsible for patrolling traffic. The Sheriff's Office has a full-time staff of 28—including 15 deputies, 10 correctional officers, two civilians, and a sheriff. They handle all police matters with the exception of traffic. Oakland has the only municipal police department in Garrett County. The Oakland Police Department has five State certified, full-time patrolmen who provide police protection and traffic control for the Town's residents.

Fire and Emergency Services

Volunteer fire departments throughout the County are supported through their own fundraising efforts and County taxes. There are seven fire departments and two rescue squads in the Towns of Garrett County. These include:

Accident Fire Company: located along South Street (Town of Accident)

Deer Park Volunteer Fire Company: located on Route 135 (Town of Deer Park)

Friendsville Volunteer Fire and Rescue Company: located at Walnut Street and Park Avenue (Town of Friendsville)

Grantsville Volunteer Fire Department: relocating from the lower level of the Fecheimer Shirt Company to Springs Road (Town of Grantsville)—the company has about 50 members, two engines, a brush truck, two tankers, and a heavy-duty rescue vehicle.

Kitzmilller Volunteer Fire Department: located on East Main Street—the company has about 30 members, one engine, one tanker, one brush truck, and one BLS rescue vehicle.

Oakland Volunteer Fire Department: located on Third Street (Town of Oakland)—the company has one engine, one tanker, and one ladder truck.

Garrett County also has 11 stations that are not located in the Towns of Garrett County, these stations are:

Aurora: Station 200

Bayard: Station 130

Bittinger: Station 90

Bloomington: Station 100

Deep Creek: Station 30

Eastern Garrett: Station 80

Elk Garden: Station 140

Gorman: Station 120

Mount Storm: 150

Salisbury: Station 170

Terra Alta: Station 160

In addition to the fire and rescue squads in Garrett County, there are four West Virginia fire departments, one Pennsylvania fire department, and one West Virginia rescue squad that have mutual aid agreements and are members of the Garrett County Fire and Rescue Association.

The volunteer fire companies in Oakland and Deer Park work together to provide fire protection for the Town of Mountain Lake Park.

The Northern Garrett County Rescue Squad has a base of operations in Friendsville, Grantsville, and McHenry. The Southern Garrett County Rescue Squad is located in the Oakland area. These Rescue Squads provide emergency services at the scene of medical emergencies and transport patients who need medical care to hospitals in LaVale, Cumberland, or Oakland, Maryland as well as to Meyersdale, Pennsylvania.

Health and Social Services

The County Health Department, headquartered in Oakland, has a satellite office at the Grantsville Area Health Center. The satellite office operates an addiction recovery program and offers psychiatric services. The Garrett County Memorial Hospital in Oakland is the closest health facility to the southern municipalities. The Garrett County Health Department provides services in three major areas: environmental health, mental health, and nursing.

Western Maryland Health System (WMHS) is headquartered in Cumberland, with Braddock and Memorial Campuses also located in Cumberland. While, WMHS offers most services in Cumberland, additional services can be found in Frostburg, Maryland and Short Gap, West Virginia. WMHS provides general and specialty services for medical, surgical, pediatric, and obstetrical patients; this includes emergency services, critical care services, surgical services, and a full range of both cardiac and cancer services.

The Ruby Memorial Hospital is a part of the West Virginia University Hospitals in Morgantown, West Virginia. Garrett County Memorial Hospital maintains a working relationship with Ruby Memorial. Facilities include Ruby Day Surgery Center, comprehensive cardiac care, and a current medical imaging system.

The Mon General Hospital and its staff are known for their cardiac, surgical, orthopedic, prenatal, pediatric, primary care, and internal medicine services. Recently, The Sleep Center, The Wound Healing Center, and The Center for Complementary Medicine were added to further assist the surrounding communities.

The Garrett County Department of Social Services, has its main office in Oakland, administers a wide range of social service programs. These include child and adult protective services, foster care, adoption, purchase of child day care, services to the elderly, in home aid services, child support enforcement, public welfare grants, food stamps, and medical assistance.

The Doctors Urgent Care and Family Practice, located in McHenry, is a new free medical clinic that provides state of the art digital x-ray technology on site. They attend to non-life threatening injuries and family practice needs.

The Mountain Laurel Medical Center is a Federally-Qualified Health Center located in Oakland. It provides primary care services to anyone in the community.

Solid Waste

In Accident, Friendsville, Grantsville, Loch Lynn Heights, Mountain Lake Park, and Oakland trash collection is handled by a private collector who hauls the material to a County landfill. There are six refuse and recycling sites in Garrett County; Kings Run Road, Weber Road Crossing, Backbone Mountain, Bumble Bee Road, Friendsville, and Grantsville.

Garrett County has consistently recycled significantly more than Maryland's required 15 percent recycling rate. In 2007, Garrett County's recycling rate was over 52 percent, this is an increase over the 2005 recycling rate which was nearly 46 percent. In addition to a high rate of recycling Garrett County encourages residents to practice source reduction by making purchases that will create less waste.

Community Facilities in the towns

The following pages discuss the community facilities that are found in the eight towns in further detail. Volume 2 reports discuss the impact of growth on community facilities and the recommended actions to address these impacts and maintain adequacy.



MOUNTAIN LAKE PARK

Community Facilities and Services

	Current Use	Capacity	Service Provider
Drinking Water	252,000*	343,000*	County
Sanitary Sewer(WWTP)	701,000**	900,000*	County
Schools			County
Broadford Elementary	390	499	
Dennett Road Elementary	287	438	
Southern Middle	617	760	
Southern High	910	819	
Ruth Enlow Library	Oakland Branch		County
Police			County
State Police	McHenry region - traffic	32 officers	State
County Sheriff	service area: Garrett County	28 staff	County

*Drinking water provided by Garrett County system which also provides service to Mountain Lake Park.

**Sanitary Sewer Service provided at Trout Run Treatment Facility which also provides service to Deer Park and Loch Lynn Heights.

Drinking Water

There are plans to bring additional water supply online from wells in the Landon's Dam area. These wells will improve the quality of the drinking water provided to Mountain Lake Park.

Sewer Service

There are plans to repair the main sewer lines and interceptors at the Trout Run Treatment Plant to remove inflow and infiltration (I&I) problems in the sewer system.

Parks

Mountain Lake Park residents have access to one community park, one small neighborhood park, the recreation facilities located at the Broadford Reservoir (including a paved walking trail), and the Town's Meeting Hall.

3.0 TOWN PLANNING PRINCIPLES

Town planning principles are universal values that can guide responsible long term town planning. They are fundamental tenets that can shape the policies of Garrett County’s municipalities. These principles, while universal, address the basic physical planning issues present in each of the eight towns. The Towns of Accident, Deer Park, Friendsville, Kitzmiller, and Mountain Lake Park have adopted these town planning principles and have incorporated them into the policies and recommendations of their respective comprehensive plans which are set forth in their Volume 2 reports.

1. Sensitive **NATURAL AREAS PLAY SIGNIFICANT ROLES IN THE QUALITY AND HEALTH OF HUMAN SETTLEMENTS** and in the happiness and well being of persons. Floodplains and wetlands in their natural state help control flooding, improve water quality, and provide protective habitat for native plants and wildlife. Vegetation on steep slopes helps prevent erosion. Well-connected and forested corridors provide plant and animal habitat and the necessary means of migration for wildlife. The underlying qualities of the land help determine which uses are viable. To the extent possible, the natural capability and characteristics of the land should guide land use development and conservation. Certain uses of land are incompatible with the underlying natural conditions. Development in sensitive areas can cause irreparable harm for future generations. Natural areas provide form to urban development. They define the edges of intensely developed areas, they provide wide, open spaces, and add to scenic beauty. Natural areas can connect various parts of a town and, in so doing, can become useful elements in town planning; they become environmental corridors—areas for natural stormwater management, flood control, and recreation.
2. Infill development and/or redevelopment can occur in a manner that **RESPECTS THE SIZE, SCALE, AND USE OF EXISTING AND HISTORIC DEVELOPMENT PATTERNS**. Successful infill maintains and/or restores spatial continuity to streetscapes; strengthens neighborhoods; respects historic resources, existing vistas, and natural resources; and introduces compatible uses that complement existing community attributes and needs.
3. Proper stewardship over essential public services and community facilities and a town’s investments require that a **TOWN GROWS IN BALANCE WITH ITS INFRASTRUCTURE AND SERVICE CAPACITIES** while expanding capacity as necessary. Existing town residents should not bear the quality of service or financial burden for new development.

