



**The Comprehensive Plan
for the
Lower Lycoming Creek
Planning Area**

Lycoming County, PA

**Adopted
December 6th, 2005**

RESOLUTION NO. 05.05.05.02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OLD LYCOMING IN THE COMMONWEALTH OF PENNSYLVANIA ADOPTING THE LOWER LYCOMING CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, The Old Lycoming Township Planning Commission serves as the official planning agency for Old Lycoming Township; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances, and

WHEREAS, the Lycoming County Planning Commission, the Board of Supervisors and the Planning Commission wanted to encourage maximum community input and thereby appointed the Lower Lycoming Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public and private sector interests, and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Lower Lycoming Multi-municipal Comprehensive Plan consisting of Lewis Township, Lycoming Township, Hepburn Township, Old Lycoming Township, and Loyalsock Township; and

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-municipal Comprehensive Plan and has ensured that general consistency was achieved between the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Board of Commissioners is providing Community Development Block Grant (CDBG) funds and staff support to the Multi-municipal Comprehensive Planning effort; and

WHEREAS, the Planning Advisory Team has conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission and the Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insights on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation Infrastructure, Economic Development, Education, Natural/Cultural Resource Protection & Management, and Local Government; and

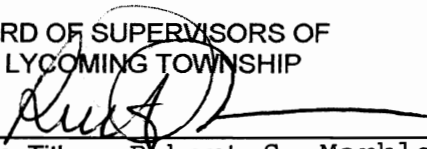
WHEREAS, the Multi-municipal Plan addresses many critical issues facing the Multi-municipal Comprehensive Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of Old Lycoming, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

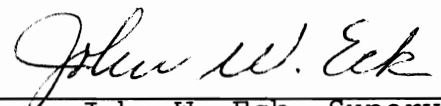
1. That the Old Lycoming Township Board of Supervisors recognize the Planning Commission of Old Lycoming Township as the official planning commission for Old Lycoming Township and that such agency promote public interest in, and understanding of, the Multi-municipal Comprehensive Plan; and
2. That the Multi-municipal Plan submitted by the Planning Commission is hereby adopted by the Old Lycoming Township Board of Supervisors.

ADOPTED THIS 5TH DAY OF May
~~2004~~ 2005

BOARD OF SUPERVISORS OF
OLD LYCOMING TOWNSHIP

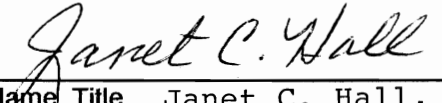

Name, Title Robert S. Markle, Chairman

(SEAL)


Name, Title John W. Eck, Supervisor

ATTEST:


Name, Secretary Linda D. Mazzullo


Name, Title Janet C. Hall, Supervisor

Name, Solicitor

Board of Supervisors of Loyalsock Township

Board Members

RICHARD C. HAAS
Chairman
DONALD L. GARVER
Vice Chairman
LYNN C. WOMER, JR.
Assistant Secretary
WILLIAM C. REIGHARD
RUTH J. WHEELAND



LYCOMING COUNTY, PENNSYLVANIA

WILLIAM D. BURDETT
Manager/Treasurer

MARY ANN MILLER
Secretary

2501 E. Third Street
WILLIAMSPORT, PA. 17701-4096
Telephone: (570) 323-6151
FAX (570) 323-1437

September 28, 2005

Mr. Kurt Hausammann, Jr., AICP
Lycoming County Planning Commission
Executive Plaza
330 Pine Street
Williamsport, PA 17701

RECEIVED

SEP 30 2005

Lycoming County
Economic Development &
Planning Services

Dear Kurt,

Enclosed is a copy of Resolution No. 2005-11, adopted by the Loyalsock Township Board of Supervisors at their regular meeting held July 26, 2005. This resolution adopted the multi-municipal comprehensive plan for use by our township.

If the township needs to provide anything further concerning this new comprehensive plan we shall be glad to do so. Please advise the township of when we will receive copies of the comprehensive plan and its supporting documents.

Sincerely,

A handwritten signature in cursive script that reads "Stephen J. Holmes".

Stephen J. Holmes
Codes Enforcement Officer

LOYALSOCK TOWNSHIP

SJH/rko
resolution.200511letter

Enclosure

RESOLUTION 2005-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LOYALSOCK IN THE COMMONWEALTH OF PENNSYLVANIA ADOPTING THE GREATER WILLIAMSPORT ALLIANCE AND THE LOWER LYCOMING CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, The Loyalsock Township Planning Commission serves as the official planning agency for Loyalsock Township; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances; and

WHEREAS, The Lycoming County Planning Commission, the Board of Supervisors and the Planning Commission wanted to encourage maximum community input and thereby appointed the Greater Williamsport Alliance Planning Advisory Team and the Lower Lycoming Creek Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public private sector interest; and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Greater Williamsport Alliance Multi-Municipal Comprehensive Plan consisting of Old Lycoming Township, Loyalsock Township, Hepburn Township, Lewis Township and Lycoming Township; and

WHEREAS, a Planning Advisory Team was organized to oversee the preparation of the Lower Lycoming Creek Multi-Municipal Comprehensive Plan consisting of Hepburn Township, Lewis Township, Loyalsock Township, Lycoming Township and Old Lycoming Township; and

WHEREAS, The Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-Municipal Comprehensive Plan and has ensured that general consistency was achieved between the Multi-Municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Board of Commissioners is providing Community Block Grant (CDBG) funds and staff support to the Multi-Municipal Comprehensive Planning effort; and

WHEREAS, the Planning Advisory Teams have conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission and the Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insights on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation Infrastructure, Economic Development, Education Natural/Cultural Resource Protection & Management, and Local Government; and

WHEREAS, the Multi-Municipal Plan addresses many critical issues facing the Multi-Municipal Comprehensive Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of Loyalsock, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Loyalsock Township Board of Supervisors recognize the Planning Commission of Loyalsock Township as the official planning commission of Loyalsock Township and that such agency promote public interest in, and understanding of, the Multi-Municipal Comprehensive Plan; and
2. That the Multi-Municipal Plan submitted by the Planning Commission is hereby adopted by the Loyalsock Township Board of Supervisors.

ADOPTED THIS 26 DAY OF July, 2005.

**BOARD OF SUPERVISORS OF
LOYALSOCK TOWNSHIP**

(SEAL)

ATTEST:

Maureen Miller
Secretary

RL Nicos
Scott J. Wheeland
Donald L. Warner
Jim L. ...
...

