

VOLUME 2:

Comprehensive Plan

Town of Kitzmilller, Maryland

*Recommended
goals, policies,
and actions
through 2030*



ACKNOWLEDGEMENTS

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1.0 INTRODUCTION

The Comprehensive Plan for Kitzmiller 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 Kitzmiller as well as the other towns in Garrett County. Volume 2 of this Comprehensive Plan provides the projections, goals, policies, and actions that will guide future growth and conservation in Kitzmiller 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 Kitzmiller 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 that have the resources and expertise to advance the interests the Town shares with others.

1.1 COMPREHENSIVE PLANNING IN MARYLAND

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;
- 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 Kitzmiller Comprehensive Plan addresses most of the same subject areas addressed in the Garrett County Comprehensive Plan—land use, water resources, etc. While Kitzmiller'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 and 300 to 400 of these units should be developed in the County's towns while the bulk of the remaining affordable/workforce housing need should be met in the Deep Creek Lake area. Kitzmiller 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 Kitzmiller Comprehensive Plan Map shows the proposed land use pattern for the Town. This map is referenced throughout the report. It designates all land area within the Town as one of five primary land use types. It also shows the location of parks, the river, streams, and the area of Town proposed for redevelopment. It illustrates a long term vision for the Town and its surroundings.

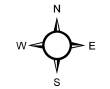
The other map is a Sensitive Areas Map. It is an aerial photograph of the Town highlighting the terrain and local river and stream system, which is part of the Potomac Upper North Branch Watershed. Steeply sloping terrain (gradients of 20-25 percent, 25-30 percent, and 30 percent and greater) characterizes much of Kitzmiller. These areas of steep slope and the Potomac River floodplain and its associated wetlands are shown on this map. 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 resource constraints.



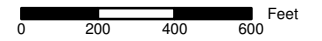
Kitzmiller Comprehensive Plan

-  Rivers
-  Suburban Residential
-  Town Residential
-  Commercial
-  Institutional
-  Resource Conservation

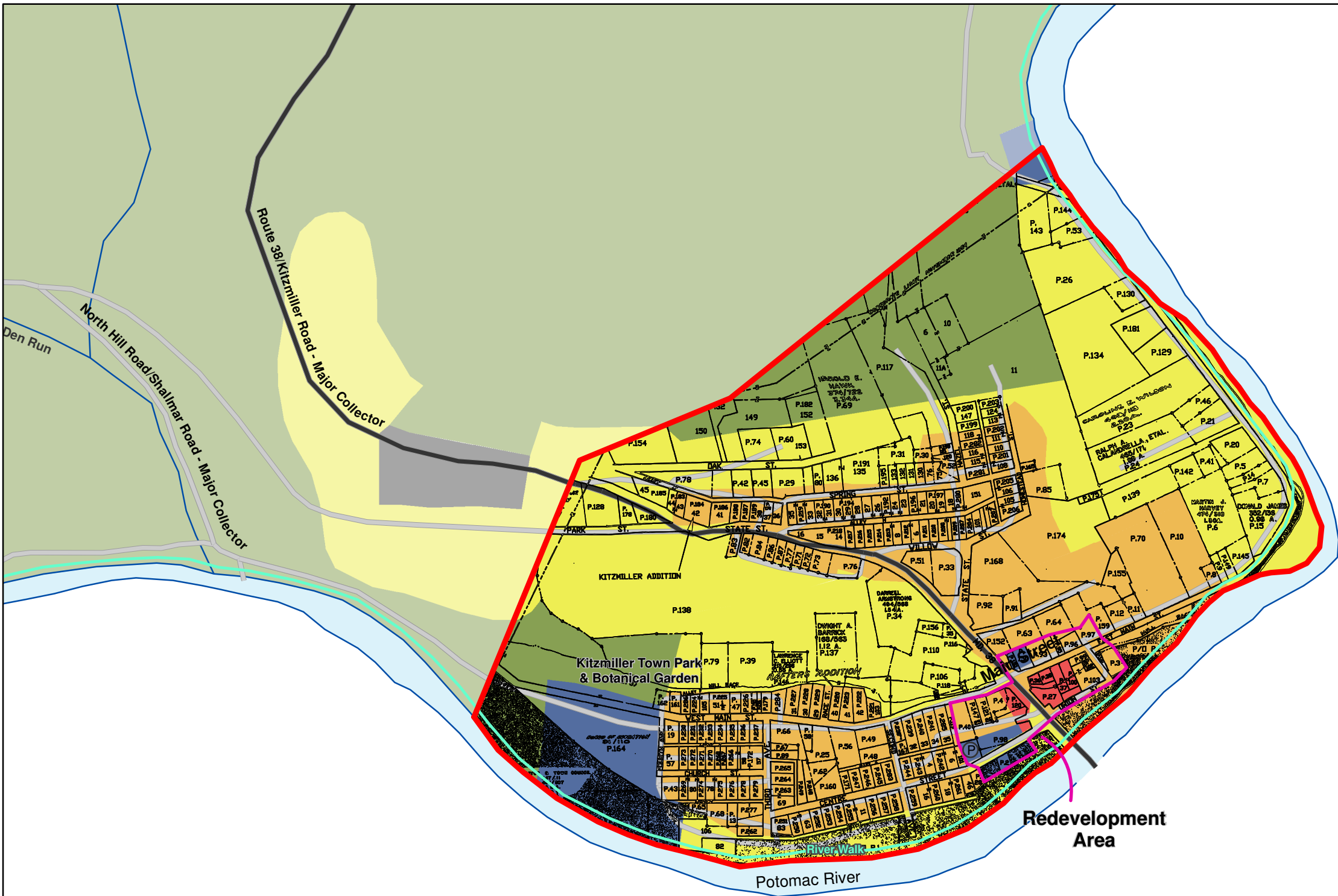
Date: January 8, 2009
Projection: NAD 1983 StatePlane
Maryland FIPS 1900 (Feet)



