

VOLUME 2

Comprehensive Plan

Town of Deer Park, Maryland

*Recommended
goals, policies,
and actions
through 2030*



ACKNOWLEDGEMENTS

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1.0 INTRODUCTION

The Comprehensive Plan for Deer 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 Deer Park as well as in 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 Deer Park through 2030.

The Plan is long-range and comprehensive. The Plan is a compilation of what is most important to Deer Park as it contemplates change over the next 20 years. Notably, this Plan envisions that the Town will have an active planning commission and adopt a zoning ordinance. 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.

1.1 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 Deer 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.

1.2 A NOTE ON WORKFORCE HOUSING

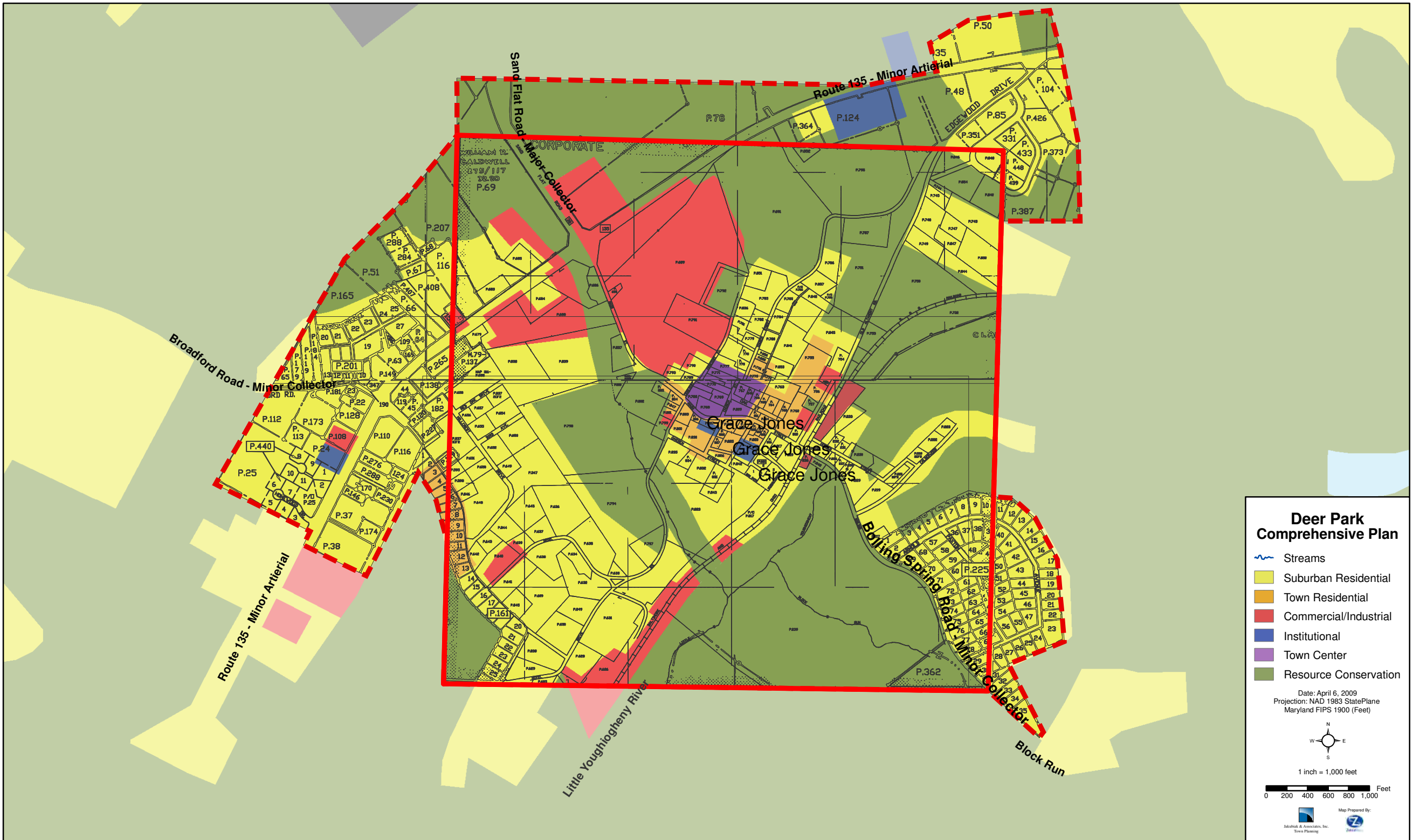
It is important to note at the beginning of this volume that the Deer Park Comprehensive Plan addresses most of the same subject areas addressed in the Garrett County Comprehensive Plan—land use, water resources, etc. While Deer Park’s Plan does not contain a separate section on Housing, the Town does 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. Deer Park will work with County, State, and Federal agencies and local non-profit corporations to encourage workforce housing.