Drier & Dieter
Law Offices

227 Allegheny Street
Jersey Shore, Pennsylvania 17740
(570) 398-2020 Telephone
(570) 398-7060 Fax

RECEIVED

DEC 8 2005

Lycoming County
Economic Development &
Planning Services

Marc S. Drier, Esquire

Denise L. Dieter, Esquire

December 7, 2005

Lycoming County Planning Commission
Attn: Kurt Haussman
Executive Plaza
330 Pine Street
Williamsport, PA 17701

**RE: Hepburn Township Resolution 12.6.2005.02
Lower Lycoming Creek Multi-Municipal Comprehensive Plan**

Dear Mr. Haussman:

Enclosed please find an original executed resolution referenced above. If you have any questions, please feel free to contact our office. Thank you.

Sincerely,



Diane Miller, Legal Assistant to
Denise L. Dieter, Esquire

/ddm
enclosure

**HEPBURN TOWNSHIP
RESOLUTION NO. 12.6.2005.02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
HEPBURN IN THE COMMONWEALTH OF PENNSYLVANIA ADOPTING THE
LOWER LYCOMING CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN**

WHEREAS, The Hepburn Township Planning Commission serves as the official planning agency for Hepburn Township; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances; and

WHEREAS, the Lycoming County Planning Commission, the Board of Supervisors and the Planning Commission wanted to encourage maximum community input and thereby appointed the Lower Lycoming Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public and private sector interests; and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Lower Lycoming Multi-Municipal Comprehensive Plan consisting of Lewis Township, Lycoming Township, Hepburn Township, Old Lycoming Township, and Loyalsock Township; and

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-Municipal Comprehensive Plan and has ensured that general consistency was achieved between the Multi-Municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Board of Commissioners is providing Community Development Block Grant (CDBG) funds and staff support to the Multi-Municipal Comprehensive Planning effort; and

WHEREAS, the Planning Advisory Team has conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission and the Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insight on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation Infrastructure, Economic Development, Education, Natural/Cultural Resource Protection & Management, and Local Government; and

WHEREAS, the Multi-Municipal Comprehensive Plan addresses many critical issues facing the Multi-Municipal Comprehensive Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of Hepburn, under the laws of the Commonwealth of Pennsylvania, **AND IT IS HEREBY RESOLVED:**

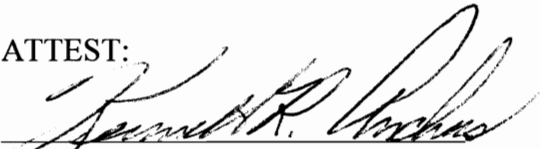
1. That the Hepburn Township Board of Supervisors recognize the Planning Commission of Hepburn Township as the official planning commission for Hepburn Township and that such agency promote public interest in, and understanding of, the Multi-Municipal Comprehensive Plan; and
2. That the Multi-Municipal Comprehensive Plan submitted by the Planning Commission is hereby adopted by Hepburn Township.

**ADOPTED THIS 6TH DAY OF
DECEMBER 2005**

**BOARD OF SUPERVISORS OF
HEPBURN TOWNSHIP**

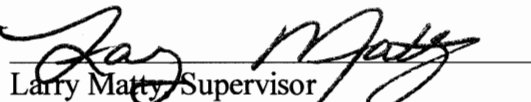
(SEAL)

ATTEST:


Kenneth Andrus, Secretary


Denise L. Dieter, Esquire, Solicitor


Rand Lepley, Chairman


Larry Matty, Supervisor


Michael Foster, Supervisor

TRER'S REPORT
UARY 3, 2006

59

NOVEMBER 1, 2005

The regular monthly meeting of the Lewis Township Board of Supervisors was called to order at 7:07 P.M. by Chairperson David Swift. Supervisors Charles Brannaka and William Long and Solicitor Stephen Sholder were also present.

The minutes of the October 4, 2005 regular meeting were read and approved by motion from Mr. Brannaka 2nd Mr. Long. MC

The Treasurer's report was given and approved subject to audit by motion from Mr. Long 2nd Mr. Brannaka. MC

Bob Whitford reported the Street Lights at Powys and Mill Street keep going out. These were reported to Penelec.

Ron Hawkins had a complaint about junk on a property next to him that is owned by Todd Deuel. Supervisors will call him concerning this problem.

Mr. Sholder discussed a burning ordinance and Bob Whitford said Lycoming Township has a burning ordinance and he will get a copy of it for us to look over. The Harvey property is under foreclosure by the bank. Cerquozzi property still has not been cleaned up, there are still junk vehicles and trailers there. He will check on Mastriana's property to see if it has been purchased by someone. He will also contact Bradford Forest's lawyer to see what paperwork she wants. There was some discussion concerning the new logging ordinance that was passed and the steps needed to enforce it.

Mr. Brannaka made motion 2nd Mr. Long to adopt resolution #2005 - 2 the Lower Lycoming Creek Multi-Municipal Comprehensive Plan. MC

They discussed the job done by Lycoming Supply on the Channel Repair that was put out to bid. Fran Jones has submitted Wilawan by itself and three other properties South of the Park for a Hazard Mitigation Buyout.

Supervisors set Special Meetings for November 10th, Thursday, November 16th, Wednesday and November 21st, Monday. These will be advertised.

Mr. Long made motion 2nd Mr. Brannaka to pay the outstanding bills in the amount of \$5,906.53. MC

Mr. Brannaka made motion 2nd Mr. Long to sign payroll. MC

Mr. Brannaka made motion 2nd Mr. Long to adjourn the meeting. MC The meeting was adjourned at 8:20 PM.

Mary Lou Coleman
Secretary

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JUL 14 2006

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

RESOLUTION

WHEREAS, the Supervisors of Lycoming Township, Lycoming County, Pennsylvania (the "Township") have considered adoption of the Comprehensive Plan for Lycoming County, Pennsylvania of July 26, 2005 (the "Plan"); and

WHEREAS, the Plan has been reviewed by the Township Planning Commission who recommended adoption of the Plan; and

WHEREAS, the Plan has been on public display for 45 days pursuant to notice published Oct 4, 7, 18, - 2005; and

WHEREAS, public notice of a public hearing for the purpose of receiving public comment on the Plan was published 10/4/05 and 10/7/05; and

WHEREAS, a public hearing to receive public comment on the Plan was held pursuant to the aforesaid public notice on 11/01/05; and

WHEREAS, as a result of the above, the Township desires to adopt the Plan.

