

# Garrett County Water and Sewerage Master Plan 2014

## Revision

Adopted December 9, 2014

**Amendment 2024**

**Approved March 18, 2024**



## Revision Table

Amendment	County Adoption	Resolution	MDE Approval	Revision Notes	Pages
	<u>December 9, 2014</u>	<u>2014-15</u>	<u>March 9, 2015</u>	<u>Original Plan</u>	
	June 6, 2016	2016-7		See Exhibit 1, Text & map 4-4	Exhibit 1
1	November 22, 2016	2016-2	March 27, 2017	Map updates: Deep Creek Sewer Service Area, Thayerville Water Service Area, Deer Park Water Service, Mt Lake Park/LochLynn Water Service Area	Jump to page
2	February, 21 2017	2017-1	May, 26 2017	Exhibit 1: EMR Revisions February 2016: Planned & recommended Improvements Text. Table 3-4 Table 3-6	Jump to page
3	August 22, 2017	2017-5		Map update Deep Creek Lake Water Service Area	Jump to page
3	April 2, 2021	2021-2		Rosedale Sewer Service Area Map	Jump to page
3	April 20, 2021	2021-3		Paradise Heights Water Expansion Glendale Road Sewer Service Expansion Pysell Road Sewer Service Expansion Map Mountainside Sewer Service Expansion Map Maple Street Friendsville Sewer Service Map Madison Street Water Service Map	Jump to page
3	March 25, 2023	2023- 2	May 5, 2023	Grantsville Water Service text and map	Amendment 3-1-23
4	Dec 19, 2023	2023-8	March 18, 2024	Add Wisp Mountain Tank Project.	Amendment 4



March 13, 2024

The Honorable Paul Clayton Edwards, Chairman  
Board of Commissioners  
Garrett County  
203 South Fourth Street, Room 207  
Oakland, Maryland 21550

Dear Council Chairman Edwards:

The Maryland Department of the Environment (MDE) has completed its review of **Garrett County's Resolution 2023-8 (Amendment) to the 2014 Garrett County Water and Sewerage Master Plan**. The Board of Garrett County Commissioners adopted the Amendment on December 19, 2023. The Amendment includes the addition of a new 1,000,000-gallon water storage tank (Wisp Mountain Water Storage Tank). See attached map below.

### **Maryland Department of Planning Findings**

Maryland Department of Planning (MDP) has reviewed the amendment and has advised MDE the following:

1. MDP finds the text and map amendments to the "Deep Creek Watershed Planned and Recommended Improvements" and "Deep Creek Water Service Area Map" appear to be consistent with the 2022 Garrett County Comprehensive Plan (Comprehensive Plan).
2. All properties in this amendment for the Deep Creek Watershed are currently inside the county Priority Funding Area (PFA).

If there are comments or questions regarding MDP's review, MDE advises the County to contact MDP. See enclosed MDP's comments and contact information.

### **MDE Review and Action**

1. Water Treatment Plant Capacity – This amendment adds a new 1,000,000-gallon water tower, to supplement the existing water tower located in the Deep Creek watershed, within the service area of the Deep Creek Lake community. A new tank is needed to provide sufficient pressure and fire protection. The Deep Creek Lake water treatment plant is at approximately 30% of its potential capacity. The total design capacity is 432,000 gpd.
2. The Department notes that the property located at the corner of Adventure Sports

Way and Wisp Mountain Road is located within the watershed of Hoyes Run 1, identified as a Tier II stream pursuant to COMAR 26.08.02.04-2. Tier II streams are high quality waters that require, under regulation, “that the Department shall review proposed updates or amendments to County Plans for any new or major modifications to discharges to a Tier II watershed”. Any new or expanded discharge to these Tier II watersheds would require an Anti-degradation Review. All possible considerations should be implemented to protect high quality waters from water quality degradation. This primarily consists of rigorous watershed planning, with consideration of the extra provisions necessary to protect high quality waters.

All possible considerations should be implemented to protect high-quality waters from water quality degradation. This primarily consists of rigorous watershed planning, with consideration of the extra provisions necessary to protect high-quality waters.

The Department recommends that the County consider the following measures in an effort to maintain these high-quality waters when approving new growth in the watersheds of these stream segments:

- a. Implement restrictive zoning or ordinances to protect environmental features.
- b. Re-direct planned growth out of the watersheds of these stream segments.
- c. Retrofit existing stormwater infrastructure.
- d. Incorporate environmental site design (ESD) and other low-impact development (LID) practices into the new development.
- e. Maintain and expand existing forest cover.
- f. Provide riparian buffers of 100-230 feet (depending upon soil types and slopes).