1 inch = 500 feet



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



**Redevelopment
Area**

Potomac River

Kitzmiller Sensitive Areas

Slope

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

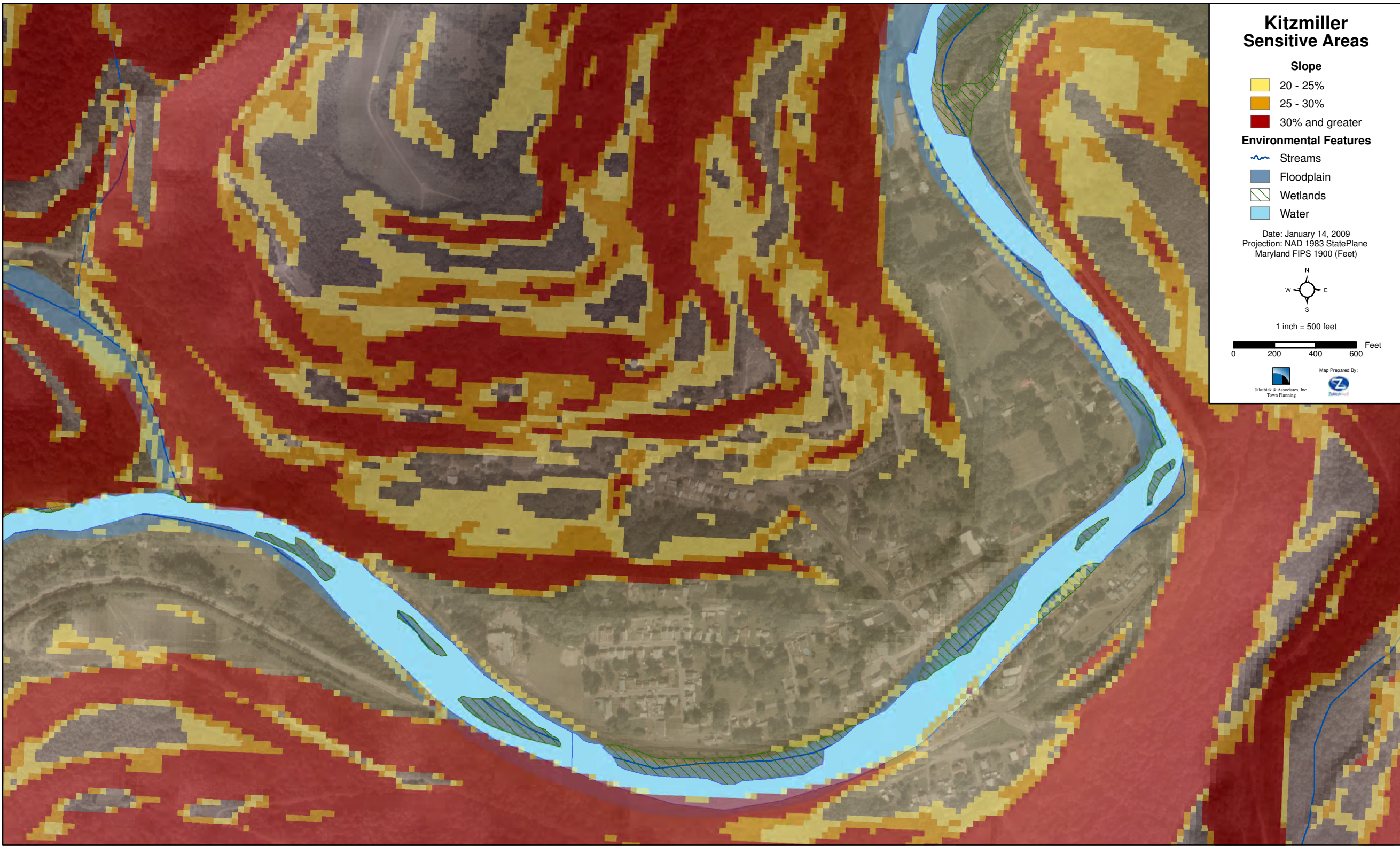
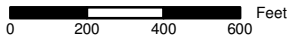
Environmental Features