NOW, THEREFORE, BE IT RESOLVED that the Supervisors of Lycoming Township, Lycoming County, Pennsylvania authorize and adopt the Comprehensive Plan for Lycoming County, Pennsylvania of July 26, 2005 which is incorporated herein by reference; and

BE IT FURTHER RESOLVED, that the proper Township officials are hereby authorized and instructed to execute the necessary papers, documents, etc. to carry out the foregoing.

ATTEST:

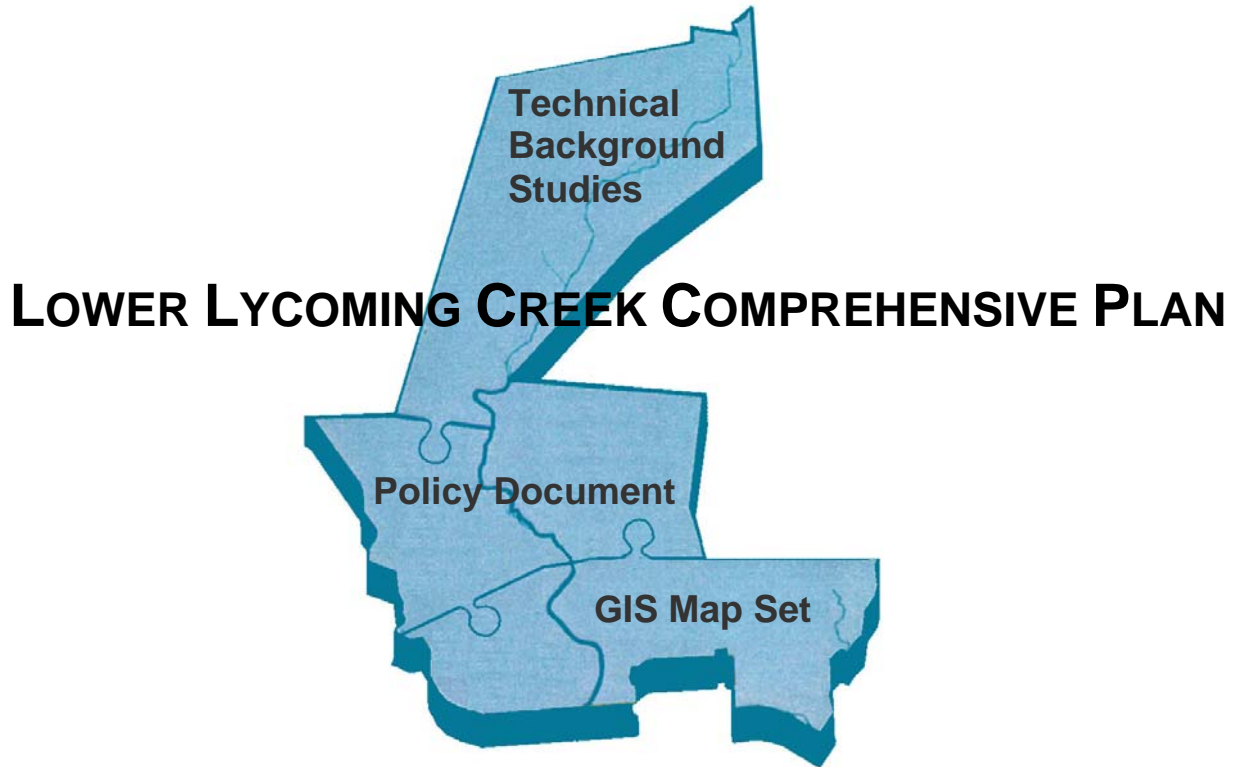
SUPERVISORS OF LYCOMING TOWNSHIP

Wally J. McGarvey
Secretary

Robert E. Wagner

Carl E. Roles

Dennis L. Paulham



The Lower Lycoming Creek Comprehensive Plan is comprised of three documents:

Policy Document

Plan of Regional Cooperation and Partnership
Relationship to Adjacent and Regional Municipalities
Plan Review, Maintenance and Approval

Technical Background Studies

Community Development Profile
Natural and Cultural Resources Profile
Land Use Profile
Transportation Profile
Community Facilities Profile
Utilities Profile

GIS Map Set

Resource Inventory Maps
Future Land Use Map
Future Transportation Map

The Comprehensive Plan for the Lower Lycoming Creek Planning Area Lycoming County, PA

**Adopted by the
Hepburn Township Board of Supervisors
Adopted December 6th, 2005
Lewis Township Board of Supervisors
Adopted November 1st, 2005
Loyalsock Township Board of Supervisors
Adopted July 26th, 2005
Lycoming Township Board of Supervisors
Adopted July 26th, 2005
Old Lycoming Township Board of Supervisors
Adopted May 5th, 2005**

These municipalities have worked collectively to make the Lower Lycoming Comprehensive Plan a coordinated and workable document. This Plan marks the beginning of a working partnership among the municipalities to benefit the Lower Lycoming area.

Prepared by

Lower Lycoming Creek Planning Advisory Team

Ken Andrus, Hepburn Township Zoning and Permit Officer and Secretary
Michael Foster, Hepburn Township Supervisor
Bob Hyde, Hepburn Township Planning Commission
Larry Matty, Hepburn Township Supervisor
C.S. Brannaka, Lewis Township Supervisor
David Swift, Lewis Township Supervisor
Ronald Frick, Loyalsock Township Planning Commission
Richard Haas, Loyalsock Township Supervisor
Stephen Holmes, Loyalsock Township Zoning Officer
Carl Roles, Lycoming Township Supervisor
Bob Wagner, Lycoming Township Supervisor
Dave McGarvey, Lycoming Township Planning Commission
Adrian Brodish, Old Lycoming Township Zoning and Permit Officer
John Eck, Old Lycoming Township Supervisor
Janet Hall, Old Lycoming Township Supervisor
Robert Markle, Old Lycoming Township Supervisor
Glenn Williams, Old Lycoming Township Planning Commission
Dale Vollman, Williamsport Area School District
Uwe Weindel, Williamsport Municipal Water and
Williamsport Sanitary Authorities

**Lycoming County Department of
Economic Development and Planning Services**

Jerry Walls, AICP, Executive Director
Kurt Hausammann, Jr., AICP, Deputy Director
Cliff Kanz, AICP
Allen Kaplan, P.G.
William Kelly
Kevin McJunkin
Mark Murawski
Mary Ellen Rodgers

