

**WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING
May 23, 2016**

The Washington County Planning Commission held a workshop meeting on Monday, May 23, 2016 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Room 255, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Terry Reiber, Clint Wiley, and Jeremiah Weddle. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; and Debra Eckard, Administrative Assistant; Washington County Division of Environmental Management Julie Pippel, Director.

CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

WORKSHOP

Ms. Baker introduced Julie Pippel, Director of the Division of Environmental Management. Ms. Pippel distributed copies of her division's organizational chart and she briefly reviewed it with Commission members. The Division is divided into two primary departments – the Department of Water Quality and the Department of Solid Waste. The Department of Water Quality is responsible for the day to day operations of the water treatment facilities, the wastewater treatment facility, the distribution system and the collection system as well as all supporting functions. The Department of Solid Waste is responsible for the landfill, recycling, and transfer stations throughout the County, including the solar initiatives being installed on landfill properties. Ms. Pippel noted that her Division is also responsible for the storm water permitting program, the pre-treatment program, laboratory services, and engineering services (supporting the Department of Water Quality).

Mr. Reiber asked if the County has accurate information to determine water and sewer capacity. Ms. Pippel explained that water meters have been upgraded by the City of Hagerstown over the past five years, which are producing accurate readings. Meters are calibrated every year as required by the State. Ms. Baker stated that the Towns that have their own distribution systems (Boonsboro, Williamsport, Smithsburg and Keedysville) are working to replace their meters also. Ms. Pippel stated that water meters need to be replaced every 10 to 12 years.

There was a discussion regarding the limitations for future development. Ms. Pippel began by explaining that the Water Resources Element is based on the 2005 adopted zoning. Growth build out requirements based on that zoning were examined and it was determined that the build out requirement for the Conococheague facility was 8.4 million gallons per day (mgd). Based on regulations, analysis was performed to determine how to fulfill the 8.4 mgd needed. Ms. Pippel briefly explained measures taken by the County to achieve fulfillment of the 8.4 mgd determined to be the need for the County based on the 2005 zoning. There were 318 edu (equivalent dwelling unit) remaining at the Conococheague facility to meet the 2005 zoning. She reminded members that these numbers are based on various assumptions.

There was a brief discussion regarding population projections and whether or not the County can support the needs of that population. It was noted that due to regulations set by the State of Maryland, the County's limits on the amount of discharge are not under local control, but under the State and its attempts to meet water quality goals. Members briefly discussed the utilization of bio-solids in lieu of commercial fertilizers.

Ms. Pippel discussed the current flow versus long term projections and when ultimate capacity could be met. The average growth period for the Conococheague facility is approximately 2.79% per year from 1995 to 2015. The average daily flow at the Conococheague facility in 2015 was 2.1 mgd. Using these calculations, in 2064 the County's average daily flow would be 8.2 mgd.

There was a brief discussion related to different types of businesses and the amount of water used and waste water discharged. Also, discussed were areas served by the County for sewer services, particularly in the Sharpsburg Pike and Walmart area. It was noted that the City of Hagerstown is proposing to expand its Medium Growth Area boundary in this vicinity. Members briefly discussed the County's water service and capacity. Ms. Pippel noted that the County currently serves the Town of Sharpsburg and Town of Keedysville; at this point in time, build out would be possible in these areas. Highfield and Ft. Ritchie are also served by the County; however, Ft. Ritchie has its own water system and water supply. Other areas served by the County are Elk Ridge (38 homes) and Sandy Hook (67 homes). Ms. Pippel stated that the City of Hagerstown provides the majority of water service in the County.

Mr. Goodrich asked if there is a standard ratio of a gain or loss when switching from a septic system to a public treatment facility. Ms. Pippel stated there is a gain [in loading] for the County, currently at a 1 ½ to 1 ratio; however, we are in current negotiations with the new trading policy for a 2 to 1 ratio.

Mr. Weddle asked if there is a cap on the amount of water we are allowed to take from the City. Ms. Pippel stated there is a cap. In the State of Maryland, even with ground water supplies, the County cannot withdraw more than the area under its control that is re-charged. The City is currently working on updating its Municipal Growth Element (which is the equivalent of the County's Water Resources Element]. It was noted that the City controls water services in all of the Growth Area. There was a brief

discussion with regard to the City's policies for providing water services for areas outside the Growth Area.

Some discussion was focused on the County's ability to provide more water services in the County, finding a source of water and the costs associated with providing such services. Mr. Reiber expressed his opinion that the Comp Plan should include language about cooperation between the City and County for providing adequate water services to the Growth Area.

The Chairman adjourned the meeting at 8:55 p.m.

Respectfully submitted,



Terry Reiber, Chairman