- Streams
- Floodplain
- Wetlands
- Water

Date: January 14, 2009
Projection: NAD 1983 StatePlane
Maryland FIPS 1900 (Feet)



1 inch = 500 feet



2.0 FUTURE CONDITIONS

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

2.1 A FORECAST OF FUTURE GROWTH

The Kitzmiller 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 water and sewer capacities.¹ These factors are discussed below and form the basis for the forecast of residential growth. A forecast is an estimate of future change; in this case, an estimate of the amount of residential growth.

From 1990 to 2000, Kitzmiller grew from 114 to 127 households. Since 2000, six building permits have been issued, resulting in an estimated 133 households in 2007. 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 nearly 37 percent. Much of this growth will occur in the Deep Creek Lake area and will not impact Kitzmiller.

The County Comprehensive Plan projects a relatively small amount of residential growth in the Potomac Upper North Branch Watershed, where Kitzmiller is located. The watershed is a 105 square mile area dominated by farmland and woodlands. It represents 15 percent of the County’s land area. The Potomac Upper North Branch Watershed is the only watershed in Garrett County that is part of the Chesapeake Bay watershed. Kitzmiller is the only municipality in the watershed. The County projects that, by 2030, 200 housing units will be constructed in the Potomac Upper North Branch watershed largely in rural and agricultural areas. The County projects that 25 of these units will be located in Kitzmiller. The Gorman and Bloomington water and sewer districts may also anticipate some level of growth.

Kitzmiller is the only municipality in the Potomac Upper North Branch watershed. Some of the projected growth for the watershed should be located in the Town. Given all factors involved, including the goals of this Plan, Kitzmiller forecasts a growth of about 30 households (five more than the County’s generalized projection for the Town) through 2030. Thirty households represent 15 percent of the growth projected for the watershed. It computes to an annual average growth rate of 0.9 percent over the 22-year period between 2008 and 2030, as shown in Table 1 below.

Table 1
Forecast of Households

2007 Estimate	2030 Forecast	Change		Annual rate of Growth (%)
		(#)	(%)	
133	163	30	22.6	0.9

In preparing this Plan, Garrett County’s “development capacity analysis” for Kitzmiller was reviewed.² 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 development regulations.³ The finding—115 housing units may be added to the Town. There is ample room within the Town for the forecast of 20 households.

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

As discussed later in Section 2.3, the drinking water system in Kitzmiller has the capacity to support 164 more equivalent residential units (ERUs)⁴. With regard to the sewer system, the Kitzmiller Wastewater Treatment Plant has the capacity to serve an additional 83 ERUs.

2.2 IMPACTS OF FUTURE GROWTH – GENERAL PUBLIC FACILITIES

Understanding the impacts of future growth on community facilities and services helps ensure that adequate facilities are in place to meet current and future needs. Section 2.1 provided a forecast of 30 new housing units through 2030. The following table outlines the impacts of an additional 30 households in Kitzmiller. 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.