4.0 TOWN PLAN

The Comprehensive Plan for Mountain Lake Park is a two-volume report. Volume 1 is a comprehensive source for baseline information on current development and infrastructure improvement projects, demographics, natural areas, land use, zoning, transportation, and community facilities in Mountain Lake Park as well as the other towns in Garrett County. Volume 2 of this Comprehensive Plan provides the goals, policies, and actions that will guide future growth and conservation in Mountain Lake Park through 2030.

The Plan is long-range and comprehensive. It provides the organizing framework for more detailed planning and design work. The Plan is a guide for the Town and its residents, land developers, and outside agencies and units of government. The Plan is a compilation of what is most important to Mountain Lake Park as it contemplates change over the next 20 years. Notably, this Plan envisions a citizen population engaged in formulating and implementing the Plan's policies and actions. It also anticipates consistent outreach to other agencies and units of government with the resources and expertise to advance the interests the Town shares with others.

4.1 COMPREHENSIVE PLANNING IN MARYLAND - VISIONS

The Plan implements the visions set forth in Article 66B of the Maryland Annotated Code:

- Development is concentrated in suitable areas;
- Sensitive (natural) areas are protected;
- Growth is directed to existing population centers, and resource areas are protected;
- Stewardship of the Chesapeake Bay and the land is a universal ethic (although Mountain Lake Park is not located in the Chesapeake Bay Watershed, stewardship over the land is central to this Plan);
- Conservation of resources, including a reduction in resource consumption, is practiced;
- Economic growth is encouraged, and regulatory mechanisms are streamlined;
- Adequate public facilities and infrastructure are available or planned in areas where growth is to occur;
- Funding mechanisms are addressed.

4.2 A NOTE ON WORKFORCE HOUSING

It is important to note at the beginning of this volume that the Mountain Lake Park Comprehensive Plan addresses most of the same subject areas addressed in the Garrett County Comprehensive Plan—land use, water resources, etc. While the Town's Plan does not contain a separate section on Housing, the Town does support the County's findings and its recommended policies, especially related to workforce housing. The Town accepts the finding that roughly 1,400 affordable housing units will be needed countywide by 2030; 300 to 400 of these units should be developed

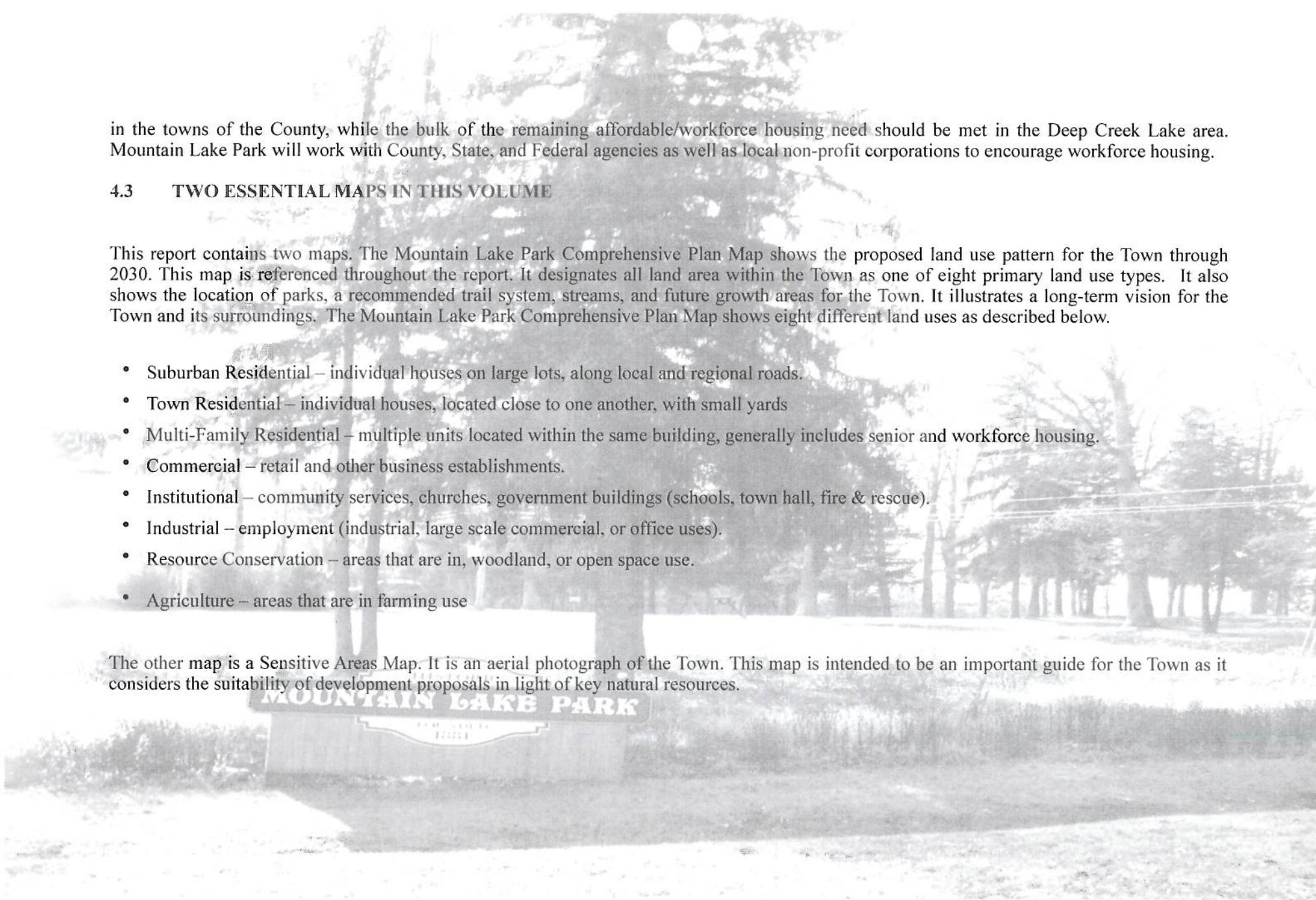
in the towns of the County, while the bulk of the remaining affordable/workforce housing need should be met in the Deep Creek Lake area. Mountain Lake Park will work with County, State, and Federal agencies as well as local non-profit corporations to encourage workforce housing.