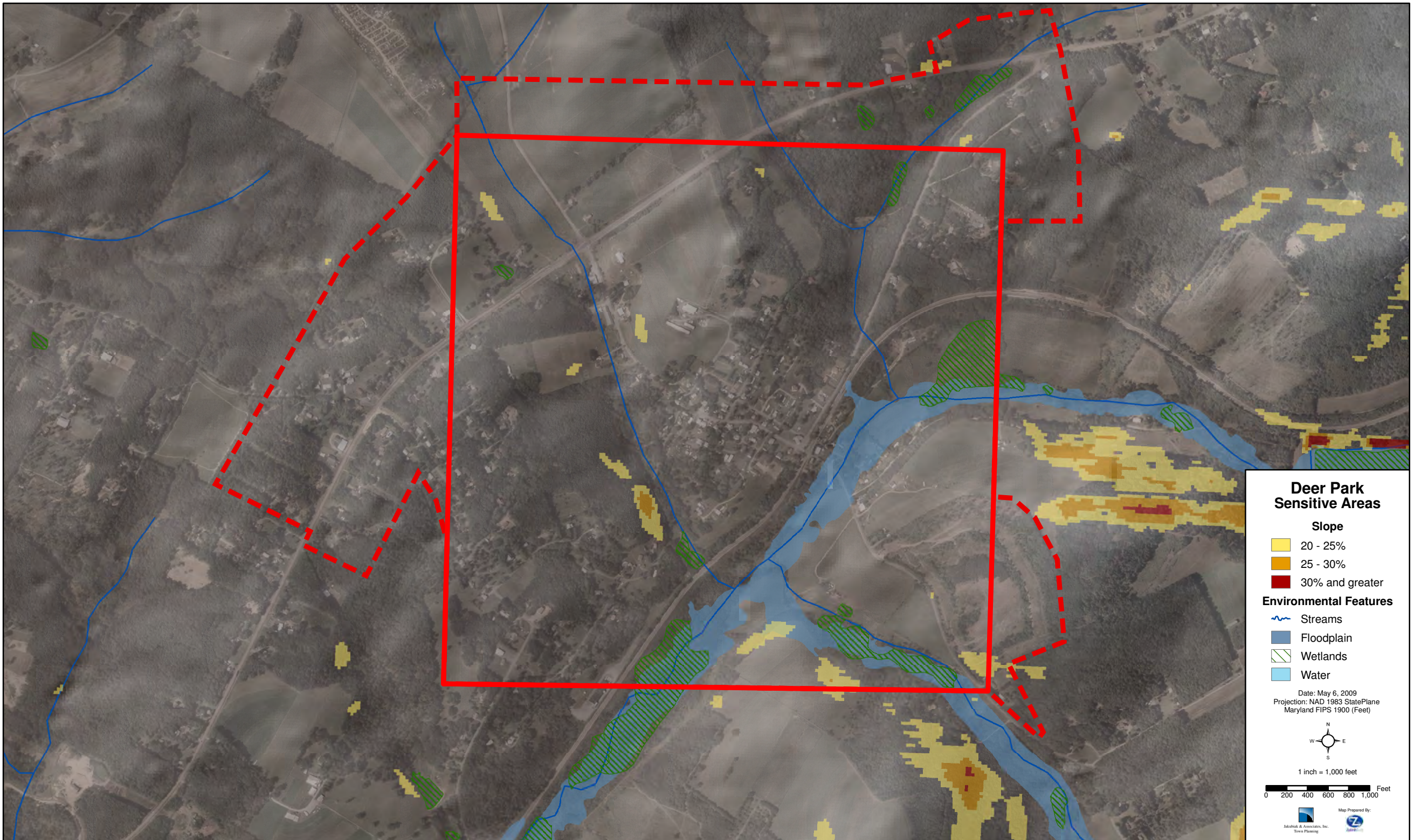
1.3 TWO ESSENTIAL MAPS IN THIS VOLUME

This report contains two maps. The Deer Park Comprehensive Plan Map shows the proposed land use pattern for the Town for 2030. This map is referenced throughout the report. It designates all land within the Town as one of six primary land use types. It also shows the location future growth areas for the Town. It illustrates a long term vision for the Town and its surroundings. This is the map that the Town will use as it prepares a zoning ordinance and zoning map.

The other map is a Sensitive Areas Map. It is an aerial photograph of the Town with key natural resources identified. 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.







Deer Park Sensitive Areas

Slope

- 20 - 25%
- 25 - 30%
- 30% and greater

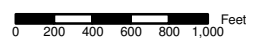
Environmental Features

- Streams
- Floodplain
- Wetlands
- Water

Date: May 6, 2009
Projection: NAD 1983 StatePlane
Maryland FIPS 1900 (Feet)



1 inch = 1,000 feet



2.0 FUTURE CONDITIONS

Section 2 of this report discusses the growth that Deer Park may expect through 2030 and the likely impacts of this growth on public facilities, services, and water resources. The first section below provides a forecast—a recommended level of growth in the number of households in the Town.

2.1 FORECAST GROWTH¹

The Deer Park Comprehensive Plan is a plan for growth, development, and conservation through the year 2030. The Town has considered a number of important factors that have a bearing on future growth including historic trends, County growth projections and development policies, 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.

From 1990 and 2000, Deer Park grew from 157 households to 161 households.² Since 2000, 16 building permits have been issued, resulting in an estimated 177 households in 2007. The Town will experience growth pressure due to employment and population increases at the nearby Deep Creek Lake area. The Garrett County Comprehensive Plan projects that the number of housing units in the County will grow by 6,750 between 2005 and 2030, or by 37 percent. The County projects that 60 percent of this growth will occur in the Deep Creek Lake area, and the remaining 40 percent will be located in the towns and rural areas of the County.

In anticipation of increased growth, the County Comprehensive Plan contains a land use plan for the area surrounding Deer Park—the Little Youghiogheny River Watershed. The watershed is a 90-square mile area that represents 14 percent of the County’s land area. Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland are all located within this watershed. The County projects that, by 2030, 712 new housing units will be constructed in the Little Youghiogheny River Watershed.

Deer Park forecasts a growth of about 70 households through 2030, which is nearly ten percent of the growth projected for the watershed. It computes to an annual average growth rate of 1.5 percent over the 22-year period between 2008 and 2030, as shown in the table below.