The County should be aware that future plans or modifications facilitated by this Amendment may incur an additional Tier II Antidegradation Review including an SEJ at later stages, on a project-by-project basis. For additional information about Maryland’s Tier II high-quality waters please visit:

[https://mde.maryland.gov/programs/water/tmdl/waterqualitystandards/pages/antidegradation\\_policy.aspx](https://mde.maryland.gov/programs/water/tmdl/waterqualitystandards/pages/antidegradation_policy.aspx)

The County is advised to contact Matthew Stover, Standards, Assessment and Antidegradation Section, Watershed Protection, Restoration, and Planning Program, Water and Science Administration (WSA)/MDE, at (410) 537-3611 for additional information regarding the regulatory requirements for Tier II waters.

3. There is an updated Water Resources Element (WRE) guidance. The 2022 updated WRE guidance can be found at the following link:  
<https://planning.maryland.gov/Pages/OurWork/envr-planning/water-resources-mg/2022/2022-guidance-update.aspx>.

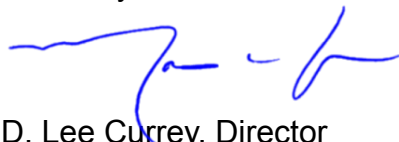
The guidance includes best practices for protecting receiving waters and for integrating climate change and equity considerations into local water resource planning. By updating the WRE, a required element of local comprehensive plans, jurisdictions will identify recommendations and strategies necessary for ensuring community resilience and sustainability, which can inform and be informed by, project and policy needs for county water and sewer plan updates.

4. Please be reminded that the Garrett County Water and Sewerage Master Plan update is overdue. The Code of Maryland Regulations (COMAR) requires that the County provide a copy of the Draft Water and Sewerage Master Plan to MDE with enough time (at least 60 days) prior to County adoption for a thorough review. This action ensures that MDE's comments can be incorporated, as appropriate, in the County's final Plan.

In accordance with §9-507(a) of the Environment Article, Annotated Code of Maryland, **MDE hereby approves the Garrett County Resolution 2023-8 (Amendment) to the 2014 Garrett County Water and Sewerage Master Plan.**

This action completes MDE's review, as required by §9-507 of the Environment Article, Annotated Code of Maryland. If you need further assistance on these matters, please contact Matt Rowe, Deputy Director, at (410) 537-3512, toll-free at (800) 633-6101, or by e-mail at [matthew.rowe@maryland.gov](mailto:matthew.rowe@maryland.gov).