<p>Schools</p>	<p>In general, the Garrett County Board of Education expects graduation rates to be higher than birth rates. However, a projection of new students from the anticipated growth in Kitzmiller in required and provided in Table 1. There is adequate capacity to accommodate projected population growth.</p> <p style="text-align: center;">Table 2 Impact to Schools</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">School</th> <th style="text-align: center;">2007 Enrollment (pupils)</th> <th style="text-align: center;">Forecast Pupil Generation in Kitzmiller¹</th> <th style="text-align: center;">Capacity (pupils)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Kitzmiller Elementary</td> <td style="text-align: center;">55</td> <td style="text-align: center;">6</td> <td style="text-align: center;">181</td> </tr> <tr> <td style="text-align: center;">Southern Middle</td> <td style="text-align: center;">617</td> <td style="text-align: center;">3</td> <td style="text-align: center;">760</td> </tr> <tr> <td style="text-align: center;">Southern High</td> <td style="text-align: center;">910</td> <td style="text-align: center;">4</td> <td style="text-align: center;">819</td> </tr> </tbody> </table> <p>Source: Garrett County Board of Education and Jakubiak & Associates</p> <p>¹ The following pupil generation rates were used to project enrollment by new households: 0.19 students per household for Elementary, 0.10 for Middle, and 0.14 for High School. These projections do not include Pre-K students.</p>	School	2007 Enrollment (pupils)	Forecast Pupil Generation in Kitzmiller ¹	Capacity (pupils)	Kitzmiller Elementary	55	6	181	Southern Middle	617	3	760	Southern High	910	4	819
School	2007 Enrollment (pupils)	Forecast Pupil Generation in Kitzmiller ¹	Capacity (pupils)														
Kitzmiller Elementary	55	6	181														
Southern Middle	617	3	760														
Southern High	910	4	819														
<p>Library</p>	<p>Current library is sufficient for current and future needs.</p>																
<p>Parks</p>	<p>Current parks are sufficient to meet current and future needs.</p>																
<p>Police</p>	<p>Current police services are sufficient for current and future needs.</p>																
<p>Fire/EMS</p>	<p>Current fire and EMS services are sufficient for current and future needs.</p>																

² This analysis was prepared by the Maryland Department of Planning for the County’s use. Kitzmiller does not have a town zoning ordinance.

³ 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 buildable lot. Sometimes infill can come about when single-family lots are converted into multifamily development projects. However, for the most part, infill happens when vacant lots are developed and/or large lots are subdivided into residential lots.

⁴ 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 summarizes water resources. Additional information can be found in Volume 1, specifically in the Natural Resources and Community Facilities sections.⁵ Garrett County is also now updating its Water and Sewer Master Plan. This plan, when completed, will show areas in and around Kitzmiller that could be served by the public drinking water and sewer systems.

<p>Drinking Water</p>	<p>Garrett County’s Department of Public Utilities (DPU) provides drinking water to the Town of Kitzmiller and the Shallmar area from groundwater wells in the Pottsville and Allegheny formations and an impoundment on Wolf Den Run. The wells do not have any water quality issues; however, the Wolf Den Run impoundment is subject to sedimentation. Garrett County’s DPU is studying the possibility of replacing the Wolf Den Run impoundment with additional wells. No major capacity expansions are anticipated in the timeframe of this Comprehensive Plan. The current system has the ability to produce 63,000 gpd of water—enough to serve 240 ERUs⁶; the system currently serves only 76 ERUs. This means capacity remains to serve an additional 164 ERUs, more than Kitzmiller’s anticipated growth. Shallmar is an unincorporated developed area to the southwest of Kitzmiller. Additional development in Shallmar will have little impact on the water supply.</p>
<p>Wastewater Treatment And Point Source Water Pollution</p>	<p>Garrett County’s DPU provides sanitary sewer services to the Town through a sewer system shared with Shallmar. The wastewater treatment plant (WWTP) is located in Kitzmiller. The DPU plans to extend service to the northeast of Kitzmiller and the Jennings Randolph Lake area. The Kitzmiller WWTP has the capacity to treat 40,000 gpd of wastewater, or 152 ERUs; it is currently serving 69 ERUs. This leaves 83 ERUs for development—a sufficient amount to accommodate the modest level of growth projected for Kitzmiller.</p> <p>Garrett County has set point source loading limits on nitrogen and phosphorus for the Kitzmiller Wastewater Treatment Plant, which discharges into the North Branch of the Potomac River. These limits are 599 lbs per day for nitrogen and 150 lbs per day for phosphorus. These levels would be achieved through upgrades to BNR treatment of wastewater.⁷</p>
<p>Stormwater 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 run-off) 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 run-off and nutrient loading are assessed at a county-wide watershed level, this Town Plan does not analyze alternative land-use plans itself. The Kitzmiller Comprehensive Plan helps implement the preferred scenario and it retains local river and floodplain buffers which can absorb stormwater run-off and remove nutrients before they enter streams.</p>