Table 1
Forecast of Households

2007 Estimate	2030 Forecast	Change		Annual Rate of Growth (%)
		(#)	(%)	
177	247	70	39.5	1.5

¹In preparing this Plan, Garrett County’s “development capacity analysis” for Deer Park was reviewed. This analysis was prepared by the Maryland Department of Planning for the County’s use. A development capacity analysis is a rough technique for estimating how much development can be built within a community given land availability and zoning. 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. The County’s estimate is that there is room for an additional 1,088 housing units in Deer Park. As the Town does not have zoning, this analysis is of little relevance to this Plan, except to indicate that absent Comprehensive Planning and zoning, most of the undeveloped land in Deer Park could be developed for housing, provided of course, that municipal services were available.

²Historic population and household data are documented in Volume 1.

There is sufficient water and sewer capacity to serve the forecast growth. The drinking water system in Deer Park has the capacity to support 134 more equivalent residential units (ERUs).³ With regard to the sewer system, the Trout Run Wastewater Treatment Plant has the capacity to serve an additional 758 ERUs. The County Comprehensive Plan projects that 29 ERUs of commercial development would occur in the Little Youghiogheny watershed by 2030. This plan recommends that some commercial development occur in Deer Park, at the intersection of Route 135 and Sand Flat Road. This area could accommodate around 12,600 square feet of commercial space, equating to about 7 ERUs.

2.2 IMPACTS OF FUTURE GROWTH – GENERAL COMMUNITY FACILITIES

Understanding the impacts of growth on community facilities helps ensure that they are adequate to meet future needs. Section 2.1 provided a forecast of 70 new housing units through 2030. The following table outlines the impacts of an additional 70 households in Deer Park. The community facilities assessed are schools, library, parks, police, and fire and emergency services. Impacts to drinking water and sanitary sewer are discussed in Section 2.3.

Schools

Table 2 shows the number of new students household growth may be expected to generate in Deer Park. It also shows the capacity of each of the three schools attended by the residents of Deer Park. Table 2 indicates that Southern High is currently over capacity and would continue to be so through 2030. The high school has a capacity of 819 pupils, but current enrollment is 910. The Garrett County Public Schools Educational Facilities Master Plan for 2008 projects that enrollment at Southern High School will decrease over time. The plan projects enrollment in 2017 will be 869 students. Growth in Deer Park could add ten high school pupils

Table 2: Impacts to Schools

School	2007 Enrollment (pupils)	Forecast Pupil Generation in Deer Park ¹	Capacity (pupils)
Broad Ford Elementary	390	13	499
Southern Middle	617	7	760
Southern High	910	10	819

The following pupil generation rates were used to project enrollment by new households: 0.19 pupils per household Elementary, 0.10 pupils per household for Middle School, and 0.14 pupils per household for High School.

¹ Does not include Pre-K students

Library

Deer Park residents use the Oakland branch of the Ruth Enlow Library System. It also serves the Towns of Oakland, Mountain Lake Park, 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, service, or capacity expansions. The planned growth of Deer Park will not require expansion of the library.

Parks

Current parks are sufficient to meet current and future needs. However, small neighborhood parks should be planned within the proposed development southeast side of the Town.

Police, Fire, and Emergency

An additional 70 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.

³ An ERU is equal to the water use or water discharge of a typical household—262.5 gallons of water per day.

2.3 IMPACTS OF FUTURE GROWTH – WATER RESOURCES

The following is a summary of the impact of forecast growth on the Town’s water resources. Additional information can be found in Volume 1, specifically in the Natural Resources and Community Facilities sections.⁴ Garrett County is also now updating its Water and Sewer Master Plan. This Plan, when completed, will show areas in and around Deer Park that could be served by the public drinking water and sewer systems.

<p>Drinking Water</p>	<p>The Garrett County Department of Public Utilities (DPU) provides drinking water to the Town of Deer Park from groundwater wells in the Greenbrier formation. These wells do not have any water quality issues. DPU does not have plans to expand the drinking water system for the Town of Deer Park over the next 20 years. The current system has the ability to produce 72,000 gpd of water—enough to serve 274 ERUs (the system currently serves 140 ERUs).⁵ This means the capacity remains to serve an additional 134 ERUs, which is more than Deer Park’s anticipated growth through 2030.</p>
<p>Wastewater Treatment And Point Source Water Pollution</p>	<p>DPU provides sanitary sewer services to the Town. The DPU runs the Trout Run Wastewater Treatment Plant (WWTP) for the Towns of Deer Park, Loch Lynn Heights, and Mountain Lake Park. DPU plans to rehabilitate the main and interceptor lines for this WWTP to reduce the occurrence of “inflow” and “infiltration” (I & I).⁶ Garrett County has set point source loading limits on nitrogen and phosphorus for the WWTP, which discharges into the Little Youghiogheny River; 19,945 lbs per year for nitrogen and 4,986 lbs per year for phosphorus.⁷ These levels may be achieved through the reduction of I & I. When the rehabilitation of the main and interceptor lines is complete, the County plans to assess whether caps can be met.⁸ If additional treatment is necessary to meet these caps the County will consider Biological Nutrient Removal (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. This leaves 759 ERUs for new development. This is sufficient to accommodate the level of growth forecast for Deer Park.</p>
<p>Stormwater Runoff Non-Point Source Pollution</p>	<p>The Garrett County Comprehensive Plan (pages 5-26 and 5-27) assesses impacts of non-point source loading (stormwater runoff) under two primary 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 Deer Park Comprehensive Plan helps implement the preferred scenario, and it also retains forested areas as well as local stream and floodplain buffers that can absorb stormwater runoff and remove nutrients before they enter streams.</p>

⁴ The Garrett County Comprehensive Plan contains a map of water service areas on page 5-3 and sewer service areas on page 5-14, which the reader may wish to review for added context and supporting information.

⁵ This section refers to the term “Equivalent Residential Unit” (ERU). An ERU is equal to the water use or water discharge of a typical household—262.5 gallons of water per day.