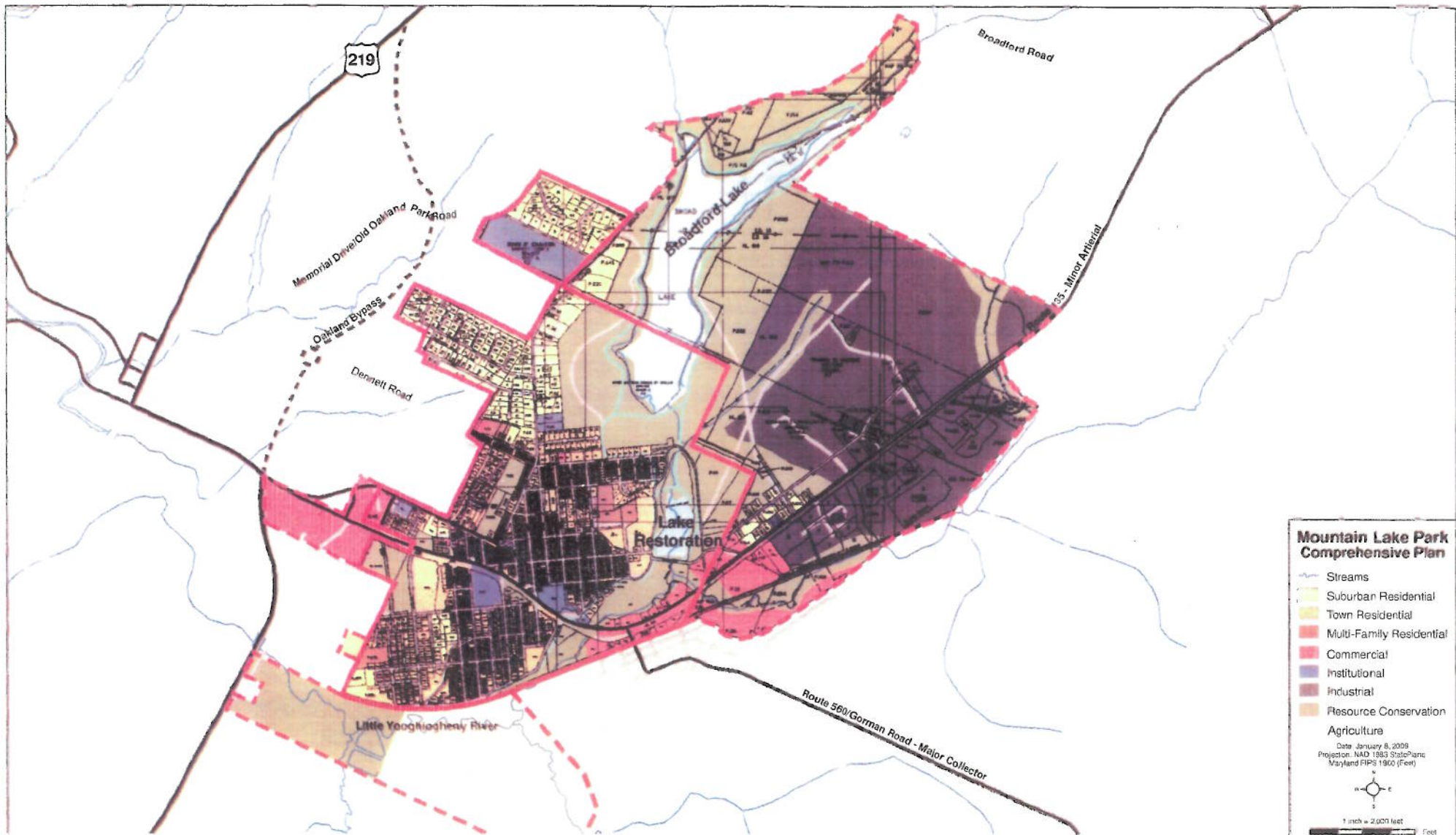
4.3 TWO ESSENTIAL MAPS IN THIS VOLUME

This report contains two maps. The Mountain Lake Park Comprehensive Plan Map shows the proposed land use pattern for the Town through 2030. This map is referenced throughout the report. It designates all land area within the Town as one of eight primary land use types. It also shows the location of parks, a recommended trail system, streams, and future growth areas for the Town. It illustrates a long-term vision for the Town and its surroundings. The Mountain Lake Park Comprehensive Plan Map shows eight different land uses as described below.

- Suburban Residential – individual houses on large lots, along local and regional roads.
- Town Residential – individual houses, located close to one another, with small yards
- Multi-Family Residential – multiple units located within the same building, generally includes senior and workforce housing.
- Commercial – retail and other business establishments.
- Institutional – community services, churches, government buildings (schools, town hall, fire & rescue).
- Industrial – employment (industrial, large scale commercial, or office uses).
- Resource Conservation – areas that are in, woodland, or open space use.
- Agriculture – areas that are in farming use

The other map is a Sensitive Areas Map. It is an aerial photograph of the Town. This map is intended to be an important guide for the Town as it considers the suitability of development proposals in light of key natural resources.





Mountain Lake Park Comprehensive Plan

- Streams
- Suburban Residential
- Town Residential
- Multi-Family Residential
- Commercial
- Institutional
- Industrial
- Resource Conservation
- Agriculture

Date: January 8, 2009
 Projection: NAD 1983 StatePlane Maryland FIPS 1900 (Feet)

1 inch = 2,000 feet

5.0 FUTURE CONDITIONS

Section 2 of this report discusses the growth that the Town may expect through 2030 and the likely impacts of this growth on public facilities, services, and water resources.

5.1 PROJECTIONS OF FUTURE GROWTH

The Mountain Lake Park Comprehensive Plan is a plan for growth, development, and land conservation through the year 2030. The Town has considered a number of important factors that have a bearing on future growth including historic population and housing trends, County growth projections and development policies for the Little Youghiogheny Watershed, the potential to build new houses within the Town's boundaries, and municipal water and sewer capacities. These factors are discussed below and form the basis for the forecast of residential growth.

Between 1990 and 2000, Mountain Lake Park grew from 719 households to 867 households, which is an average growth rate of 1.89 percent per year. The Town has experienced residential growth associated with the expanding resort and second home development of the Deep Creek Lake area to the north and with the local economic activities of the urbanizing areas of the Little Youghiogheny Watershed. It is this watershed area that provides a useful context when considering the potential for growth and land use change.

Mountain Lake Park is located within the Little Youghiogheny Watershed in a cluster of four towns and associated commercial and industrial development.¹ While 80 percent of the 92-square mile watershed is in woodlands and farmland, the remaining 20 percent (largely clustered along the northern edge of the Little Youghiogheny River floodplain and aligned with highway Routes 135 and 219) is either developed or is undergoing development.² The Garrett County Comprehensive Plan projects that the number of housing units in the Little Youghiogheny Watershed will increase between 2005 and 2030 by 712 units from 3,675 to 4,387, or by about 19 percent.

A share of this growth could and should be located in Mountain Lake Park. Water and sewer facilities are available, and an ample supply of land is already zoned to accommodate growth. Since 2000, the Town has approved 70 building permits for new housing units. Assuming all are occupied, this recent growth brings the Town's residential base to 937 households. Seen in the light of the Town's residential growth of the 1990s, Mountain Lake Park has established a nearly two-decade long, positive growth trend.

Historic trends and area-wide development potential (including available land and services) indicate that planning for a rate of growth comparable to that experienced since 1990 would be justified. As shown in the table below, between 1990 and 2007, the Town added 218 households at a rate of 1.6 percent year; which is relatively strong growth. However, through 2030, the Town does not wish to grow at this rate and has instead designated a target of 100 units by 2030. This growth rate would keep the Town well within the available drinking water capacity, minimizing pressures to expand the water system it shares with the Town of Loch Lynn Heights.

¹ Mountain Lake Park, Oakland, Loch Lynn Heights, and Deer Park.

² Woodlands comprise 43 percent of the Little Youghiogheny Watershed and agricultural lands comprise 38 percent (Garrett County Comprehensive Plan 2008).