⁵ 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. However, the County does not propose any service extensions in the Kitzmiller area.

⁶ 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.

⁷ Garrett County Comprehensive Plan, Water Resources Element, page 5-23 Table 5.5.

3.0 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 a comprehensive plan contain a statement of goals, and elements addressing sensitive areas, land use, municipal growth, transportation, water resources, community facilities, mineral resources, and recommendations for land development regulations to implement the plan. Each of the following section presents goals, policies, and actions as described below.

Goals: Statements that describe Kitzmiller’s intentions for the future.

Policies: The recommended courses of action to be pursued by Kitzmiller 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 presented in this Volume are drawn in part from the 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 respects 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 Kitzmiller Comprehensive Plan Map illustrates key goals, polices, and actions of the Kitzmiller Comprehensive Plan and should be used as a guide to implement the zoning changes proposed herein. The Map should be used as a guide when determining whether a proposed development project or land use change, is compatible and consistent with the Comprehensive Plan.

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. Therefore, this Plan recommends that Kitzmiller create a Planning Commission. Volume 1 of this report provides a description of the role of the Planning Commission.

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 land use table on the following page outlines the supported land uses. Recommendations in Sections 3.1 (Sensitive Areas) and Section 3.2 (Municipal Growth) also address future land use.

Goals	1	2	3	4
<p>The Town guides land use development in a way that protects the public’s interest in good development and redevelopment practices.</p>	<p>The natural environment guides the location of future development. Infill is the preferred method of development.</p>	<p>The historic character and natural setting of Kitzmiller are preserved and enhanced.</p>	<p>Growth of the Town occurs within the existing Town Boundary</p>	
Policies	<ul style="list-style-type: none"> • Zoning will be used to regulate land development in the Town of Kitzmiller to help protect community health, safety, and welfare. 	<ul style="list-style-type: none"> • Sensitive areas in and around Kitzmiller 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 Kitzmiller are maintained for future generations. • New areas are not targeted for development. Growth is accommodated through infill and redevelopment. 	<ul style="list-style-type: none"> • Growth in and around Kitzmiller is consistent with the Comprehensive Plan Map. • Development in the vicinity of Kitzmiller 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. The categories listed here should be included in the zoning ordinance. <ul style="list-style-type: none"> ○ Commercial: shops and offices. ○ Town Residential: development on medium sized lots, as is common throughout low-lying areas. ○ Suburban Residential: development on larger lots conforms to the sloping lands. ○ Open Space/Conservation: protection of environmentally sensitive areas, Town parks, and the school. 	<ul style="list-style-type: none"> • Include stream and floodplain preservation in the zoning ordinance. Areas along the Potomac River not protected by the Town’s levee should remain heavily forested. • Restrict development on steep slopes along Kitzmiller Road. • The zoning ordinance should encourage infill on vacant lots and redevelopment of underutilized structures, over development of sensitive areas. • Apply open space/conservation zoning to the Riverwalk, Harrison Hanlin Park, and the Botanical Gardens Pond and Park. • Apply resource conservation zoning to undeveloped areas of steep slope (as shown on Comprehensive Plan Map). 	<ul style="list-style-type: none"> • Apply for historic district status with the National Register of Historic Places. • Adopt a building code to prevent the loss of historic structures and reduce the incidence of blighted structures. • Begin seeking funding and interest to redevelop the East Main/Union Street area for commercial and multi-family use. Structures should be preserved and restored where possible. Where not possible, new building should reflect the character and architectural style of the existing structure. • Pursue the infill development opportunities outlined in the Community Legacy Plan. • Include standards that result in lot and house sizes similar to that of existing lots and houses in Kitzmiller in the zoning ordinance. 	<ul style="list-style-type: none"> • Include open space zoning for parks and preservation areas in the zoning ordinance. • Work with Garrett County to ensure areas not targeted for development are maintained in their natural state. • No areas outside of Kitzmiller’s current boundaries will be annexed for development.