Sincerely,



D. Lee Currey, Director  
Water and Science Administration

Enclosures

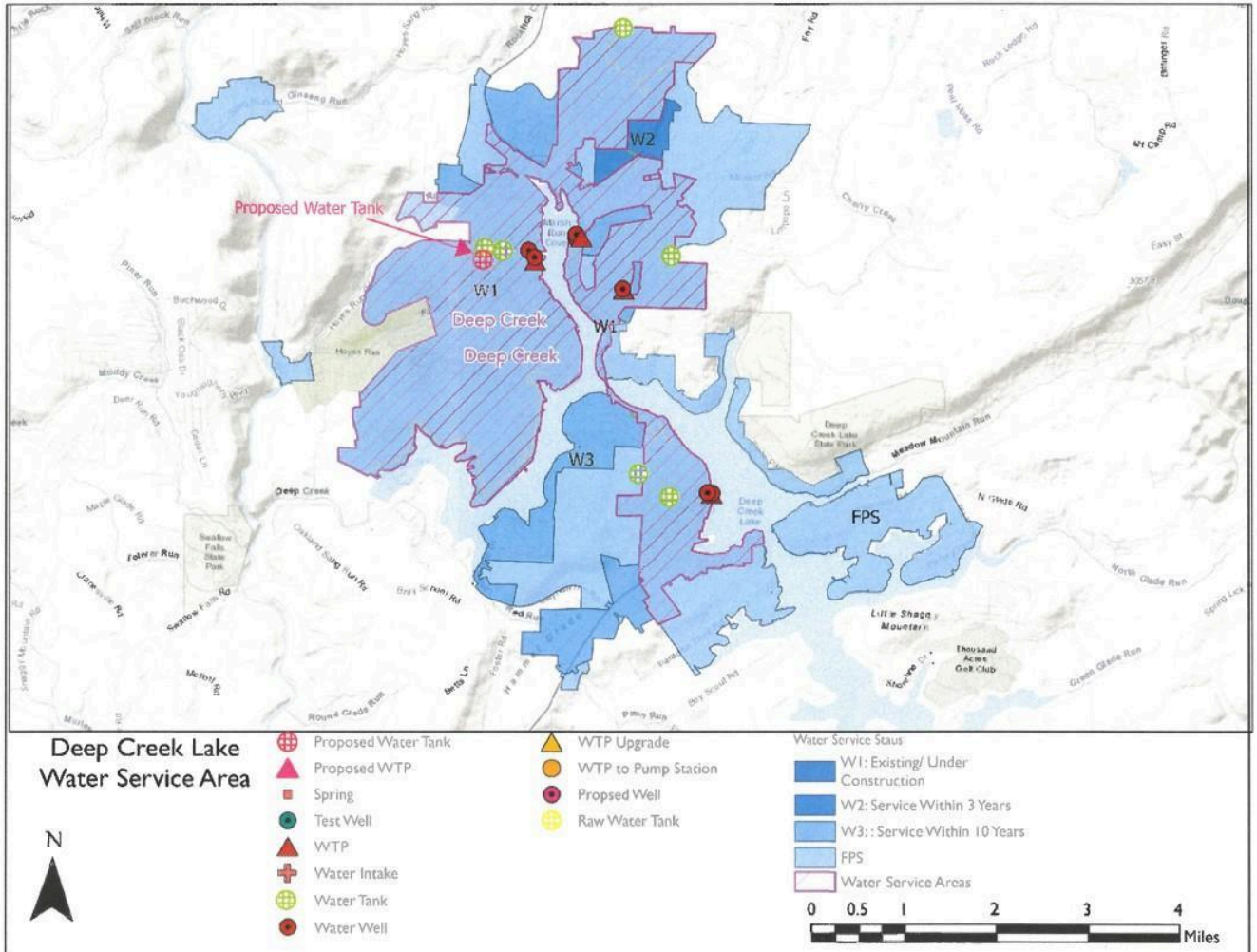
cc: Siera Wigfield, Senior Planner, Garrett County  
Charles Boyd, Director, Planning Coordination, MDP  
Matthew Stover, Standards, Assessment, and Antidegradation Section, Watershed Protection, Restoration, and Planning Program, WSA, MDE  
Matthew C. Rowe, CC-P, Deputy Director, WSA, MDE



**Resolution 2023-8: Water Storage Tank Location**

Water & Sewer Amendment 2023-2  
 December 2023

LIBER009 PAGE 0454





# Maryland

## DEPARTMENT OF PLANNING

February 28, 2024

Ms. Dinorah Dalmasy, Manager, Watershed Protection, Restoration and Planning Program  
Maryland Department of the Environment  
Water and Science Administration  
1800 Washington Boulevard  
Baltimore, Maryland 21230

Subject: 2023 #2 Amendment of the Garrett County Water & Sewer Plan 2014

Dear Ms. Dalmasy:

The Maryland Department of Planning (MDP) reviewed the above-referenced and adopted water and sewerage plan amendment pursuant to our mandate to advise the Maryland Department of the Environment (MDE) on local comprehensive plan consistency and other appropriate matters as required by Environment Article Section 9-507 (b)(2).

MDP did not receive a draft of the adopted amendment. MDP reminds the county to submit draft applications to MDE for review in the future, per the requirements of Section 9-506 (a) (1) of the Environment Article. We offer the following comments for your consideration.

### **Summary of Amendment**

The amendment includes the following text and map updates in the Garrett County Water and Sewerage Master Plan (WSP). This amendment will replace the text in the Planned and Recommended Improvements section under 3.2.3.1 Deep Creek Watershed, McHenry.