⁶ Inflow is stormwater that enters the system as a result of insufficient stormwater management on lots—e.g., downspouts that direct water into sewer collection pipes. Infiltration is flow from groundwater that enters the system through cracks in pipes, for example. I & I add to the amount of wastewater that needs to be treated and discharged, which reduces available capacity for households and businesses.

⁷ *Garrett County Comprehensive Plan*. “Water Resources Element.” (pg 5-23, Table 5.5).

⁸ *Garrett County Comprehensive Plan*. “Water Resources Element.” (pg 5-24).

Table 3 shows the planned sewer allocations allocation among the three towns that share the Trout Run Wastewater Treatment Plant and summarizes the impacts to the Drinking Water system. The system capacity and use numbers presented in this chart come from the Garrett County Comprehensive Plan Water Resources Element (pages 5-5 and 5-16). Using the same numbers as Garret County's Comprehensive Plan ensures that growth within the County, but outside of the municipal limits, is considered in the assessment of impacts. This Plan allocates just over half of the remaining water capacity to the growth expected through 2030. By 2030, this Plan anticipates that 64 ERUs, or about 23 percent of total system capacity, will remain.

Table 3: Planned Allocation of Water & Sewer Capacity

	Drinking Water (ERUs)	Sanitary Sewer (ERUs)
System Capacity	274	3,429
2007 Use	140	2,670
Available Capacity in 2007	134	759
Projected Demand in 2030		
Deer Park (residential growth)	70	70
Mountain Lake Park (residential growth)	-	100
Loch Lynn Heights (residential growth)	-	54
General non-residential growth	-	29
Southern Garrett Industrial Parks	-	22
Remaining Capacity in 2030	64	484

3.0 PLAN GOALS, POLICIES, AND IMPLEMENTING ACTIONS

Article 66B is the section of the Maryland Annotated Code that gives towns the authority to do planning and zoning. In allowing town's to prepare comprehensive plans, Article 66B requires that the plan contain the following: a statement of goals and elements addressing sensitive (environmental) areas, land use, municipal growth, transportation, water resources, community facilities, and mineral resources. It also requires that the plan contain the recommendations for land development regulations to implement the plan. Deer Park does not regulate land use development. It does not have a zoning ordinance or subdivision regulations. This Plan recommends that the Town adopt these regulations to protect public health and safety and promote other vital community goals.

Organization

Each of the following sections is an organized presentation of goals, policies, and actions. These terms are defined below:

Goals: Statements that describe Deer Park's intentions for the future.

Policies: The recommended courses of action to be pursued by Deer Park in achievement of the goals.

Actions: Specific tasks to be undertaken to implement the policies over the next six years. Consistent with State law, a 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 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.

Principles

Volume 1 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 and every municipal plan in Garrett County. 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 respects the size, scale, and use of existing (especially historic) development patterns.
3. Stewardship of municipal facilities requires that a town's growth be balanced with infrastructure and service capacities.

In order for this Plan to be used as a basis for zoning regulations and the official guide to development decision making, a Town must to have a Planning Commission. While it is not necessary to have a Planning Commission to obtain the benefits of municipal planning, it is advisable. Volume 1 of this report provides a description of the role of the Planning Commission.

The Deer Park Comprehensive Plan Map illustrates the key goals and policies and should be used as a guide when preparing a zoning ordinance. The Planning Commission should use this Map when determining whether a proposed development project or land use change is compatible and consistent with the Comprehensive Plan. All development and development decisions should be consistent with this Plan.

3.1 LAND USE

This section outlines the goals, policies, and recommendations for future land use. The Comprehensive Plan Map shows the future land use plan, and the supported land uses are outlined later in this section. Recommendations in Section 3.2 (Municipal Growth) and Section 3.3 (Sensitive Areas) also address future land use.

Goals	1	2	3	4
	<p>The Town guides land use development in a way that ensures the continued small-town character found in Deer Park today.</p>	<p>The natural environment provides form to the built environment, helping to guide the location of future development.</p>	<p>The historic character of Deer Park is protected and serves as a model for how new areas should develop over time.</p>	<p>Growth of the Town occurs within or adjacent to the existing Town Boundary.</p>
<p>Policies</p>	<ul style="list-style-type: none"> • Zoning will be used to regulate land development to help protect community health, safety, and welfare. 	<ul style="list-style-type: none"> • Sensitive areas in and around Deer Park are not developed, but continue to be preserved for open space and recreation. • Steep slopes are not appropriate areas for new development. 	<ul style="list-style-type: none"> • The historic structures and character of Deer Park are maintained for future generations. • Views of surrounding farmlands are preserved as a community asset. 	<ul style="list-style-type: none"> • Growth in and around Deer Park is consistent with the Comprehensive Plan Map. • Development in the vicinity of Deer Park occurs within the Town’s municipal limits.
<p>Implementing Actions Year 1-6</p>	<ul style="list-style-type: none"> • Create a zoning ordinance and map that reflect the land uses shown on the Comprehensive Plan Map. The land use table should be used as a guide to the purpose and uses permitted in each zoning district. The categories listed here should be included in the Town’s zoning ordinance. <ul style="list-style-type: none"> ○ Commercial/Industrial: these two land use categories should be combined. ○ Town Center: a mix of town-scaled retail, residential, institutional, and recreation reflective of the existing uses in the “town square” area. ○ Town Residential: development on medium-sized lots, as is common in existing developed areas of Town. ○ Suburban Residential: development with preserved open space or resource protection. ○ Open Space/Conservation: sensitive areas, town parks, and other open areas. 	<ul style="list-style-type: none"> • Include stream and floodplain preservation in the zoning ordinance. The ordinance should call for areas along the Little Youghiogheny River and Block Run to remain heavily forested. • Apply Open Space/Conservation zoning to the forested woodland area found to the west of Main Street. • Restrict development in areas of steep slope (greater than 25%). 	<ul style="list-style-type: none"> • Apply for historic district status with the National Register of Historic Places for the Town Square area. • Adopt a building code to prevent loss of historic structures and reduce the incidence of blighted structures. • Consider adopting design guidelines for restoration of historic structures in conjunction with adopting a zoning ordinance. • Enhance the central town square in front of the municipal building as described in the Town’s Community Legacy Plan. 	<ul style="list-style-type: none"> • Work with Garrett County, using State preservation programs, to ensure areas outside of Town limits not targeted for development by this plan are maintained in their agricultural or natural state. • Work with Garrett County and local farmers to place farmlands outside the Town’s southern and eastern limits in farmland preservation programs.