The Comprehensive Plan Map shows the recommended land uses for each parcel in Town. This table describes the land use designations shown on the map.

Land Use	Purpose	Use/Intensity
Commercial	To provide essential services and employment opportunities.	Businesses, offices, retail
Town Residential	To reflect and preserve the traditional style of development in Kitzmiller.	Single-family housing on minimum 4,500 square foot lots, duplexes, town homes, multi-family residences.
Suburban Residential	To provide ecologically sound development and preserve open space in sensitive areas of Town.	Open space, Single-family housing on minimum 17,000 square foot lots, parks/trails, recreation
Institutional	To provide community services to local residents.	Government offices, schools, churches, other community facilities
Resource Conservation	To protect natural resources and important open spaces from development.	Trails, open space, woodland, parkland, rural density residential

This table should be used to guide the development of a zoning ordinance as recommended by this Plan. The zoning ordinance should include four districts: Commercial, 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 with existing lot sizes in Kitzmiller. The zoning ordinance should include open space requirements, limitations on paved surfaces, lot coverage, and size and bulk restrictions, such as building height. The zoning ordinance should prevent development in floodplains and on steep slopes. The Town should work with a professional town planner to write its first zoning ordinance.

3.2 MUNICIPAL GROWTH

This Comprehensive Plan projects limited residential growth (30 new households) and no expansion of the Town’s municipal limits. The Garrett County Comprehensive Plan does not show development in areas outside of Kitzmiller boundaries. This plan supports the County’s recommendation. Development of new areas outside Kitzmiller should not occur, as guided by the goal, policy, and action below as well as by the Comprehensive Plan Map. Should the Town determine that annexation is in its interest for growth, the first step should be to amend this Comprehensive Plan.

Goals

1

Development does not occur outside the municipal borders of Kitzmiller.

Policies

- Open space and surrounding farmlands are protected from development until annexation into Kitzmiller is deemed appropriate.

Implementing

Actions

Year 1-6

- Work with Garrett County to ensure implementation of the Garrett County Land Use Plan for the area surrounding Kitzmiller.
- Work with Garrett County to ensure that no development occurs on the borders of Kitzmiller without annexation.

3.3 SENSITIVE AREAS⁸

The sensitive areas of Kitzmiller are described in Volume 1 and illustrated here on the Kitzmiller Sensitive Areas Map. This map shows the Potomac River, Wolf Den Run, and their associated floodplains. The map highlights the large areas of Town that are on in steeply sloping land. The main resource in the Town is the Upper Potomac River, which is biologically impaired. This means that the Town also contains a substantial land area that is steeply sloped. This section outlines the goals, policies, and actions that Kitzmiller intends to implement to ensure these sensitive resources are protected.

Goals	1	2
Policies	<p>Sensitive natural areas and the scenic resources they provide are protected from development.</p>	<p>The resource value of natural areas such as woodlands, floodplains, streams, stream buffers, and steep slopes in Kitzmiller is acknowledged and protected to the extent possible.</p>
Implementing Actions Year 1-6	<ul style="list-style-type: none"> • Natural features are conserved. • Infill development occurs, preserving the larger natural areas around the Town in their natural state. • Create a category for open space/resource conservation zoning in the zoning ordinance. This category should ensure the preservation of natural resources. • Apply open space zoning to areas of steep slope. • Include provisions in the zoning ordinance to restrict development in areas of steep slope 25% or greater. • Include a provision in the zoning ordinance to restrict the filling of and development on wetlands. • Development outside of the Town boundaries or in environmentally sensitive areas is not permitted. 	<ul style="list-style-type: none"> • The Town’s zoning and regulatory authority is brought to bear to ensure the long-term protection and conservation of sensitive areas in Kitzmiller. • Rare, threatened, or endangered species habitats are protected from future development. • Apply conservation zoning to forested areas, floodplains, steep slopes, and river buffer areas in Kitzmiller. • Maintain up-to-date information on rare, threatened, or endangered species and monitor compliance of development with State and County regulations concerning these species. • Coordinate with the Maryland Department of the Environment to monitor the impact of these actions on the biological impairments in the Upper Potomac River.