Consultants

Gannett Fleming, Inc.
Delta Development Group
Larson Design Group



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	<i>Definition and Overview of the Lower Lycoming Creek Planning Area</i>	
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	- <i>Outlines a strategic plan for a more balanced population by age, more diversified housing options, and a stronger, more diverse economy</i>	
Chapter 3	Land Use and Resource Management Plan	3-1
	- <i>Includes community goals and objectives related to land use and natural and cultural resources, including sensitive features, such as steep slopes and floodplains</i>	

		- <i>Outlines a strategic plan for land and resource stewardship, coordinated with infrastructure planning and development</i>	
Chapter 4	Transportation Plan		4-1
		- <i>Includes community goals and objectives related to the movement of people and goods</i>	
		- <i>Outlines a strategic plan for a multi-modal transportation network that improves mobility for people and the economy</i>	
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		- <i>Includes community goals and objectives related to community facilities and services, and public utilities</i>	
		- <i>Outlines a strategic plan for the effective delivery of services to County residents and businesses</i>	
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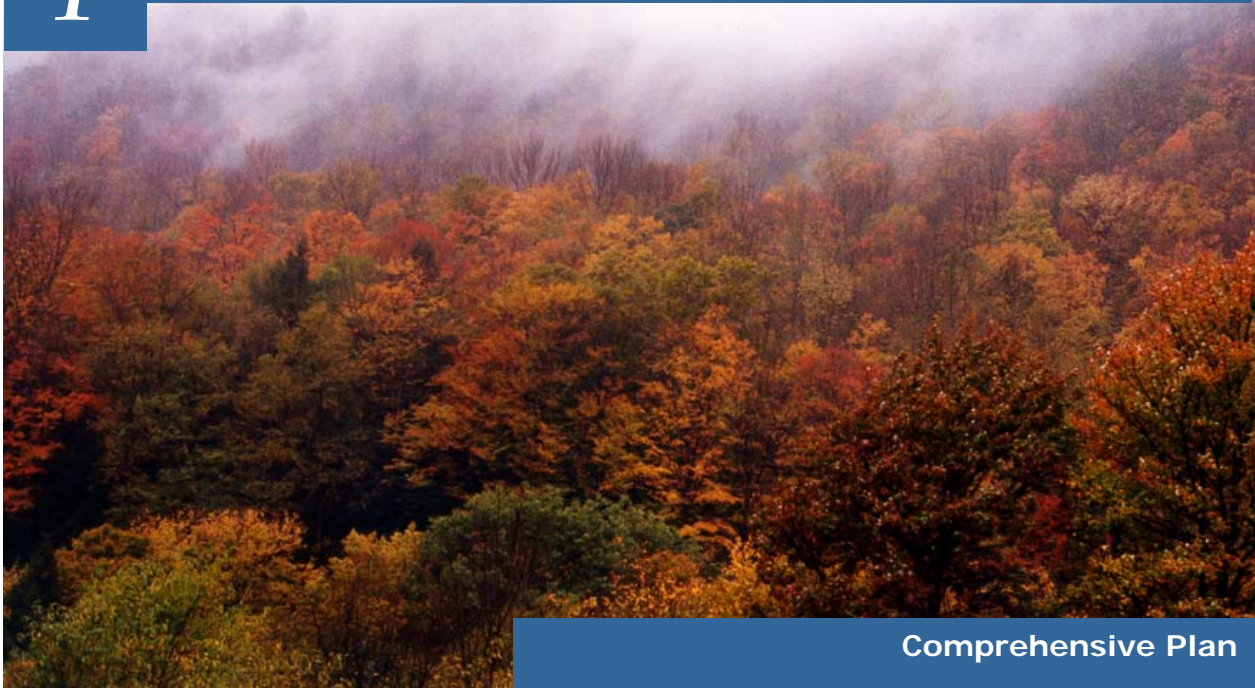
Comprehensive Plan

The quality of life in northcentral Pennsylvania is like no other in Pennsylvania. The people, the economy and the resources here are intimately entwined to provide safe, sound environments for raising a family, invigorating settings for education, stimulating opportunities for business and industry and scenic landscapes.

The Lower Lycoming Creek Planning Area is one of the most diverse planning areas in Lycoming County--from densely developed portions of suburban Williamsport to rural expanses of forest. The Planning Area offers intimate neighborhoods, rural homes sites, and sizeable woodland and agricultural homesteads. The nearby city and rich natural environment provide real-life settings for learning that supplement the high quality school facilities of the local school districts. Small businesses provide personal services in locations along common travel corridors. Finally, the Planning Area is home to scenic view after scenic view along the Lycoming Creek corridor.

These features contribute to the quality of life of the Lower Lycoming Creek Planning Area today in 2005. Stakeholders from across the Planning Area and the County have expressed that the quality of life is first and foremost their reason for choosing to live here and an asset to be preserved for future generations. As residents, businesses, community leaders, landowners, policy makers and policy enforcers continue to make daily decisions, we must remember that each decision is a choice that affects the quality of life and the future of this Planning Area.

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Comprehensive Plan

Role and Purpose of the Comprehensive Plan

Relationship between the Comprehensive Plan and Other Plans

Overview of the Planning Process

Role and Purpose of the Comprehensive Plan

The Comprehensive Plan is a general policy guide for the physical development of the Lower Lycoming Creek Planning Area. The Pennsylvania Municipalities Code (MPC), Act 247 of 1968, as reenacted and amended, requires the Comprehensive Plan to consider many factors that influence a community such as location, character and timing of future development.

The Comprehensive Plan evaluates existing land use, transportation systems, housing, community facilities and services, and natural and cultural resources of the Lower Lycoming Creek Planning Area within its boundaries as well as in the context of the County. The Plan projects future growth trends based on these analyses and proposes the best possible policies and implementation tools to accommodate expected growth while protecting the Planning Area's vast and precious resources.

What the Comprehensive Plan does

- Focuses on current trends and issues in The Lower Lycoming Creek Planning Area and addresses these with innovative solutions.

- Provides the best possible projection on future conditions based on current patterns and strategies to create a more desirable and sustainable future.

The Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended empowers local municipalities, including County governments...

...to plan for their physical development,

...to develop a “blueprint” for housing, transportation, community facilities and utilities, and for land use.

...to establish community development goals and objectives that guide future growth and development.

- Directs future change through a vision of community potential.
- Establishes the framework for consistency between future land use policies and land use regulatory measures.
- Assists State, County, and Township officials in their decision making processes.

What the Comprehensive Plan does not do:

- Does not affect regulations of individual properties.
- Does not determine land development, neither public nor private.
- Does not preclude future analysis or decision making.