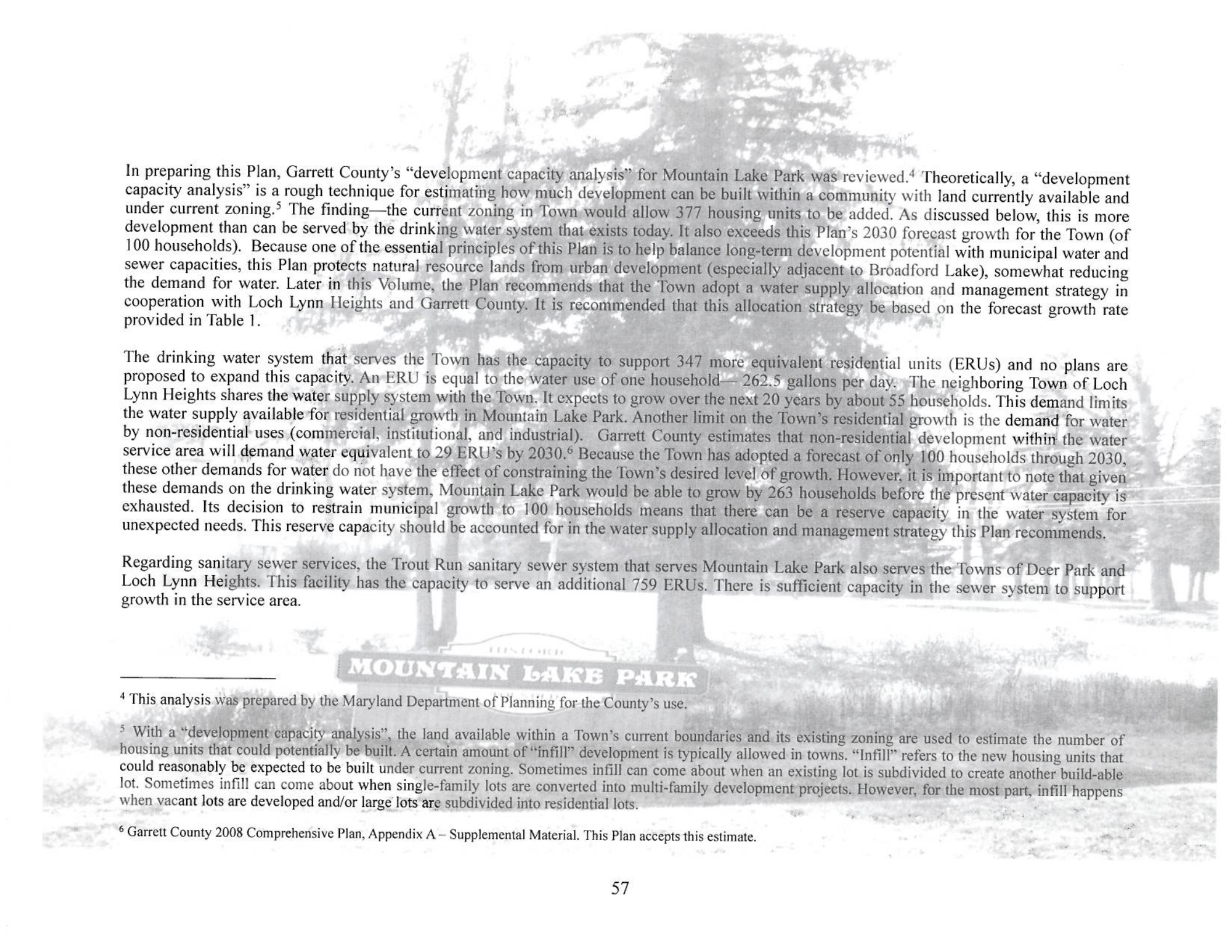
Table 1 shows the Town’s forecast of residential growth for the next two decades. As shown, the forecast calls for a slower rate of growth through 2030. By 2030, the Town would grow by 100 households, bringing its total residential base to 1,037 households.³

Table 1
Historic & Forecast Households: Mountain Lake Park

	1990 Census	2007 Estimate	Historic Change		Average Annual Rate of Growth
1990 - 2007			#	%	%
	719	937	218	30.3	1.6
	2007 Estimate	2030 Forecast	Forecast Change		Average Annual Rate of Growth
2007 - 2030			#	%	%
	937	1,037	100	10.7	0.5



³ A forecast of 1,037 households translates into a population forecast of 2,395. This forecast of population is derived by multiplying 1,037 households by an estimated average household size of 2.31 persons per households and assumes that all future households are non-institutionalized—not part of a hospital, prison, nursing home, etc.



In preparing this Plan, Garrett County’s “development capacity analysis” for Mountain Lake Park was reviewed.⁴ Theoretically, a “development capacity analysis” is a rough technique for estimating how much development can be built within a community with land currently available and under current zoning.⁵ The finding—the current zoning in Town would allow 377 housing units to be added. As discussed below, this is more development than can be served by the drinking water system that exists today. It also exceeds this Plan’s 2030 forecast growth for the Town (of 100 households). Because one of the essential principles of this Plan is to help balance long-term development potential with municipal water and sewer capacities, this Plan protects natural resource lands from urban development (especially adjacent to Broadford Lake), somewhat reducing the demand for water. Later in this Volume, the Plan recommends that the Town adopt a water supply allocation and management strategy in cooperation with Loch Lynn Heights and Garrett County. It is recommended that this allocation strategy be based on the forecast growth rate provided in Table 1.

The drinking water system that serves the Town has the capacity to support 347 more equivalent residential units (ERUs) and no plans are proposed to expand this capacity. An ERU is equal to the water use of one household—262.5 gallons per day. The neighboring Town of Loch Lynn Heights shares the water supply system with the Town. It expects to grow over the next 20 years by about 55 households. This demand limits the water supply available for residential growth in Mountain Lake Park. Another limit on the Town’s residential growth is the demand for water by non-residential uses (commercial, institutional, and industrial). Garrett County estimates that non-residential development within the water service area will demand water equivalent to 29 ERU’s by 2030.⁶ Because the Town has adopted a forecast of only 100 households through 2030, these other demands for water do not have the effect of constraining the Town’s desired level of growth. However, it is important to note that given these demands on the drinking water system, Mountain Lake Park would be able to grow by 263 households before the present water capacity is exhausted. Its decision to restrain municipal growth to 100 households means that there can be a reserve capacity in the water system for unexpected needs. This reserve capacity should be accounted for in the water supply allocation and management strategy this Plan recommends.

Regarding sanitary sewer services, the Trout Run sanitary sewer system that serves Mountain Lake Park also serves the Towns of Deer Park and Loch Lynn Heights. This facility has the capacity to serve an additional 759 ERUs. There is sufficient capacity in the sewer system to support growth in the service area.

⁴ This analysis was prepared by the Maryland Department of Planning for the County’s use.

⁵ With a “development capacity analysis”, the land available within a Town’s current boundaries and its existing zoning are used to estimate the number of housing units that could potentially be built. A certain amount of “infill” development is typically allowed in towns. “Infill” refers to the new housing units that could reasonably be expected to be built under current zoning. Sometimes infill can come about when an existing lot is subdivided to create another build-able lot. Sometimes infill can come about when single-family lots are converted into multi-family development projects. However, for the most part, infill happens when vacant lots are developed and/or large lots are subdivided into residential lots.

⁶ Garrett County 2008 Comprehensive Plan, Appendix A – Supplemental Material. This Plan accepts this estimate.

5.2 IMPACTS OF FUTURE GROWTH – GENERAL PUBLIC FACILITIES

Understanding the impacts of future growth on community facilities and services help ensure that adequate facilities are in place to meet current and future needs. The following table outlines the impacts of future growth in Mountain Lake Park. The community facilities assessed are schools, library, parks, police, and fire and emergency services. Impacts to public drinking water and sanitary sewer facilities are discussed in Section 2.3.

Schools	<p>The Garrett County Board of Education does not project that growth will result in overcrowding of the school system. In general, graduation rates are expected to be higher than birth rates. A projection of new students from the anticipated growth in Mountain Lake Park is provided below. There is adequate capacity to accommodate population growth.</p> <p>Table 2: Impact to Schools</p> <table border="1"> <thead> <tr> <th>Schools</th> <th>2007 Enrollment (pupils)</th> <th>Forecast Pupil Generation in Mountain Lake Park¹</th> <th>Capacity (pupils)</th> </tr> </thead> <tbody> <tr> <td>Broad Ford Elementary²</td> <td>390</td> <td>19</td> <td>499</td> </tr> <tr> <td>Dennett Road Elementary²</td> <td>287</td> <td>10</td> <td>438</td> </tr> <tr> <td>Southern Middle</td> <td>617</td> <td>14</td> <td>760</td> </tr> <tr> <td>Southern High</td> <td>910</td> <td></td> <td>819</td> </tr> </tbody> </table> <p>¹The following pupil generation rates were used to project enrollment by new households: 0.19 pupils/household for Elementary; 0.10 for Middle, and 0.14 for High.</p> <p>²Elementary students enrolled in public school in Mountain Lake Park attend one of two elementary schools; the numbers that may attend either school in the future are unknown.</p>			Schools	2007 Enrollment (pupils)	Forecast Pupil Generation in Mountain Lake Park ¹	Capacity (pupils)	Broad Ford Elementary ²	390	19	499	Dennett Road Elementary ²	287	10	438	Southern Middle	617	14	760	Southern High	910		819
Schools	2007 Enrollment (pupils)	Forecast Pupil Generation in Mountain Lake Park ¹	Capacity (pupils)																				
Broad Ford Elementary ²	390	19	499																				
Dennett Road Elementary ²	287	10	438																				
Southern Middle	617	14	760																				
Southern High	910		819																				