⁸ Recommendations concerning sensitive areas are also provided in Section 3.1 (Land Use) and Section 3.5 (Water Resources)

3.4 TRANSPORTATION

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

Goals	1	2	3
Kitzmiller's transportation network is well-maintained; safety is paramount.	All residents of Kitzmiller are able to access activity centers by walking or biking.	Roads in Kitzmiller help to create a sense of place in the Town.	
Policies ⁹	<ul style="list-style-type: none"> Maintain a well functioning street system. Ensure that all areas of Kitzmiller are well-connected, monitor speeds and safety concerns on Town roads. 	<ul style="list-style-type: none"> It is possible to walk or bike to activity centers (parks, schools, town center) from any area of Kitzmiller. The Town's sidewalks and trails form an interconnected network. Kitzmiller's trails are connected to both in- and out-of-Town destinations. 	<ul style="list-style-type: none"> The streetscape along Main and Union Streets provides a unique and welcoming impression of Kitzmiller.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> Consider adopting street design standards at the time the zoning ordinance is prepared Monitor traffic safety along Kitzmiller Road. 	<ul style="list-style-type: none"> Require that sidewalks are constructed (where not currently present) in infill and redevelopment areas as a condition of zoning approval. Maintain and improve existing sidewalks. Identify areas to make connections between Kitzmiller's trail systems and the sidewalk network. Develop a plan and timeline for making each connection. Support the effort to connect the river trail with Allegheny Highlands Trail Links. Make improvements to the river trail and trailhead as described in the Community Legacy Plan. 	<ul style="list-style-type: none"> Continue to implement the streetscape improvements along Main and Union Streets as outlined in the Community Legacy Plan. Encourage the State to develop a Mountain Maryland Scenic Byway Management Plan.

⁹ While the policies of this Plan are largely focused on the existing network of streets and roads the Town will continue to support the Garrett Transit Services "People Mover" Program's paratransit services.

3.5 WATER RESOURCES

The Town of Kitzmiller 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 water and sewer needs of the projected 30 new households can be met by the existing water resources. 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	3
Policies	All residents of Kitzmiller have access to safe drinking water and sanitary sewer facilities.	Stormwater is managed, treated, and dispersed slowly to the Potomac River. Water quality of all water resources is maintained and improved for future generations.	Source water, including ground and surface water resources, is protected.
Implementing Actions Year 1-6	<ul style="list-style-type: none"> Public water and sewerage facilities are guided by capacity management plans and remain adequate to meet current and future demand. Water consumption is reduced. Work with Garrett County to complete water and sewer capacity management plans and to address drinking water sedimentation concerns at the Wolf Den Run impoundment. Work with Garrett County to monitor capacity of water and sewer services, ensuring adequate future capacity remains available. Support Garrett County’s incentives for water conservation with Town incentives and educational materials. 	<ul style="list-style-type: none"> Kitzmiller and Garrett County innovatively administer the state stormwater management manual. Stormwater does not enter Wolf Den Run or the Potomac River directly but travels through stormwater management systems and over forested buffers. Include open space requirements in the zoning ordinance that limit impervious surfaces (surfaces which prevent water from being absorbed into the ground) in the Town. This allows for increased absorption of stormwater into the water table. Introduce an educational program on low cost methods to reduce stormwater flows (for example, rain barrels). Develop a rain barrel distribution program to encourage residents to collect and re-use this rainwater. 	<ul style="list-style-type: none"> Open Space and forested buffers are established around water sources. 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 County, State, and federal agencies to develop a combined strategy to stay within the point and non-point source loading caps for nitrogen and phosphorus.

3.6 COMMUNITY FACILITIES & RESOURCES

The following goals, policies, and actions address maintaining Kitzmiller’s community facilities and protecting its historic resources. Section 2.2 of this Volume addressed the impact of growth on schools and other community facilities. It showed that expansions of community facilities are not necessary because of the modest level of housing growth anticipated in Kitzmiller. Protection and restoration of historic resources is considered an important element in supporting the Town’s emerging tourism economy.