The Comprehensive Plan Map shows the recommended land uses for each parcel in Town. The land use designations shown on the map are described below.

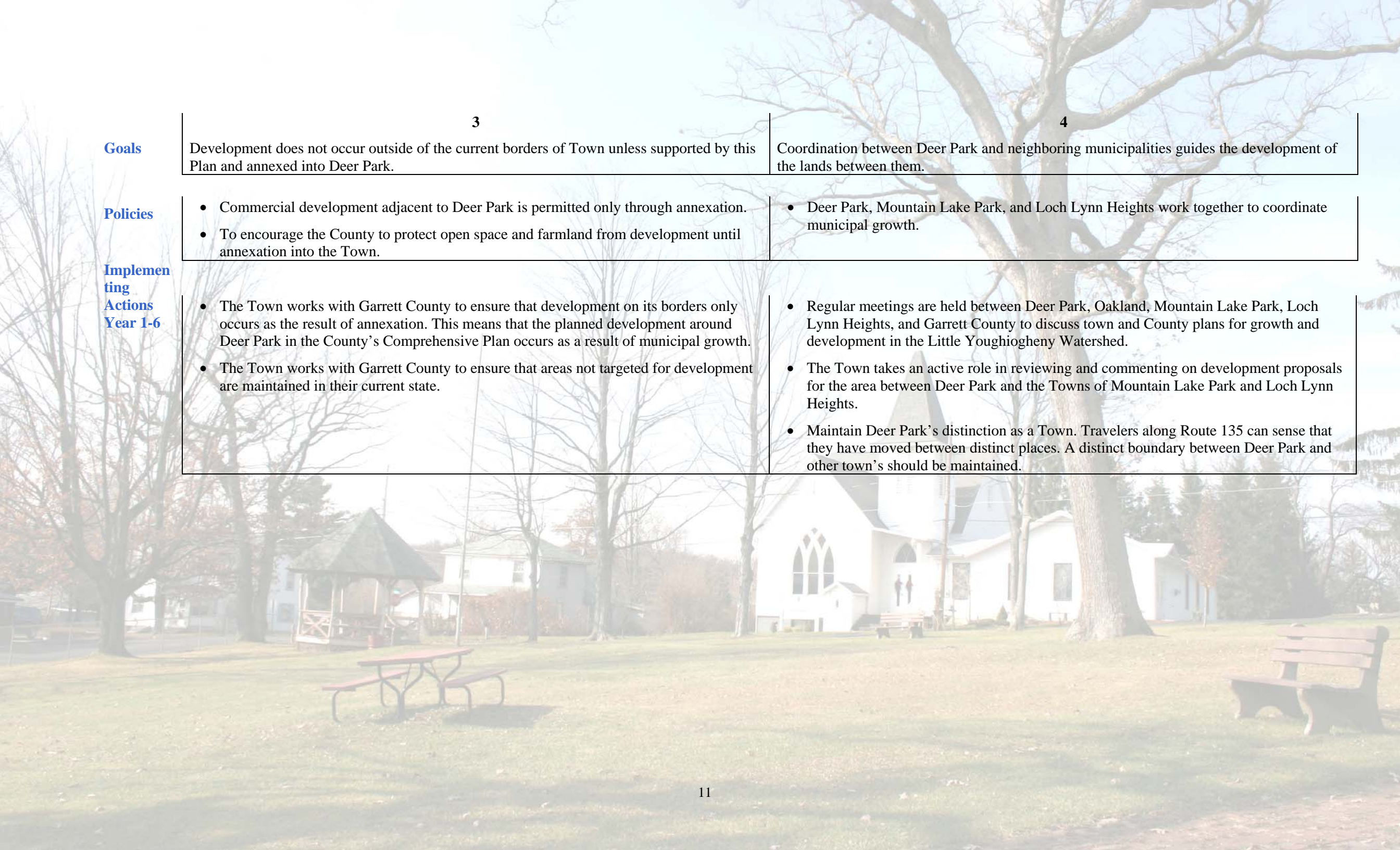
Land Use	Purpose	Use/Intensity	Characteristics
Commercial / Industrial	To provide locations for essential services, industrial and related employment opportunities that may not be compatible with residential areas.	Businesses, offices, retail, general commercial uses, Industrial parks and operations, research operations, manufacturing, warehouses, offices, and commercial activities that may have off-site impacts.	This area is focused on providing employment and regional goods and services. This district is oriented at major intersections. These are not to be mixed use areas; residential development should not be permitted.
Town Center	To provide a mix of uses that support local business.	Local shops, residences, institutions, recreation, open space.	This area is focused around the Town square. Buildings should be oriented to the square, pedestrian scale development and access should be the focus in this area.
Town Residential	To reflect and preserve the traditional character of development in Deer Park.	Single-family residences with a minimum lot size of 14,000 square feet, duplexes, townhomes.	The focus of these areas is to reinforce the existing pattern of residential development in Deer Park. Open space and preservation of natural areas is required.
Suburban Residential	To provide ecologically sound development and preserve open space in sensitive areas of Town.	Open space, single-family residences with a minimum lot size of 27,000 square feet, parks/trails, recreation.	The focus of development in these areas should be preservation of existing forests and stream buffers. As well as establishing stream buffers where they are not present.
Institutional	To designate the locations of stand-alone institutions.	Government offices, schools, churches, other community facilities.	The focus of institutional areas should be on providing services to the community. These areas should be oriented to the street, easy to access, and include areas of public open space.
Resource Conservation	To protect natural resources and important open spaces from development.	Trails, open space, woodland protection, parkland, farming, rural-density residential. Densities should be a maximum of one house per 10 acres.	This is an area where there are working farms and large tracts of forest.