#### **3.2.3 Deep Creek Watershed 3.2.3.1 McHenry Planned and Recommended Improvements**

This is a text amendment to incorporate the “Wisp Mountain Water Storage Tank” into the Planned and Recommended Improvements section 3.2.3 on Page 3-9 of the WSP. The amendment states,

*“Lines will be extended, and other infrastructure enhancements will be implemented as needed to integrate the areas described above into the system. A key component of these improvements is the ‘Wisp Mountain Water Storage Tank’ project. This initiative involves constructing a 1,000,000-gallon water storage tank at the corner [sic] of Adventure Sports Way and Wisp Mountain Road. It is poised to significantly bolster the McHenry water system's capacity, addressing both present and future water demands with greater efficiency. This project will supplement the existing Wisp Mountain Water Storage Tank, installed by a private developer, [which] is not adequately sized to provide sufficient pressure and fire protection to the anticipated additional connections.*

*While the ‘Wisp Mountain Water Storage Tank’ project is a major step forward, it is part of a broader, ongoing strategy to enhance the water infrastructure in McHenry. The County remains committed to evaluating and implementing additional improvements as needs arise and opportunities present themselves. This approach ensures that the water system not only meets current requirements but is also adaptable to future growth and technological advancements. The County will continue to explore new methods and technologies to ensure the sustainability and reliability of the McHenry water system for years to come.*

*Future system improvements, new infrastructure, rehabilitation, and expansions will be implemented as needed.”*

This text amendment accounts for upgrades to ensure water quality and availability for the “Deep Creek Watershed.”

**Deep Creek Water Service Area Map- Figure 3-5 McHenry Water Service Area Page 3-48  
(formerly figure 3-5 Thayerville Water Service Area)**

This map has been amended to add a water storage tank to the existing map for the “Deep Creek Water Service Area” as shown in the submission.

**Comprehensive Plan Consistency**

MDP reviewed the WSP text and map changes for consistency with the respective county comprehensive plan.

**3.2.3 Deep Creek Watershed 3.2.3.1 McHenry Planned and Recommended Improvements and Deep Creek Water Service Area Map**

MDP finds the text and map amendments to the “Deep Creek Watershed Planned and Recommended Improvements” and “Deep Creek Water Service Area Map” **appear to be consistent** with the 2022 Garrett County Comprehensive Plan (Comprehensive Plan). The Comprehensive Plan has a dedicated chapter on the “Deep Creek Lake Area” that is featured on page 3-36. Section “3.4.1 Overview” notes, “The Lake area faces significant issues related to land use, impacts from growth, water quality, forest cover, and lake access. The Deep Creek community, the County, and DNR have shown sustained interest in ensuring that the quality and recreational value of the Lake is maintained.” Page 2-4 of the Comprehensive Plan states a goal to “Designate land in the Deep Creek Lake Influence Area (DCIA) in a way that directs future development (particularly residential development) to areas served by existing and planned public water and sewer.”

**Priority Funding Area Review**

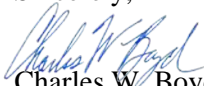
Pursuant to Title 5, Subtitle 7B of the State Finance and Procurement Article (SFPA), local jurisdictions are eligible to receive State financial assistance for growth related projects located in a Priority Funding Area (PFA). All properties in this amendment for the Deep Creek Watershed are currently inside the county PFA.

**Growth Tier Map Review**

The 2016 Garrett County Growth Tier map notes this area as being in Tier 1. Since this area is currently served and noted as Tier 1, a tier map change is not required upon approval of this amendment.

If you have any questions or concerns regarding these comments, please contact Joe Rogers at [joseph.rogers@maryland.gov](mailto:joseph.rogers@maryland.gov).

Sincerely,



Charles W. Boyd, AICP

Assistant Secretary, Planning Services

cc: Robin Pellicano; Nicholai Francis-Lau; and Steve Alfaro, MDE  
Tony Redman, DNR  
Dwight Dotterer, MDA  
Joseph Griffiths; Jason Dubow; Sylvia Mosser; Dave Cotton; Joe Rogers; and Cassandra Malloy, MDP



GARRETT COUNTY DEPARTMENT OF PLANNING & LAND MANAGEMENT

203 S. Fourth St. – Room 208

Oakland, Maryland 21550

Phone: 301-334-1920 - Fax: 301-334-5023

e-mail: [planning@garrettcountry.org](mailto:planning@garrettcountry.org)

December 8, 2023

Board of Garrett County Commissioners

203 S. Fourth Street

Oakland, MD 21550

Gentlemen:

During their monthly meeting on December 6, 2023, the Garrett County Planning Commission reviewed a proposed amendment to the 2014 Garrett County Water and Sewerage Master Plan. The amendment contains updated maps and text associated with the Wisp Mountain Water Storage Tank project. These improvements will meet the source water storage and pressure needs in the McHenry Water Service Area.