Relationship of the Comprehensive Plan to Other Policy and Plans

County Policy and Functional Plans

The Lower Lycoming Creek Planning Area Comprehensive Plan gives policy guidance and direction to County regulations and codes. The Plan makes policy recommendations for future updates to the following functional plans and regulations in order to provide consistent planning among the various decision makers of the County community:

- Hepburn Township Zoning Ordinance
- Hepburn Township Subdivision and Land Development Ordinance
- Lewis Township Subdivision and Land Development Ordinance
- Loyalsock Township Zoning Ordinance
- Loyalsock Township Subdivision and Land Development Ordinance
- Lycoming Township Zoning Ordinance
- Lycoming Township Subdivision and Land Development Ordinance

- Old Lycoming Township Zoning Ordinance
- Old Lycoming Township Subdivision and Land Development Ordinance
- Lycoming County Zoning Ordinance
- Act 537 Sewage Facilities Plans (systems-based)
- Act 167 Stormwater Management Plans (watershed-based)
- Lycoming County Water Supply Plan
- Hazard Reduction/Mitigation Plans
- Susquehanna River Greenway Plan
- Lycoming County Parks, Recreation, and Open Space Plan

Local Municipal and Multi-Municipal Comprehensive Plans

The Lower Lycoming Creek Comprehensive Plan aims to achieve its established goals and objectives in a manner that is consistent with that of local municipal comprehensive plans, as required by the Pennsylvania MPC. The Plan has, in fact, been prepared concurrently with the preparation of the Lycoming County Comprehensive Plan Update and five other multi-municipal plans across Lycoming County and Union County. The Plan acknowledges and is consistent with the goals of the County Plan, while making specific recommendations for the Lower Lycoming Creek Planning Area. Furthermore, the plan is consistent with the comprehensive plans of the adjacent multi-municipal Planning Areas, namely Greater Williamsport, US 220/Future I-99 and Montoursville-Muncy, that have adopted their own comprehensive plans.

Regional Plans

The Lower Lycoming Creek Comprehensive Plan is not required by the MPC to be consistent with regional planning policy. It is in the best interest of the Planning Area to be aware of regional planning efforts and to be consistent, wherever possible. To this extent, representatives of regional planning efforts were informed of and invited to participate in development of this Lower Lycoming Creek Comprehensive Plan. Recommendations from the following plan(s) have been considered during the planning process:

- Lycoming County Hazard Mitigation Plan
- Lycoming County Water Supply Plan
- State Forest Management Plans
- Lycoming County Open Space, Recreation, and Greenways Plan
- Williamsport Area Transportation Study (WATS) Long Range Transportation Plan

FAQ - Frequently Asked Questions

Is this the first Comprehensive Plan to be prepared for the Lower Lycoming Creek Planning Area?

No, it is not the first regional comprehensive plan. In 1974, a comprehensive plan was prepared for Hepburn, Lewis, Lycoming and Old Lycoming Townships. This regional planning effort now includes Loyalsock Township, as well.

Will the Lower Lycoming Creek Comprehensive Plan be updated in the future?

The Municipalities Planning Code recommends that all comprehensive plans be reviewed and updated every ten years, or when significant change is anticipated or has occurred. The MPC enables municipal and multi-municipal planning efforts to amend a comprehensive plan to reflect minor changes in community planning policy.

How will the Plan be used?

The Plan will be used by local officials, citizen volunteers, land owners, and developers to compare proposed community changes to the Plan's vision and goals. The Plan will also be referenced by local officials and staff, and state agencies in making project and funding decisions.

Who is in charge of making this Plan work?

While planning commission members, municipal officials and municipal staff will implement this Plan, public support for the vision and recommendations will be important. This public includes residents, business owners, and organizations that have a direct interest in the future of the Lower Lycoming Creek Planning Area. With support from the public, these officials and community leaders can implement and uphold the recommended changes to public policy and program physical community improvements to benefit Planning Area residents.

Does this plan protect the Planning Area's natural areas and open space?

Declining open space and the need for coordinated management of natural resources were identified early as priority issues for the Lower Lycoming Creek Planning Area. Through a variety of recommended strategic actions, this Plan proposes conservation of these areas. Lycoming County's Open Space, Recreation and Greenways Plan addresses this topic more specifically.

Definition and Overview of the Planning Area

The Lower Lycoming Creek Planning Area consists of five municipalities: Hepburn, Lewis, Loyalsock, Lycoming and Old Lycoming Townships. Their focus as a planning area is the creek



Retirement community in Loyalsock Township

and the impacts of increasing development throughout the watershed. The Planning Area's population in 2000 was 21,965.

Loyalsock Township is the most urbanized of the Townships, lying adjacent to the City of Williamsport and hosting the City's earliest suburbs. Old Lycoming Township also has a significant suburban population.

Loyalsock and Old Lycoming Townships are also included in the Greater

Williamsport Planning Area due to their proximity to Williamsport.

Hepburn and Lycoming

Townships have predominantly rural landscapes spread between a handful of village communities, and

Lewis Township serves as the gateway to the County's rural mountains. US 15

heads north through the Planning Area from its

Facts about the Lower Lycoming Creek Planning Area

Location: Lycoming County, Northcentral Pennsylvania, USA

Size: 100.62 square miles or 64,396 acres

Population (2000): 21,965 persons; 0.1 % increase since 1990

Community / Economic Profile:

Median Age: 52.0 years

1999 Median Household Income: \$ 38,039

Major Employers:

School Districts: Loyalsock Township, Williamsport Area

Major Transportation Routes: US 15, US 220, PA 14, PA 973

Natural Setting:

Major watersheds:

Susquehanna River Basin

Lycoming Creek

Woodlands: 63 % of total Planning Area

Agricultural: 20 % of total Planning Area

interchange with US 220. US 15 is a direct connection to New York state and serves to interconnect with major highways to Canada; and is planned as future I-99. PA 14 carries travelers off the highway into the scenic northern mountains of the County. A two lane road, PA 14 has not changed significantly in the past 100 years.

Overview of the Planning Process

While Article III of the Pennsylvania Municipalities Planning Code (MPC)¹ establishes parameters for comprehensive planning, no particular method or process is specified. A logical four-phase process was used to prepare the Lower Lycoming Creek Comprehensive Plan. This process enabled Planning Area representatives to answer four key questions that define this comprehensive plan:

- Where are we now?
- Where are we going?
- Where do we want to be?
- How do we get there?