This table should be used to guide the writing of a zoning ordinance as recommended by this Plan. The zoning ordinance should include five categories—industrial/commercial, town center, town residential, suburban residential, and resource conservation. Institutional uses do not require their own zoning district, but instead may be permitted in any district. The minimum lot sizes described above are comparable to the existing lot sizes in Deer Park. This supports infill development that is of a compatible size and scale to existing development. The zoning ordinance should include requirements for a certain percentage of a lot to remain in open space, limitations on the percent of a lot that can be covered by paved surfaces, lot coverage standards that address the percentage of a lot that can be covered by buildings, paved, and other covered surfaces, and height and setback standards for new buildings (regulating the location of buildings on a lot—for example, requiring that buildings in the Town Residential area are set back at least 15 feet from the side lot line), among other things.

3.2 MUNICIPAL GROWTH

The following goals, policies, and actions address municipal growth in Deer Park (70 new housing units). Planned expansions of the Town are intended to incorporate planned development areas and provide municipal services to areas currently in the County. Development of new areas should be guided by the goals, policies, and actions below as well as by the Comprehensive Plan Map. The Comprehensive Plan Map shows the annexation of an approved subdivision on the southeast edge of Town. While the full subdivision would not be allowed to develop in the timeframe of this plan, it is the policy of Deer Park that growth at this density (1.5 units per acre) should occur within its municipal limits. The Map also shows annexation of areas north of Town, including the intersection of Route 135 and Old Route 38 Road. Although it is expected that this area will develop, it is not likely to develop within the timeframe of this Plan. As growth that occurs around Deer Park this area will be a target location for commercial development. Old Route 38 Road provides a gateway into Deer Park—development at this intersection reflects the character of Deer Park to residents and vehicles traveling along Route 135. The Town has an interest in the form that development takes at this intersection and development that does happen at this location should only occur through annexation into the Town.

Goals	1	2
Policies	Municipal expansion is thoughtfully considered in light of surrounding farming and natural resources.	Expansion of municipal services to areas outside of Town limits only occurs when it provides benefits to Deer Park.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> • The farmlands that surround Deer Park continue to be used for farming through 2030. • The health and quality of the Little Youghiogheny River and its tributaries (including Block Run) are protected. • Future growth and development in the area around Deer Park is targeted to areas within the existing boundaries of Deer Park or to its planned annexation areas as shown on the Comprehensive Plan Map. Residential Subdivision and commercial development does not occur on the Town’s boundaries without annexation into the Town. • Include requirements for 300-foot buffers around the Little Youghiogheny River and its tributaries in the proposed zoning ordinance. • Restrict development on slopes greater than 25 percent in the zoning ordinance. 	<ul style="list-style-type: none"> • Municipal growth occurs only if it meets with the goals and interests of Deer Park as represented in this Comprehensive Plan. • Require annexations to provide adequate connections to the existing road and pedestrian (sidewalk and trail) networks. Plans for connections should be submitted with any annexation proposal. • Annexations shall not be permitted if water resources and other community facilities (water and sewer, emergency services, schools, parks, etc.) are not adequate to serve new households or businesses. • Work with Garrett County to ensure that development impacting the community facilities serving the Town is not approved unless facilities are adequate. This means that the County will ensure that development outside of Deer Park does not negatively impact the quality of education, emergency services, and sewer service to the Town.



3

4

Goals

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

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

Policies

- Commercial development adjacent to Deer Park is permitted only through annexation.
- To encourage the County to protect open space and farmland from development until annexation into the Town.

- Deer Park, Mountain Lake Park, and Loch Lynn Heights work together to coordinate municipal growth.

**Implementing
Actions
Year 1-6**

- The Town works with Garrett County to ensure that development on its borders only occurs as the result of annexation. This means that the planned development around Deer Park in the County’s Comprehensive Plan occurs as a result of municipal growth.
- The Town works with Garrett County to ensure that areas not targeted for development are maintained in their current state.

- Regular meetings are held between Deer Park, Oakland, Mountain Lake Park, Loch Lynn Heights, and Garrett County to discuss town and County plans for growth and development in the Little Youghiogheny Watershed.
- The Town takes an active role in reviewing and commenting on development proposals for the area between Deer Park and the Towns of Mountain Lake Park and Loch Lynn Heights.
- Maintain Deer Park’s distinction as a Town. Travelers along Route 135 can sense that they have moved between distinct places. A distinct boundary between Deer Park and other town’s should be maintained.

3.3 SENSITIVE AREAS⁹

The sensitive areas of Deer Park are described in Volume 1 and illustrated on the Deer Park Sensitive Areas Map. The main natural resource in the Town is the Little Youghiogheny River, which is biologically impaired by and subject to metals, nutrient, and sediment loading, and impaired by bacteria. This means that the water in the Little Youghiogheny River has concentrations of metals, sediment, and bacteria that negatively impact its water quality. This section outlines the goals, policies, and actions that Deer Park intends to implement to ensure these sensitive resources are protected. The Municipal Growth section also contains recommendations for protecting sensitive areas. Water Quality in the Little Youghiogheny is greatly impacted by development and stormwater runoff that occurs further downstream where the River runs parallel to Route 135 and travels through the densely developed Towns of Loch Lynn Heights, Mountain Lake Park, and Oakland. Deer Park still has an essential role to play in protecting water quality in the Little Youghiogheny River.