After review, the Planning Commission determined that the amendment was appropriate and consistent with the land development policies outlined in the 2022 Garrett County Comprehensive Plan. Accordingly, the Planning Commission unanimously voted to approve the amendment and forward it to the County Commissioners for their consideration.

Sincerely,



Chad E. Fike, Assistant Director  
Planning & Land Management

# THE BOARD OF GARRETT COUNTY COMMISSIONERS

203 South Fourth Street, Courthouse - Room 207, Oakland, Maryland 21550  
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## Board of Commissioners

Paul C. Edwards  
Ryan S. Savage  
S. Larry Tichnell

## County Administrator

Kevin G. Null

## County Attorney

Gorman E. Getty III

## RESOLUTION NO. 2023 – 8

### GARRETT COUNTY WATER AND SEWERAGE PLAN - AMENDMENT

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GARRETT COUNTY, MARYLAND ADOPTING AN AMENDMENT TO THE 2014 GARRETT COUNTY WATER AND SEWERAGE PLAN FOR THE INCLUSION OF A 1-MILLION GALLON WATER STORAGE TANK ON WISP MOUNTAIN TO SERVE THE DEEP CREEK LAKE WATER SYSTEM**

**WHEREAS**, the 2014 Garrett County Water and Sewerage Plan ("the Plan") was created to facilitate the development of water supply and sewerage systems in Garrett County, Maryland, in compliance with COMAR Title 26 Subtitle 03, and the provisions of Title 9, Subtitle 5, of the State Code, County Water and Sewerage Plans.

**WHEREAS**, the Board of County Commissioners recognizes the need for the inclusion of a new 1-Million Gallon Water Storage Tank on WISP Mountain to serve the Deep Creek Lake Water System.

**WHEREAS**, Section 9-503 of the State Code of Maryland mandates that any amendments to the Plan require a public hearing and subsequent approval by the Board of County Commissioners.

**WHEREAS**, the Board of County Commissioners conducted a Public Hearing on December 4, 2023, in accordance with the State Code, to consider the proposed amendment for the inclusion of the 1-Million Gallon Water Storage Tank on WISP Mountain.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of Garrett County, Maryland:

1. Incorporation of Amendment: The proposed amendment to include a 1-Million Gallon Water Storage Tank on WISP Mountain, detailed in Amendment 2023-2, is hereby adopted and incorporated into the 2014 Garrett County Water and Sewerage Plan.
2. Approval and Authorization: The Chairman of the Board of County Commissioners is authorized to execute all necessary documents and actions required to implement the Amendment into the Plan.
3. Implementation: The Amendment shall include updates to the text and maps of the Plan, with the pages in the amendment replacing the corresponding pages in the Plan.
4. Public Record: A complete copy of the Amendment shall be made publicly available and accessible for review at the County offices.

**BE IT FURTHER RESOLVED**, that this Resolution shall come into effect upon adoption and be submitted to the Department of the Environment in compliance with the State Code.

**ADOPTED AND APPROVED** by the Board of County Commissioners of Garrett County, Maryland, this 19<sup>th</sup> day of December, 2023.

**BOARD OF COUNTY COMMISSIONERS  
OF GARRETT COUNTY, MARYLAND**

By  (SEAL)

**PAUL C. EDWARDS**

Chairman

ATTEST:

  
**KEVIN G. NULL**

County Administrator

This Amendment will replace the text in the Planned and Recommended Improvements section of under 3.2.3.1 Deep Creek Watershed, McHenry