Library	<p>Mountain Lake Park residents use the Oakland branch of the Ruth Enlow Library System. It also serves the Towns of Deer Park, Oakland, and Loch Lynn Heights and the nearby unincorporated parts of the County. A draft of the Ruth Enlow Library 2008-2012 Facilities Plan proposes upgrades and internal expansions of the Library, but no major building or service, or capacity expansions. The planned growth of Mountain Lake Park will not require expansion of the library.</p>
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Parks	<p>Current parks are sufficient to meet current and future needs.</p>
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Police, Fire, and Emergency	An additional 100 households will only modestly impact police, fire, and emergency services in the area. When the combined growth of Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland are considered as well as growth outside of the towns, it is likely that additional police, fire, and emergency services will be necessary to serve area needs.
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5.3 IMPACTS OF FUTURE GROWTH – WATER RESOURCES

A discussion of the water resources used by Town residents is necessary. Below is a summary of background information relevant to the water resources of Mountain Lake Park. Additional background information can be found in Volume 1, specifically in the Natural Resources and Community Facilities sections. Maps of water and sewer service areas can be found in the Garrett County Comprehensive Plan and Water and Sewer Master Pan.

Drinking Water	The Garrett County Department of Public Utilities (DPU) provides drinking water to the Town of Mountain Lake Park from groundwater wells in the Pocono and greenbrier formations. These wells are subject to sedimentation and poor water quality. The system that serves Mountain Lake Park also serves Loch Lynn Heights. Garrett County’s DPU does not have plans to expand the drinking water system, but does acknowledge that there may be a need for increased water supply in the future. The system has a permitted capacity of 343,000 gpd of water, which is enough to serve 1,307 ERUs (the system currently serves 960 ERUs). Plan forecasts a growth of 100 ERU’s for residential development in Mountain Lake Park. It also anticipates a demand of 55 ERUs for residential development in Loch Lynn Heights and a demand for non-residential development in the water service area of 29 ERUs.
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Wastewater Treatment and Point Source Water Pollution	<p>Garrett County’s DPU also provides sanitary sewer services to the Town. The DPU runs one wastewater treatment plant (WWTP) for the Towns of Mountain Lake Park, Loch Lynn Heights, and Deer Park. Garrett County DPU plans to rehabilitate the main and interceptor lines for this WWTP to reduce the occurrence of Inflow and Infiltration (I & I). Mountain Lake Park and Loch Lynn Heights have embarked on massive sewer rehabilitation project to reduce I & I.</p> <p>Garrett County has set, point source loading limits on nitrogen and phosphorus for the Trout Run Wastewater Treatment Plant, which discharges into the Little Youghiogheny River; 19,945 lbs per day for nitrogen and 4,986 lbs per day for phosphorus. These levels would be achieved through upgrades to BNR treatment of wastewater.</p> <p>The Trout Run WWTP has the capacity to serve 3,429 ERUs—it is currently serving 2,670 ERUs in the three towns. This leaves 759 ERUs for development, which is a sufficient amount to accommodate the growth planned for the three towns.</p>
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Stormwater Runoff and Non-Point Source Pollution

The Garrett County Comprehensive Plan (pages 5-26 and 5-27) assesses impacts of non-point source loading (stormwater runoff) under two scenarios for how future growth could be managed. The first scenario would provide for a low-density residential pattern in rural areas. The second considers clustering growth around towns and urban areas. The County Plan found the second scenario to be preferred because of its lower impact. As stormwater runoff and nutrient loading are assessed at a countywide watershed level, this Town Plan does not analyze alternative land use plans itself. However, the Mountain Lake Park Comprehensive Plan helps implement the preferred scenario, and it also retains and expands local stream and floodplain buffers that can absorb stormwater runoff and remove nutrients before they enter streams. Of special significance, this Plan seeks to protect and preserve forest lands adjoining Broadford Lake, which will have lasting water-quality benefits for the Little Youghiogheny Watershed.

Mountain Lake Park will request that Garrett County re-run the model with the Town Plan included. Updates to this Comprehensive Plan will include data from this analysis, and subsequent Comprehensive Plans will incorporate the analysis into the development of the goals, policies, and actions.



Table 3 provides a general proposed allocation of remaining water and sewer capacities. The system capacity and use estimates come from the Garrett County Comprehensive Plan Water Resources Element (pages 5-5 and 5-16). The Garrett County Comprehensive Plan also acknowledges a potential shortfall in the drinking water system, but does not propose plans for expansion. It is essential that Mountain Lake Park works with the Garrett County Department of Public Works and Loch Lynn Heights to expand the drinking water system as need arises. This Plan allocates just over half of the remaining water capacity to the growth expected through 2030. By 2030, this Plan anticipates that 163 ERUs, or about 12 percent of total system capacity will remain.

Table 3
Planned Allocation of Water & Sewer Capacity

	Drinking Water (ERUs)	Sanitary Sewer (ERUs)
System Capacity	1,307	3,429
2007 Use	960	2,670
Available Capacity in 2007	347	759
Projected Demand in 2030		
Mountain Lake Park (residential growth)	100	100
Deer Park (residential growth)	-	70
Loch Lynn Heights (residential growth)	55	55
General non-residential growth	29	29
Southern Garrett Industrial Parks	-	22
Remaining Capacity in 2030	163	483

While the actual impact of non-point source loading in Mountain Lake Park cannot be determined, the County Comprehensive Plan provides an assessment of point and non-point source loading for the overall watershed. Table 4 summarizes the Town's nutrient loading assuming BNR treatment technology at the Trout Run WWTP in 2030.

Table 4: Yearly Nutrient Loading for the Little Youghiogeny River Shed

	Current(Ibs/year)		Future(Ibs/year)	
	Nitrogen	Phosphorus	Nitrogen	Phosphorus
Point Source	8,773	2,924	2,342	586
Non-point Source	29,989	1,421	41,367	2,321
TOTAL	38,762	4,345	43,709	2,907

Source:2008 Garrett County Comprehensive Plan (page 5-29) and Jakubiak & Associates

This assessment indicates the scale of the expected nutrient impacts would be in 2030 from the Trout Run WWTP (point-source) and from land uses and septic tanks in the watershed (non-point source). These numbers are estimated by a general model and should not be considered precise estimates of future nutrient loading in the Little Youghiogeny River Watershed.

Total Maximum Daily Loads (TMDLs) provide information on the “assimilative capacity” of a water body, that is, the TMDL of nutrients that the Little Youghiogeny River could accommodate while maintaining acceptable water quality. MDE has not completed TMDL documents for nutrients in the Little Youghiogeny River Watershed. Absent a TMDL document to guide the Town’s land use plan, the Town has chosen a land use plan which seeks to minimize the nutrients from point and non-point sources. This is consistent with the Garrett County Comprehensive Plan, which aims to minimize nutrient impacts, absent a TMDL.⁷



⁷ Garrett County Comprehensive Plan 2008. page 5-30.

6.0 PLAN GOALS, POLICIES, AND IMPLEMENTING ACTIONS

The Town prepared this Comprehensive Plan as called for by Article 66B of the Annotated Code of Maryland. Article 66B requires that municipal comprehensive plans contain elements addressing the following: goals, sensitive (environmental) areas, land use, municipal growth, transportation, water resources, community facilities, mineral resources, and recommendations for land development regulations. Each of the following sections presents goals, policies, and actions as described below.

Goals Statements that describe Mountain Lake Park's intentions for the future.