Goals	1	2
Policies	<p>Sensitive, natural areas and the scenic resources they provide are protected from development.</p> <ul style="list-style-type: none"> Natural features and productive farmlands are conserved. Permanent open space is established in conjunction with future land development. 	<p>The resource value of natural areas such as woodlands, floodplains, streams, stream buffers, and steep slopes in Deer Park is acknowledged and protected to the extent possible.</p> <ul style="list-style-type: none"> The Town makes use of zoning and other regulatory authority to ensure long-term protection and conservation of sensitive areas in Deer Park. Rare, threatened, or endangered species' habitats are protected from future development.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> Create an Open Space/Conservation district for resource conservation when the zoning ordinance is developed. The zoning for this district should ensure preservation of natural resources and development of associated parks. This zoning district should be applied to areas along the Little Youghiogheny River and its tributaries, including Block Run. All areas in Town shown as resource conservation on the Comprehensive Plan Map should be part of this district. Require that open space be dedicated in each zoning district. Require that new development preserve forested portions of parcels in their forested state. This should be done through a provision in the Zoning Ordinance. 	<ul style="list-style-type: none"> The Open Space/Conservation zoning district is applied to large forested areas, floodplains, and stream buffers, and areas of steep slope in Deer Park. Preservation of these area helps to protect rare, threatened, and endangered species that may be present in Deer Park. Work with MDE to monitor the biological, bacteria, metals, and nutrients and sediment impairments in the Little Youghiogheny River. Development in Deer Park on public water and sewer could help to reduce impacts to the River. Preservation of buffers around the stream and its tributaries should further contribute to water quality enhancements.

⁹ Recommendations concerning sensitive areas are also provided in Section 3.1 (Land Use), Section 3.2 (Municipal Growth) and Section 3.5 (Water Resources).

3.4 TRANSPORTATION

This section outlines the goals and policies of Deer Park as they relate to transportation in the Town. Development in the Town will generally be limited to the area planned for development southeast of the Deer Park’s current boundary. Therefore, many of the policies and actions below address improvements to the existing road system.

Goals	1	2	3
	Deer Park's transportation network is well-maintained; safety is paramount; congestion is not present on local roads.	All residents of Deer Park are able to access activity centers by walking or biking.	Roads in Deer Park help to create a sense of place in the Town.
Policies ¹⁰	<ul style="list-style-type: none"> Deer Park will work to monitor speeds on local roads and address safety concerns. 	<ul style="list-style-type: none"> It is possible to walk or bike to activity centers (parks, town center) from any area of Deer Park. New development provides connections to a Town network of trails and sidewalks. 	<ul style="list-style-type: none"> Streetscape improvements are implemented along Main Street, making the Town Square an accessible community meeting place.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> Work with State Highway Administration (SHA) to monitor traffic along Route 135, particularly at its intersection with Main Street/Sand Flat Road. Coordinate with SHA to designate the intersection of Route 135 and Sand Flat Road as the site of a future interchange, for traffic safety purposes. Should development be proposed near the intersection of Route 135 and Sand Flat Road, require that adequate space be retained for a future possible interchange. Development along Route 135 should be concentrated at its intersections with Old Route 38 Road and Sand Flat Road. Access should be limited between these two intersections to maintain safety and reduce potential congestion along Route 135 through Town. 	<ul style="list-style-type: none"> A sidewalk and trails plan is developed to improve pedestrian and bicycle connections between residential areas and the Town Hall, Deer Park Inn, and recreational areas. The first priority of a sidewalk and trails plan should be to install sidewalks along Main Street/Boiling Spring Road, improving pedestrian safety and accessibility from the south and east sides of Town. The sidewalks and trails plan should incorporate a trail system in the forested resource conservation area to the west of Main Street. This trail system should connect the Town square to residential areas along Hotel and Deer Park Hotel Roads. Require that the southeastern annexation area incorporate sidewalks or trails that connect new residents to the Town square area. 	<ul style="list-style-type: none"> Implement streetscape improvements around the Town Square described in the Community Legacy Plan. Improve connectivity between all areas of Town through sidewalk connections. There should be safe access between both sides of the Railroad tracks.

3.5 WATER RESOURCES

The Town of Deer 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 level of growth forecast in the introduction of this report is under the capacity of existing water and sewer facilities. The following goals, polices, and actions must be understood in the context of the information regarding existing conditions and future growth provided in Section 2 of this volume.

Goals	1	2
Policies	All residents of Deer Park have access to safe drinking water and sanitary sewer facilities.	Stormwater is managed, treated, and dispersed slowly. Untreated stormwater conveyed to the Little Youghiogheny River and Block Run is minimized.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> Public water and sewerage facilities are adequate to meet demand. Water consumption is reduced. A fair allocation strategy guides connections to the sewer system, allowing Deer Park to grow physically and economically. 	<ul style="list-style-type: none"> Deer Park and Garrett County innovatively administer the state stormwater management manual. Stormwater does not enter Block Run directly, but travels through stormwater management systems and over forested buffers.
	<ul style="list-style-type: none"> Work with Garrett County to complete water and sewer capacity management plans and coordinate upgrades of the water and sewer systems with growth. Work with Garrett County to upgrade the sewer system and reduce I & I (see Section 2.3). Support County water conservation efforts with educational material and incentives to encourage water conservation through installation of low-flow and water reuse measures. Work with Garrett County, Loch Lynn Heights, and Mountain Lake Park to develop an equitable long-term sewer allocation strategy, guided by a Wastewater Capacity Management Plan. 	<ul style="list-style-type: none"> Set limits on the amount of impervious surface (surfaces that prevent water from entering the ground) permitted in new development areas. The proposed zoning ordinance should limit parking, building, and other impervious surfaces to a maximum percentage of the total lot area. Require that forested areas and open spaces are maintained on development sites to allow for increased absorption of stormwater into the water table. Work jointly with other units of government to introduce an educational program on low-cost methods to reduce stormwater flows (e.g. rain barrels).