### **3.2.3 Deep Creek Watershed**

#### *3.2.3.1 McHenry*

#### **Planned and Recommended Improvements**

LIBER009 PAGE0453

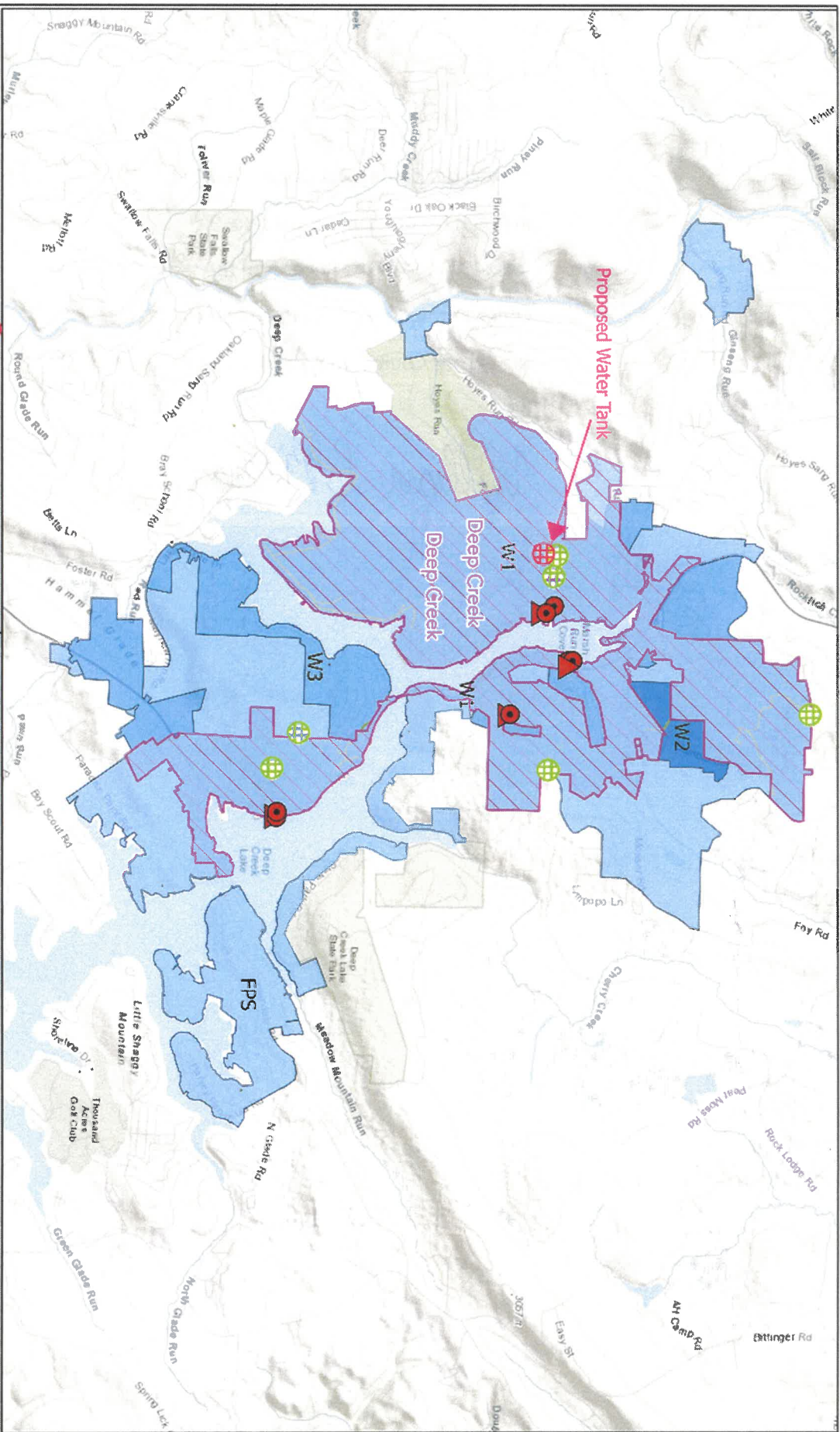
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While the "Wisp Mountain Water Storage Tank" project is a major step forward, it is part of a broader, ongoing strategy to enhance the water infrastructure in McHenry. The County remains committed to evaluating and implementing additional improvements as needs arise and opportunities present themselves. This approach ensures that the water system not only meets current requirements but is also adaptable to future growth and technological advancements. The County will continue to explore new methods and technologies to ensure the sustainability and reliability of the McHenry water system for years to come.

Future system improvements, new infrastructure, rehabilitation, and expansions will be implemented as needed.



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**Deep Creek Lake  
 Water Service Area**

- |  |                     |  |                     |
|--|---------------------|--|---------------------|
|  | Proposed Water Tank |  | WTP Upgrade         |
|  | Proposed WTP        |  | WTP to Pump Station |
|  | Spring              |  | Proposed Well       |
|  | Test Well           |  | Raw Water Tank      |
|  | WTP                 |  |                     |
|  | Water Intake        |  |                     |
|  | Water Tank          |  |                     |
|  | Water Well          |  |                     |
- 
- |  |                                  |
|--|----------------------------------|
|  | Water Service Status             |
|  | W1: Existing/ Under Construction |
|  | W2: Service Within 3 Years       |
|  | W3: Service Within 10 Years      |
|  | FPS                              |
|  | Water Service Areas              |