Policies The recommended courses of action to be pursued by Mountain Lake Park in achievement of each goal.

Implementing Actions Specific tasks to be undertaken to implement the policies over the next six years. Consistent with State law, the Planning Commission should review the Plan in six years. At that time, progress should be assessed, and a new set of actions to further the goals and policies should be developed and adopted as needed.

The goals and policies are drawn in part from research and analyses presented in Volume 1 of this report. The inventory and mapping of existing conditions in the areas of land use, zoning, community facilities, and natural resources is especially important. From time to time, it may be helpful for the reader desiring more detail to turn to Volume 1 for background information. Volume 1 also presents and describes three town planning principles for the towns of Garrett County. These are three statements of universal values that have guided the preparation of this Plan. In summary they are:

1. Natural areas play significant roles in the quality and health of human settlements.
2. Development and redevelopment can occur in ways that respect the size, scale, and use of existing historic development patterns.
3. Stewardship of municipal facilities requires that a town's growth be balanced with infrastructure and service capacities.

The Comprehensive Plan Map illustrates the key goals, policies, and actions of the Comprehensive Plan and should be used as a guide to implement the zoning changes proposed herein. The Map is not a zoning map. Instead, it is principally a future land use map. The Town should amend its zoning map and ordinance to make them conform to this Map. The Town Planning Commission should also use the Map when determining whether a proposed development project, land use change, or infrastructure improvement is compatible and consistent with the Comprehensive Plan.

6.1 LAND USE

This section outlines the goals, policies, and recommendations for future land use in Mountain Lake Park. The Comprehensive Plan Map shows the future land use plan, and the land use table outlines the land use categories supported by this Plan. Further recommendations in other sections of this volume (notably Section 3.2—Municipal Growth, and Section 3.3—Sensitive Areas) provide additional recommendations that relate to land use in Mountain Lake Park.

1 Goals	Policies	Actions Year 1-6
The Town guides land use development in a way that protects the residential character in Mountain Lake Park.	<ul style="list-style-type: none"> Zoning is used to guide future land development in the Town of Mountain Lake Park. 	<p>Amend the zoning ordinance and map to reflect the land uses shown on the Comprehensive Plan Map and described in the land use table provided in this section.</p> <p>Support residential infill development in Town.</p> <p>Review the zoning ordinance related to accessory buildings and home offices.</p>
2 The natural environment provides form to the built environment, helping to guide the location of future development.	<ul style="list-style-type: none"> Sensitive areas in Mountain Lake Park are not developed, but continue to be preserved for open space and recreation. 	<ul style="list-style-type: none"> Ensure areas along the Little Youghiogheny River's tributaries and Broadford Run that are heavily forested are reflected in Water Resource Area. Encourage putting all sensitive areas in an environmental trust or conservation easement.



3 Goals

Policies

Actions Year 1-6

The historic character of Mountain Lake Park is preserved.

- The historic structures and character of Mountain Lake Park are maintained for future generations.
- To preserve the views of surrounding mountains and maintain a scenic resort atmosphere in Mountain Lake Park.

Develop design guidelines for restoration of historic structures.

Support infill development in residential areas designated on the Comprehensive Plan map.

Amend zoning ordinance to prohibit residential windturbines within the municipal boundaries.

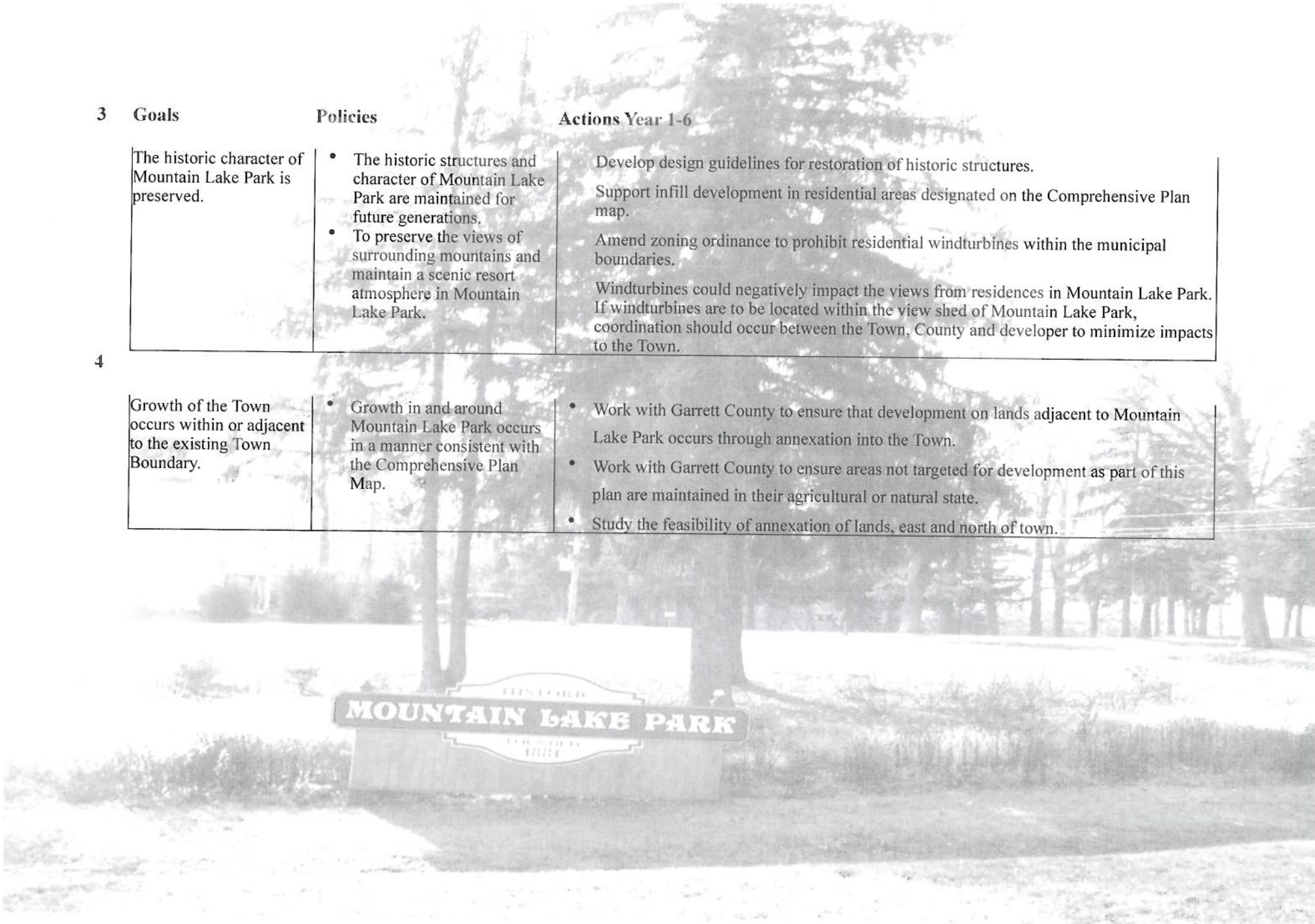
Windturbines could negatively impact the views from residences in Mountain Lake Park. If windturbines are to be located within the view shed of Mountain Lake Park, coordination should occur between the Town, County and developer to minimize impacts to the Town.

4

Growth of the Town occurs within or adjacent to the existing Town Boundary.

- Growth in and around Mountain Lake Park occurs in a manner consistent with the Comprehensive Plan Map.

- Work with Garrett County to ensure that development on lands adjacent to Mountain Lake Park occurs through annexation into the Town.
- Work with Garrett County to ensure areas not targeted for development as part of this plan are maintained in their agricultural or natural state.
- Study the feasibility of annexation of lands, east and north of town.



This table outlines the land uses shown on the Comprehensive Plan map. Their purpose as well as type and intensity of use that should be permitted in these areas are also indicated.