	3	4
Goals	The source water for the Town’s drinking water system (ground wells) is protected	Steps are taken to ensure that water quality of all water resources is maintained and improved for future generations.
Policies	<ul style="list-style-type: none"> • Buffers of forested areas where development is not permitted are established around water sources. 	<ul style="list-style-type: none"> • Future upgrades to the Wastewater Treatment Plant will reduce the nutrient loads in discharge. • Development near the Little Youghiogheny River and Block Run is held to a higher environmental standard.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> • Support and keep current on County efforts in the area of source water protection, as laid out in the County Comprehensive Plan, Section 5.2.7. • Work with MDE and Garrett County to determine what source water protection measures that might be needed in Deer Park. 	<ul style="list-style-type: none"> • Work with Garret County to address I & I problems in the wastewater system. (see Section 2.3) • Implement zoning changes with regard to stormwater management outlined in Goal 2 of this section. • Work with MDE and the County to achieve point and non-point source loading caps for nitrogen and phosphorus. • Create a zoning ordinance that targets specific areas for development and other areas for preservation as shown on the Comprehensive Plan Map. • Restore the stream buffer along Block Run.

3.6 COMMUNITY FACILITIES AND RESOURCES

The following goals, policies, and actions address Deer Park’s community facilities and its cultural resources. Protection and restoration of historic resources is considered an important element in supporting the Town’s economic growth.

Goals	1	2	3
	<p>The culture and history in Deer Park expressed in its physical town design and historic structures are central to community life.</p>	<p>Adequate facilities to serve current and future residents are in place before development occurs. Deer Park does not suffer service reductions due to development.</p>	<p>The Town and outside agencies work together to ensure existing facilities and services are maintained, improved, and optimized as the Town grows.</p>
Policies	<ul style="list-style-type: none"> • The town square becomes a gathering place for the community. • The tourism opportunities available in Deer Park are developed and marketed. 	<ul style="list-style-type: none"> • Deer Park cooperates in sharing resources with neighboring localities to improve the cost effectiveness of public services wherever feasible. • Community services, such as police, fire, library, and parks, remain adequate. 	<ul style="list-style-type: none"> • Ensure a high quality of education for Deer Park residents. • Promote and support good local health care.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> • Improvements are made to the town square, as described in the Community Legacy Plan. • Streetscape improvements are made along Main Street, as described in the Community Legacy Plan. • Develop marketing materials and walking tours of the historic and cultural features of Deer Park (Flying Scot, Deer Park Inn, and Deer Park Water). • Work with Garrett County’s Economic Development Department to establish a bed and breakfast location in Deer Park. 	<ul style="list-style-type: none"> • All policies and actions of Section 2.7 (Water Resources) are implemented. • Coordinate with nearby localities to reduce the cost of service provision. • Deer Park, Loch Lynn Heights, Oakland, and Mountain Lake Park coordinate with Garrett County and the Ruth Enlow Library System 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, and emergency service needs in Deer Park continue to be met. 	<ul style="list-style-type: none"> • Continue to meet regularly with the Garrett County Board of Education to discuss current and future enrollment and educational needs affecting Deer Park. • Maintain communication with health care providers to ensure their ability to continue providing services to Deer Park.

3.7 MINERAL RESOURCES

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

Goal

1

The extraction of mineral resources and gas does not occur in or near Deer Park.

Policy

- The mining of mineral resources is not permitted in or near Deer Park.

Implementing

Action

Year 1-6

- No mining activities will be undertaken in or near Deer Park.
- The Zoning Ordinance should prohibit mining in all districts.
- Work with Garrett County to determine the best way to prevent mining on lands adjacent to the Town.

3.8 CONCLUSION

The Town of Deer Park is the one of four towns located in the Little Youghiogheny Watershed of Garrett County. This Comprehensive Plan acknowledges this unique location and seeks to coordinate responsible growth and development in and around the Town's current boundaries. In so doing, this Plan has established a set of goals and long term development policies. Essential to the successful implementation of this Comprehensive Plan is the establishment of a Planning Commission and adoption of a zoning ordinance. The Town can accomplish both of these steps and can use this Plan and the zoning ordinance to achieve its goals.

Stewardship of the land, natural resources, and community facilities is a strong theme of this Plan. Through the year 2030, Deer Park anticipates population growth and commercial development. It proposes the adoption of zoning to protect the integrity of its historic character, preserve sensitive environmental areas and scenic views, and promote traffic safety along Route 135. It should be noted that implementation of the Town's Community Legacy Plan will be an important step in accomplishing this Comprehensive Plan.

A number of the major recommendations in the Plan have implications for funding. Here are several potential mechanisms of funding that Deer Park will consider:

- Farmland Preservation: The Maryland Department of Natural Resources-Rural Legacy Program as a coordinating entity for land acquisition, the purchase of conservation easements, and technical and strategic planning assistance. The Maryland Agricultural Land Preservation Fund for the purchase of conservation easements.
- Historic Preservation: The Maryland Department of Housing and Community Development-Community Legacy Program. Maryland Historic Trust for technical assistance in the delineation and nomination of historic structures and districts.
- Main Street Revitalization: The Maryland Department of Housing and Community Development-Main Street Maryland Program for technical assistance and guidance on available grants.

The implementation of this Plan will require a long-term commitment to cooperative efforts with local, County, State, regional and federal agencies and units of government as well as non-profit organizations.