These four questions were integral to this multi-phased planning process (see diagram on next page). Phase I (i.e., Technical Background Studies) provided the information necessary to understand the Planning Area's past and present (its trends) and determine the issues anticipated to impact its future. A series of future-thinking phases followed. During Phase II, a preferred vision statement for each key issue was defined—one that either accepted a trend or stated a preferred trend or condition. Phase III defined the goals, the specific desired outcomes (objectives), the physical and policy changes that would have the significant and measurable impact needed to fulfill the vision. Phase IV developed strategies and strategic tasks that would catalyze desired changes and outcomes. Finally, in Phase V, implementation tools (i.e. partners and funding source) were identified to assist the local municipalities in programming the necessary tasks and coordinating resources.

This strategic planning process is based on collective problem identification and consensus building for decisions regarding the Planning Area's future. Municipal and County staff and stakeholders were involved throughout the process to yield the following key outcomes:

- Clarify and focus on the key issues affecting The Lower Lycoming Creek Planning Area,
- Enable community leaders to see problem solving and outcomes as synergistic and achievable,
- Engage the community to realize the issues and strengths of their community,
- Provide a basis for action, and
- Create multi-municipal ownership of the vision.

¹ Act of 1968, P.L. 805, No. 247, as reenacted and amended.

This same process was also used to prepare the Lycoming County Comprehensive Plan update and the five other multi-municipal plans. Therefore, it ensured a high level of consistency throughout the planning process and in the final comprehensive plan policies and documents. The following diagram summarizes the planning process.

Figure 1 The Planning Process

The Planning Process: Building Consensus and Cooperation One Step at a Time

Phase V – How do we get started?

Identifying Implementation Opportunities

Coordinating private and public, local and state resources to program strategic actions

Phase IV – How do we get there?

Discerning the Strategic Actions

Developing the steps of action needed to catalyze desired change

Setting the Objectives

Identifying physical and policy changes that will have significant, measurable impact

Establishing the Goals

Determining the desired outcomes for areas of planning emphasis

Phase III – Where do we want to be?

Creating the Vision

Characterizing a more desirable Lycoming County community

Phase II – Where are we going?

Validating Issues and Identifying Trends

Researching issues to determine whether they were perceptual or substantial, and identifying related trends

Phase I – Where are we now?

Defining the Issues

Listing issues of local concern and defining their relationships to quality of life

The four plans that follow are the result of extensive discussion and strategy development with the Lower Lycoming Creek Planning Advisory Team (PAT), County-wide stakeholders, County Economic Development and Planning Services staff, and the public. Relationships among the topics were quickly recognized as these participants identified and discussed the issues the Lower Lycoming Creek Planning Area faces. These relationships continued to be important as both outcomes and strategies were developed.

1. The Community and Economic Development Plan addresses issues relating to demographic, housing, and economic trends. (Chapter 2)
2. The Land Use and Resource Management Plan addresses issues relating to the designation and limitation of land uses, and to the preservation, conservation and on-going management of natural and cultural resources. (Chapter 3)
3. The Transportation Plan describes the preferred future for transportation systems as a multi-modal network, serving residents, business and industry, and even leisure and recreational travel. (Chapter 4)
4. The Community Infrastructure Plan addresses community services, as well as public utilities and privately developed infrastructure, which facilitate growth and development. (Chapter 5)

Chapter 6 discusses the interrelationship of these four plans in protecting the Planning Area's quality of life. Chapter 7 characterizes the relationship between the Lower Lycoming Creek Comprehensive Plan and Lycoming County's various functional plans. Chapter 8 describes the need and opportunities for consistency between this plan and adjacent multi-municipal, and county comprehensive plans. Finally, Chapter 9 discusses effective implementation and maintenance of this planning document.

Relevance of Statewide Planning Recommendations

During the development of this comprehensive plan, the Brookings Institution's Center on Urban and Metropolitan Policy published a report, *Back to Prosperity: A Competitive Agenda for Renewing Pennsylvania*. The report states that Pennsylvania's future hangs in the balance; that policy decisions

at state, county and local levels need to curtail sprawl and focus investment in communities that possess strong assets for the future.

The report identifies demographic and economic trends that have collectively affected Pennsylvania's ability to sustain livable communities and prosperous economies, including:

- **Cities, towns, and older suburbs are losing population.** The state ranks among the top five in the loss of young workers and out-migration.
- **While population is nearly stagnant (only 2.5 percent growth from 1982-1997), land consumption for urbanized uses is up 47 percent.** Pennsylvania ranked 6th in the acres of land urbanized between 1982 and 1997.
- **The economy is unfocused in its response to industrial change.** The state ranked among the lowest for percentage income growth (1990-2000), new business starts and growth (2001), and percentage employment growth (1992-2002).

The report concludes that Pennsylvania can once again be competitive “if it focuses its efforts; leverages the assets of cities, towns, and older townships; and overhauls its most outdated and counter-productive policies and practices.” This includes “get[ting] serious about planning and coordination,” by prioritizing investment in infrastructure, education, and select industries, redeveloping unproductive lands, and promoting cooperation.

Post-report commentary by the authors further states that the report is not a wake up call for urban communities alone—in fact, they state that older doesn't necessarily mean urban. Many rural areas have experienced the same trends, simply at smaller scales.

This report is relevant to Lycoming County, for the County parallels the state in many of these key trends. Like Pennsylvania, the County's older communities have struggled with population declines. Residents have been moving from Williamsport, South Williamsport, Duboistown, Jersey Shore, Muncy and Montgomery to develop new neighborhoods in adjacent or nearby townships. Able to afford more property at lower tax rates, residents are developing larger properties than those they owned in the city, boroughs and older suburbs. The County has been moving in a positive direction by not focusing exclusively on large manufacturing employers but rather giving

attention to a more diverse industry mix. By nurturing partnerships with Lycoming College and Penn College of Technology, new innovative business development opportunities should unfold.

Many of the strategies contained in this comprehensive plan update are similar to the ideas and recommendations outlined in the Brookings Report. Both documents recommend that communities, either at the state, county, or local level:

Plan for a more competitive, high-quality future...

...by requiring consistency between infrastructure and land use planning. Through the designation of growth boundaries and the prioritization of infrastructure improvements within these boundaries, this comprehensive plan implements this concept, and

...by promoting quality in multi-municipal planning processes. This comprehensive planning process accomplishes such quality through the extensive involvement of municipal officials, school district officials and other stakeholders in addressing regional issues with consistent policy suitable for the multi-municipal region as a whole—not simply lumping disparate visions and solutions under one cover.