Land Use	Purpose	Use/Intensity
Suburban Residential	To provide ecologically sound development and preserve open space in sensitive areas of Town.	Single-family residences with minimum lot size of 18,000 square feet, other types of residential, parks/trails, recreation.
Town Residential	To reflect and support the traditional character of development in Mountain Lake Park.	Single-family residences with minimum lot size of 12,000 square feet, duplexes, townhomes, senior and workforce housing.
Multi-Family Residential	To support appropriate densities for specialized types of housing.	Senior housing, workforce, and other multiple-family buildings.
Commercial	To provide essential services and employment opportunities.	Businesses, offices, general commercial uses.
Institutional	To provide community services to local residents.	Government offices, schools, churches, other community facilities.
Industrial	To provide locations for industrial and related employment opportunities that may not be compatible with residential areas.	Industrial parks and operations, research operations, manufacturing, warehouses, offices, and commercial activities that may have off-site impacts.
Resource Conservation	To protect natural resource lands from development and the special water resources associated with Broadford Lake.	Trails, open space, woodland protection, parkland, very low residential density—no greater than 1 unit per five acres.
Agricultural	To protect agricultural lands from development and provide locations for farming.	Farming, open space, very low residential density—no greater than 1 unit per five acres.

The Town Zoning Ordinance and Map should be amended to implement the land use recommendations and the pattern of land use shown on the Comprehensive Plan Map. The most important change would be to replace the Suburban Residential (SR) zoning district now covering the forest lands adjoining Broadford Lake (and the Town Residential [TR] zoning district in certain other locations) with a new Resource Conservation zoning district. As recognized in the adopted Garret County Comprehensive Plan, these lands are designated by the State of Maryland as forests of high ecological value, mainly in recognition for their role in protecting the water quality of Broadford Lake and the Little Youghiogheny Watershed. As shown on the Comprehensive Plan Map, the Town's municipal growth area extends northward to encompass the entire Lake for the purpose of protecting this area from development. The Plan calls for Resource Conservation. The annexation areas to the south of Town are proposed for Resource Conservation and Agriculture land uses, while annexations to the west are proposed for Commercial and Town Residential land uses.

Two other priority zoning changes to consider: (1) eliminate the Rural Area district from the Zoning Ordinance. It is not applicable and no lands are currently classified by this district; and (2) adopt an Industrial zoning district for use upon annexation of industrial areas in the Town's northern growth area.

6.2 MUNICIPAL GROWTH

The following goals, policies, and actions address municipal growth in Mountain Lake Park. This Comprehensive Plan forecasts limited residential growth in Mountain Lake Park; therefore, it provides for no expansion of municipal limits for the purposes of residential development. There is enough infill potential within current Town limits for future residential use. Expansion of the Town's boundaries would occur to: (1) incorporate existing and potential commercial and industrial development; and (2) protect the agricultural and natural resource value of lands both north and south of the Town. The Comprehensive Plan Map shows the planned growth areas and the recommended land uses. The development of new areas should be guided by the goals, policies, and actions below and by the Comprehensive Plan Map.

Throughout Garrett County, the Northern and Central Industrial Parks are located within municipal limits and thereby help sustain the economic vitality of their respective municipalities by providing a diverse taxable base not reliant on residential uses. The exception is the Southern Garrett Industrial Park and the Southern Garrett Business and Technology Park. Both are located near Mountain Lake Park but, outside of municipal limits. Mountain Lake Park sustains a residential base approaching 950 households which comprises over 25 percent of the households in the Little Youghiogheny Watershed. As the County's most populated town, it also sustains a large institutional base (schools, churches, civic and recreational areas) that, while exempt from municipal property taxes, provides services to the greater population of southern Garrett County. The main access route to the industrial areas (MD Route 135) passes through the Town, so the Town bears the traffic impacts of the expansion of the area's industrial base. A sound and fair economic development strategy rests on economically vibrant municipalities, and it is for this reason that this Plan designates the growth areas shown on the Comprehensive Plan Map as areas eligible for annexation.

	Goals	Policies	Actions Year 1-6
1	Municipal expansion in Mountain Lake is guided by the presence of natural resources and by coordination with neighboring Towns.	<ul style="list-style-type: none"> The Little Youghiogheny River's tributaries are preserved in their natural state. 	<ul style="list-style-type: none"> Future growth and development is targeted within the existing boundaries or planned growth areas of Mountain Lake Park. Buffers are maintained around Broadford Lake and the Little Youghiogheny River's tributaries as they flow through new development areas. Development will not be permitted in areas of steep slope (equal to or greater than 30%).
2	The expansion of municipal services to areas outside of the Town limits only occurs when it provides benefits to Mountain Lake Park.	<ul style="list-style-type: none"> Municipal growth occurs only if it meets with the goals and interests of Mountain Lake Park as represented in this Comprehensive Plan. 	<ul style="list-style-type: none"> Annexations shall be required to provide adequate connections to the existing road and pedestrian networks. Annexations shall not be permitted if water resources and other community facilities are not adequate to serve new households or businesses. Development on the borders of Mountain Lake Park that shares community service and facilities with the Town should only occur through annexation into the Town.



MUNICIPAL GROWTH

3 Goals

Policies

Actions Year 1-6

Development does not occur outside the borders of Town unless supported by this Plan and annexed into Mountain Lake Park.

- Commercial development to Mountain Lake Park is permitted only through annexation.
- Garrett County protects open space and surrounding farmlands from development until annexation is deemed appropriate.

- The Town works with Garrett County to encourage that commercial and industrial development on its borders only occurs as the result of annexation.
- The Town works with Garrett County to encourage that areas not targeted for development are maintained in their current state.
- The Town works with Garrett County and surrounding municipalities to establish buffers along the Little Youghiogheny River's tributaries.

4

Coordination between Mountain Lake Park and neighboring municipalities guides the development of the lands between them.

- Mountain Lake Park, Oakland, Loch Lynn Heights, Deer Park and Garrett County work together to ensure the coordinated expansion of the four town's municipal borders.
- Mountain Lake Park is an active participant in consideration of development outside of its boundaries.

- Regular meetings are held between Mountain Lake Park, Oakland, Loch Lynn Heights, Deer Park and Garrett County to discuss town and county plans for their growth areas.
- Mountain Lake Park takes an active role in reviewing and commenting on development proposals for the area between the Town boundary and the Towns of Oakland, Loch Lynn Heights and Deer Park.

6.3 SENSITIVE AREAS

The sensitive areas of Mountain Lake Park are described in Volume 1 and illustrated here in this Volume on the Sensitive Areas Plan Map. The Little Youghiogheny River is biologically and bacteria impaired by and subject to, metals, nutrient and sediment loading. This section outlines the goals, policies, and actions that Mountain Lake Park intends to implement to ensure these sensitive resources function effectively in the future.

Goals	Policies	Actions Year 1-6
<p>1</p> <p>Sensitive natural areas and the scenic resources they provide are protected from development.</p>	<ul style="list-style-type: none"> Natural features are conserved. Permanent open space is established in conjunction with future land development. 	<ul style="list-style-type: none"> Preservation zoning should be applied to areas shown as resource conservation on the Comprehensive Plan Map. Amend preservation zoning to reduce the intensity of residential development permitted. Amend the subdivision ordinance to require that any new development preserve forested portions of development parcels in their forested state or contribute to re-forestation within the development area by amending the subdivision ordinance. Consider placing sensitive areas in environment trusts.
<p>2</p> <p>The resource value of natural areas such as woodlands, floodplains, streams, stream buffers, and steep slopes in Mountain Lake Park is acknowledged and protected to the extent possible.</p>	<ul style="list-style-type: none"> The Town's zoning and regulatory authority is brought to bear to ensure long-term protection and conservation of sensitive areas in Mountain Lake Park. Rare, threatened or endangered species' habitats are protected from future development. 	<ul style="list-style-type: none"> Zoning is applied to forested area, floodplains, lakes and stream buffer areas in Mountain Lake Park. Zoning is applied to the forested areas surrounding Bradford Lake.

6.4 TRANSPORTATION

This section outlines the goals and policies of Mountain Lake Park as they relate to transportation in the Town. Development in the Town will generally be limited to infill development; therefore, many of the policies and actions below address improvements to the existing road system.