Goals	1 The culture and history in Kitzmiller are expressed in its physical design and historic structures are central to community life.	2 Adequate facilities to serve current and future residents are maintained.
Policies	<ul style="list-style-type: none"> • The historic and ecological tourism opportunities available in Kitzmiller are developed and marketed. • The historic structures in Kitzmiller are preserved and redeveloped. They are restored to participating elements in the Town’s culture. 	<ul style="list-style-type: none"> • Kitzmiller cooperates in sharing resources with neighboring localities to improve the cost effectiveness of public services wherever feasible. • Municipal-related functions such as water, sewer, police, fire, library, and parks services remain adequate. • Ensure a high quality of education for Kitzmiller residents.
Actions Year 1-6	<ul style="list-style-type: none"> • Continue to make streetscape improvements along Main Street as described in the Community Legacy Plan. • Develop marketing materials for the historic and recreational resources of Kitzmiller including the Town’s location along the Mountain Maryland Scenic Byway. • Develop fishing access to the Potomac River for Town residents and visitors. 	<ul style="list-style-type: none"> • Coordinate with Garrett County’s Department of Education to maintain the elementary school building in Kitzmiller and to preserve the high quality of education provided. • Coordinate with nearby localities to share in service provision. • Coordinate with Garrett County agencies to ensure that the water, sewer, police, fire, emergency service, and library needs in Kitzmiller continue to be met.

3.7 MINERAL RESOURCES

The Garrett County Comprehensive Plan shows the distribution of mineral resources throughout the County. The Garrett County Comprehensive Plan recommends supporting responsible mining of Garrett County’s mineral resources.¹⁰ In keeping with this recommendation, Kitzmiller proposes to define an area around the Town where mining activities will be restricted or prohibited in coordination with Garrett County. Mining around the Town should be limited to reduce the impacts mining operations have on the environment, water quality, and open space, all of which are essential to the Town’s emerging tourism economy. Mining also has potential nuisance impacts on the Town including noise, dust, and heavy truck traffic through town. While mineral resources are present in the Kitzmiller 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 goals, policies, and actions support this statement.

Goals	1 The mining of mineral resources does not occur in or near Kitzmiller.	2 Acid mine drainage from abandoned mines is significantly reduced or eliminated.
Policies	<ul style="list-style-type: none"> The mining of mineral resources is not permitted in or near Kitzmiller. 	<ul style="list-style-type: none"> Abandoned coalmines in and around Kitzmiller are acquired and restored to reduce or eliminate acid mine drainage pollution.
Actions Year 1-6	<ul style="list-style-type: none"> No mining activities will be undertaken in or around Kitzmiller. Prohibit in-Town mining in the zoning ordinance. Work with Garrett County to determine the best way to prevent mining on lands adjacent to the Town. 	<ul style="list-style-type: none"> The Town works with Maryland’s Abandoned Mine Land Reclamation program to restore the abandoned mines in the Kitzmiller area.

¹⁰ Section 10 Mineral Resources Element, page 10-5.

4.0 CONCLUSION

The Town of Kitzmiller is located in an area of rich natural resources, along the Upper North Branch of the Potomac River. This Comprehensive Plan acknowledges the opportunities associated with this unique location and seeks to revitalize the Town through stewardship of the natural environment. 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.

Stewardship of the land and natural resources is a strong theme of this Plan. Through the year 2030, Kitzmiller anticipates modest population growth and proposes the implementation of planning and zoning to help guide the Town's future. The Town seeks to protect and restore the integrity of its historic character, preserve sensitive environmental areas and scenic views, and promote the Town's recreational amenities. It should be noted that implementation of the Town's Community Legacy Plan is an important part of this Comprehensive Plan.

In addition to the assistance regularly provided by the Maryland Department of Planning and the Appalachian Regional Commission other agencies can assist Kitzmiller with achieving the goals set out in this plan. The Maryland Department of Housing and Community Development's Community Legacy Program can provide both technical assistance and funding. The Maryland Historic Trust can provide technical assistance in the delineation and nomination of historic structures and districts. The implementation of this Plan will also require a long term commitment to cooperative efforts with local, County, State, regional and federal agencies and units of government and non-profit organizations.