Invest in a High Road Economy...

...by investing in education and workforce training. This plan recognizes the opportunities that public school districts, private facilities and institutions of higher learning play in developing a capable workforce, and

...by reforming the workforce training system. Industrial restructuring has left many skilled workers competing for the remaining jobs. Workforce training, as outlined in this plan, focuses on retraining for the jobs that are becoming available.

Promote Large-Scale Reinvestment in Older Communities...

...by identifying new brownfield uses for old financing tools. The state has restructured some old financing programs and introduced new ones to encourage redevelopment under Governor Rendell's Stimulus Package. Communities, such as Lycoming County and its municipalities, should consider innovative applications to these programs. Framing improbable project candidates as a creative fit to the program may mean the difference between a successful loan or grant application and an unchanged community eyesore,

...by applying more tax incentives to attract brownfield projects,
...by encouraging the rehabilitation of older buildings, specifically including home improvements, and

...by making Main Street and small town revitalization central to economic development initiatives. Downtowns represent not only business services and retail shops, but also the social center and cultural identity for many communities. These social and cultural elements can be important factors to companies looking for quality communities for their workforce.

Prepare the Ground for Reform...

...by promoting and creating incentives for regional collaboration. The six multi-municipal plans underway in Lycoming County are a demonstration of the County's commitment to promoting regional collaboration. The recommendations for continued use of councils of government to provide efficiency for services and supplies are further evidence of the acceptance of collaboration throughout the County.

In conclusion, Lycoming County is well on its way to implementing its County and multi-municipal comprehensive plans as well as many of the recommendations presented in the Brookings Report. By continuing to employ the policies within the comprehensive plans, the County and its municipalities will be able to advance their visions for diverse, prosperous and livable communities.



Comprehensive Plan

Defining the Issues,
Validating Issues, and
Identifying Trends

Creating the Vision,
Establishing the Goals, and
Setting the Objectives

Discerning the Strategic
Actions

The Community and Economic Development Plan draws upon issues related to The Lower Lycoming Creek Planning Area's demographic composition, housing availability, and economic conditions to outline a strategic plan for a more balanced population by age, more diversified housing options, and a stronger, more diverse economy.

Defining the Issues, Validating Issues, and Identifying Trends

Many important issues that could potentially impact the community in terms of social and economic conditions were identified in relation to the County as a whole or to the broader region. The following issues were noted by the Planning Advisory Team and the Lycoming County Planning Commission, as being of particular importance within the Lower Lycoming Creek Planning Area:

- 1. Exodus of Younger Generation with Increasing Elderly Population** – This is a concern because as an area ages the social fabric of the community becomes less stable. Fewer younger workers, who generate a greater proportion of the tax base required to support necessary community services required by older individuals, can create the potential for budget deficits and adversely impact the provision of community services to all individuals.

2. **Housing Stock and Diversity** – This is a concern due to the increasing elderly population needing affordable choices to go with a changing lifestyle. It is also important to younger families with limited budgets.
3. **Loss of Industries and Opportunities** – is a concern in terms of maintaining job opportunities for the younger workers.
4. **Good Labor Force** – was viewed as important to business development and expansion in Lycoming County.
5. **Strong Manufacturing Base** – is viewed as a key component of maintaining a strong diverse economy.
6. **Importance of Tourism** – and especially outdoor recreation such as fishing is viewed as an important component of the economy.
7. **Tax Rates** – were noted as being a particular burden for business development as well as for low income and elderly families.
8. **Increasing Crime and Drug Use** – were noted as social service concerns as well as a community image concern for business development.

These conditions and trends are analyzed in detail in the Technical Background Studies Document, Community Development Profile. The following tables have been excerpted from the profile to highlight a few statistical indicators of community composition. These tables demonstrate:

- The Planning Area experienced increases in their municipal respective populations over the 1970 to 2000 Census period, and with the exception of Loyalsock Township, exceeded growth rates calculated for the county (6.0 percent) and state (4.1 percent). Loyalsock Township's population grew by only 2.8 percent over the 1970 to 2000 Census period, though more dramatic growth had occurred in the 1950s and 1960s. This trend demonstrates that the city's population is migrating beyond Loyalsock Township to the second tier of surrounding townships: Old Lycoming, Lycoming, Lewis and Hepburn.
- The most significant growth in population over the 1970 to 2000 Census period was experienced by Hepburn Township, which grew by 1,217 persons or by 74.9 percent. Lewis and Old Lycoming Townships also experienced significant growth

in their populations increasing their respective totals by 51.9 percent (389 persons) and 19.3 percent (892 persons). Again, these trends are attributed to the shifts in the county's population from the city to the outlying suburban and rural townships.

- More recently, however, the historic population growth rates of the Planning Area municipalities have slowed or decreased, which in part may be attributed to the 1996 flood impacts, as well as the employment losses resulting in the manufacturing industry.
- The Planning Area is perceived to be a close-knit community, it has experienced a significant number of new residents since 1995. Considering the countywide population trends, however, these new residents are likely to have moved here from within the county and therefore, instill a continued sense of kinship to the area.
- The Planning Area's mobility rate of 35.3 percent is high particularly in comparison to the County's rural townships (the Lycoming County Rural Planning Area). However, the Planning Area's mobility rate is below the rates enumerated for the county as a whole (39 percent) and state (36.5 percent).
- Housing is generally more affordable in the Lower Lycoming Creek Planning Area than in the county, except for Loyalsock Township. County residents spent 29.9 percent of their median monthly household income on selected owner costs. Loyalsock Township residents spent 32.0 percent of their monthly income on owner costs, while residents of the other four municipalities in the Planning Area spent between 24.5 percent and 26.6 percent of their monthly income on owner costs. In comparison, Pennsylvanians spent 30.2 percent of their median monthly household income on selected monthly owner costs.