Goals	Policies	Actions Year 1-6
<p>1 Mountain Lake Park's transportation network is well maintained; safety is paramount; congestion is not present on local roads.</p>	<ul style="list-style-type: none"> • Ensure that all areas of Mountain Lake Park are well connected. • Monitor congestion and speeds on local roads and address safety concerns. 	<ul style="list-style-type: none"> • Incorporate street design guidelines into Town development regulations that require the continuation of the grid style interconnectivity found in traditional area of Town. • Improve entry signage and streetscape at the entrances to Town from MD Route 135. • Work with the State Highway Administration to implement any necessary traffic calming or capacity improvements along G Street and Dennett Road. • Work with the State Highway Administration to monitor traffic along Route 135 and Oakland Drive. • Continue to oppose the Oakland Bypass.



6.5 WATER RESOURCES

The Town of Mountain Lake Park receives water and sewer services from the Garrett County Department of Public Utilities. In addition to the goals, policies, and actions set forth in this Comprehensive Plan, the Town accepts the analysis provided in the Garrett County 2008 Comprehensive Plan Water Resources Element and commits to its recommendations. The growth projections described in the introduction of this report are consistent with the capacity of existing water resources and planned system upgrades.

Goals	Policies	Actions Year 1-6
<p>1 All residents of Mountain Lake Park have access to safe drinking water and sanitary sewer facilities.</p>	<ul style="list-style-type: none"> • Public water and sewerage facilities are adequate to meet demand. • Water consumption is reduced. • A fair and appropriate allocation strategy guides connections to the water and sewer systems. 	<ul style="list-style-type: none"> • Work with Garrett County to study the possibility of using wells to improve water quality. • Work with Garrett County to complete water and sewer capacity allocation and management plans, and to ensure that upgrades and expansions of water and sewer are coordinated with growth in all area served by these services. • Work with Garrett County in upgrading the sewer system to remove I & I and to upgrade the water distribution system. • Support Garrett County's incentives for water conservation with Town incentives for the use of low-flow fixtures and educational materials. • Work with Garrett County, Loch Lynn Heights and Deer Park to develop an allocation strategy for drinking water and sewer services that fairly allocates current and future capacity between the towns in keeping with Mountain Lake Park's goals. • Work with Garrett County to ensure that there are no water quality impacts resulting from the placement of windturbines near water sources. An adequate buffer between any windturbines and drinking water sources should be established. Any windturbines should be located at the minimum necessary depth to reduce impacts to the aquifers below. • Work with Garrett County in upgrading the water distribution system.

2 Goals

Policies

Actions Year 1-6

Stormwater is managed, treated, and dispersed slowly. Untreated stormwater conveyed to the Little Youghiogheny River, its tributaries, and Broadford Lake is minimized.

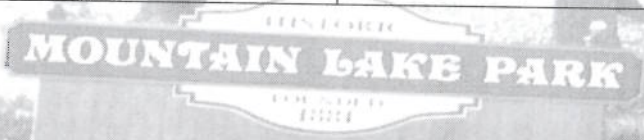
- Mountain Lake Park and Garrett County innovatively administer the State stormwater management manual.

- Maintain forested areas and open space between properties to allow for increased absorption of stormwater into the water table.
- Update the Zoning Ordinance to require 75-foot buffers along streams and creeks in areas that are currently developed. For undeveloped areas in the Town's borders, the buffer should be 200 feet. No impervious surfaces should be permitted in these buffers.
- Update the Zoning Ordinance to include limits on impervious surface cover permitted on each lot.
- Introduce an educational program on low cost methods to reduce stormwater flows (for example, rain barrels).

3 Source water, including ground and surface water resources is protected.

- Buffers of forested areas, where development is not permitted, are established around water sources.
- Development near the Little Youghiogheny River's tributaries and Broadford Lake is held to a higher environmental standard.

- Update the Zoning Ordinance to support the County updates to the Sensitive Areas Ordinance as it relates to buffers surrounding water sources.
- Amend the Zoning Ordinance based on the Comprehensive Plan Map, targeting specific areas for development while other areas are maintained in their natural state.
- Support efforts to restore stream buffers along tributaries of the Little Youghiogheny River.



4 Goal

Policies

Actions Year 1-6

Steps are taken to ensure that water quality of all water resources is maintained and improved for future generations.

- Future upgrades to the Wastewater Treatment Plant (WWTP) reduce discharge nutrient loads.
- Stormwater does not enter the Little Youghiogheny River or Broadford Lake directly, but travels through stormwater management systems and over-forested buffers.

- Work with Garrett County to address I & I problems in the wastewater system to reduce the potential for untreated discharge at the Trout Run facility.
- Work with the County to establish combined point and non-point source loading caps for nitrogen and phosphorus.
- Implement zoning changes with regard to stormwater management outlined in Goal 2 of this section.



6.6 COMMUNITY FACILITIES AND RESOURCES

The following goals, policies, and actions address maintaining Mountain Lake Park's community facilities and recognizing its cultural resources.

1 Goals	Policies	Actions Year 1-6
The culture and history of Mountain Lake Park remain important to community life.	<ul style="list-style-type: none"> The tourism opportunities available in Mountain Lake Park are developed and marketed. 	<ul style="list-style-type: none"> Market the historic resources and cultural events in Mountain Lake Park.
2 Adequate facilities to serve current and future residents are in place before development occurs. Mountain Lake Park does not suffer service reductions due to development.	<ul style="list-style-type: none"> Mountain Lake Park cooperates in sharing resources with neighboring localities to improve the cost effectiveness of public services wherever feasible. Municipal-related functions such as police, fire, library and parks services remain adequate. 	<ul style="list-style-type: none"> All policies and actions of the Water Resources section of this report (Section 3.5) are implemented. Coordinate with nearby localities to share in the costs of service provision. Mountain Lake Park, Loch Lynn Heights, Oakland and Deer Park should coordinate with Garrett County to plan for any increases in services, resources and space necessitated by growth in the four towns. Coordinate with Garrett County agencies to ensure that the police, fire, emergency service, library and school needs in Mountain Lake Park continue to be met.

3 Goal

Policies

Actions Year 1-6

The Town and outside agencies work together to ensure that existing facilities and services are maintained, improved and optimized as the Town grows.

- Encourage a high quality of education for Mountain Lake Park residents.
- Promote and support good local health care.

- Encourage the Garrett County Commissioners to support the implementation of ultra high-speed internet service.
- Encourage the Garrett County Commissioners to support countywide wireless service.
- Maintain communication with health care providers to ensure their ability to continue providing services to Mountain Lake Park.



6.7 MINERAL RESOURCES

The Garrett County Comprehensive Plan shows the distribution of mineral resources throughout the County. While natural gas resources are present in the Mountain Lake Park area, the continued development of these resources is not compatible with the Town's residential character. In addition, the mining of mineral resources is contrary to the tourism and environmental goals of the Town. The following goal, policies, and actions support this statement.

Goal	Policies	Actions Year 1-6
<p>1 The extraction of mineral resources in and around Mountain Lake Park is prohibited.</p>	<ul style="list-style-type: none"> • New mineral extraction operations, including natural gas, are not permitted in the boundaries of Mountain Lake Park. • New and existing extraction operations around Mountain Lake Park are not permitted. 	<ul style="list-style-type: none"> • Amend the zoning and nuisance ordinances to prohibit these activities.



7.0 CONCLUSION

When fully implemented, this Plan will result in improvements to the community of Mountain Lake Park—restoring its character as a historic-resort Town. The implementation of this Plan will require commitment from the community to work cooperatively with local, County, and State organizations. Implementation of the Community Legacy Plan is an essential step in achieving many of the Comprehensive Plan's goals and policies. The actions laid out in this Comprehensive Plan are actions that are reachable in a six-year time frame. These actions will be the first step in implementing the policies and achieving the goals set out in this Plan. At the required six-year review of the Comprehensive Plan, the Mountain Lake Park Planning Commission will assess its progress in the completion of these actions.