One of the housing options in Loyalsock Township

- Median home values varied in the Planning Area in 2000. The median home values in Loyalsock, Hepburn and Old Lycoming townships (between \$105,900 and \$94,300) exceeded the county's median home value of \$86,200. Lewis Township and Lycoming Townships were more affordable with median home values of \$71,300 and \$83,000, respectively. This compares to the state's median home value of \$97,000.
- The percentage of median monthly household income devoted to gross rent was generally lower in the Planning Area than in the county. County residents spent 15.8 percentage of their median monthly household income on gross rent. Only Loyalsock Township exceeded this rate with 17.5 percent of monthly income devoted to rent. Hepburn Township had a very reasonable rate of 11.1 percent of monthly income spent on rent. Old Lycoming Township was close, with 13.7 percent of median monthly household income dedicated to gross rent. Renters throughout the state spent 15.9 percent of their median monthly household income on gross rent.
- Overall, poverty rates in this Planning Area are slightly better than those across the county and the state. In the Planning Area, 8.6 percent of individuals were below the poverty level in 1999, while 11.5 percent of individuals in the county and 11.0 percent of individuals in the state were below the poverty level in the same year.
- Within the Planning Area, Lewis and Lycoming townships experienced a significant decrease in the percentage of their residents falling below the poverty level. Lewis Township saw a decrease from 14.2 percent in 1989 to 10.0 percent in 1999. Lycoming Township saw a decrease from 12.0 percent in 1989 to 7.6 percent in 1999. On the other hand, Old Lycoming Township experienced a substantial increase of 3.2 percent in the proportion of individuals falling below the poverty level between 1989 and 1999, from 5.0 percent to 8.2 percent. Hepburn Township and Loyalsock Township experienced a slight increase in the percentage of their population falling below the poverty level.

Table 1 Population Change, 1970-2000

Municipality	Population Change 1970-2000							
	Total Population				Population Change			
	1970	1980	1990	2000	1990-2000		1970-2000	
				#	%	#	%	
Pennsylvania	11,800,766	11,863,895	11,881,643	12,281,054	399,411	3.40%	480,288	4.10%
Lycoming County	113,296	118,416	118,710	120,044	1,334	1.10%	6,748	6.00%
Lower Lycoming Creek Planning Area	19,077	21,484	21,946	21,965	19	0.10%	2,888	15.10%
Hepburn Township	1,623	2,534	2,832	2,840	8	0.10%	1,217	74.90%
Lewis Township	750	1,149	1,196	1,139	-57	-7.60%	389	51.90%
Loyalsock Township	10,581	10,763	10,586	10,876	290	2.70%	295	2.80%
Lycoming Township	1,507	1,902	1,748	1,602	-146	-9.70%	95	6.30%
Old Lycoming Township	4,616	5,136	5,574	5,508	66	1.40%	892	19.30%

Source: U.S. Census Bureau

Table 2 Resident Mobility, 1995-2000

	Resident Mobility							
	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Lower Lycoming Creek Planning Area	20,888	13,520	7368	35.30%	77.20%	11.70%	10.30%	0.70%
Hepburn Township	2,695	1,959	736	27.30%	82.10%	7.20%	9.20%	1.50%
Lewis Township	1,083	669	414	38.20%	76.60%	13.30%	9.70%	0.50%
Loyalsock Township	10,335	6,306	4,029	39.00%	73.50%	14.30%	11.50%	0.80%
Lycoming Township	1,518	999	519	34.20%	85.40%	6.90%	7.30%	0.40%
Old Lycoming Township	5,257	3,587	1,670	31.80%	81.60%	8.70%	9.20%	0.50%

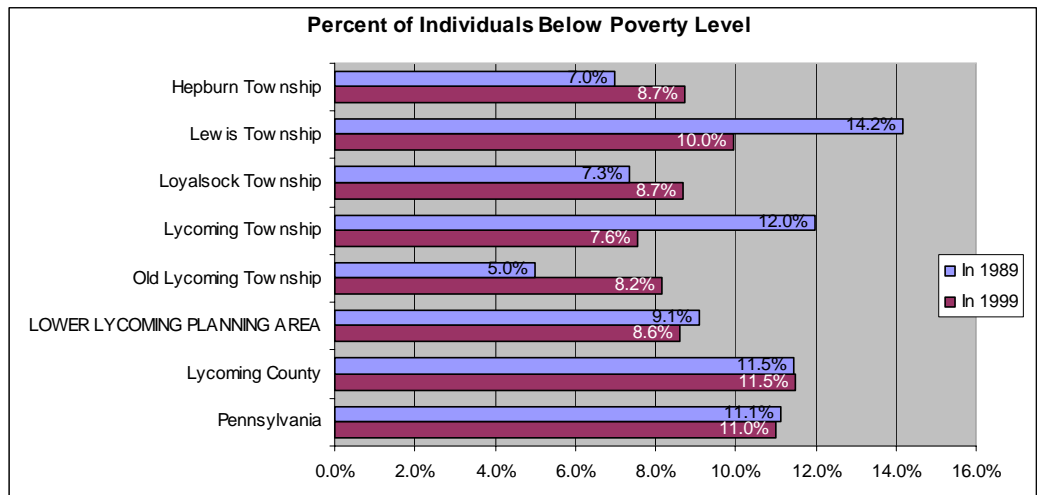
Source: U.S. Census Bureau

Table 3 Housing Affordability, 2000

Municipality	Housing Affordability						
	2000 Median Home Value	1999 Median Household Income	Median Monthly Household Income	Median Monthly Owner Costs, with a Mortgage	% of Owner Income	Median Monthly Gross Rent	% of Renter Income
Pennsylvania	\$97,000	\$40,106	\$3,342	\$1,010	30.20%	\$531	15.90%
Lycoming County	\$86,200	\$34,016	\$2,835	\$848	29.90%	\$449	15.80%
Lower Lycoming Creek Planning Area	\$90,740	\$38,039	\$3,170	\$857	27.00%	\$458	14.40%
Hepburn Township	\$99,200	\$42,202	\$3,517	\$935	26.60%	\$391	11.10%
Lewis Township	\$71,300	\$34,074	\$2,840	\$748	26.30%	\$419	14.80%
Loyalsock Township	\$105,900	\$36,806	\$3,067	\$981	32.00%	\$538	17.50%
Lycoming Township	\$83,000	\$37,262	\$3,105	\$762	24.50%	\$485	15.60%
Old Lycoming Township	\$94,300	\$39,852	\$3,321	\$861	25.90%	\$455	13.70%

Note: Most lenders employ a monthly housing ratio of 28%. This number is the maximum percentage of monthly gross income that the lender allows for housing expenses. The U.S. Census "monthly owner costs" include the same housing expenses plus the costs of

Source: U.S. Census Bureau

Figure 2 Percent of Individuals Below the Poverty Level, 1989-1999

Source: U.S. Census Bureau

While many other issues were identified, these issues related to community and economic development were of the greatest concern to community leaders and residents of The Lower Lycoming Creek Planning Area. Stakeholders and residents from across the County were invited to discuss these issues and give input to vision statements that described the preferred approach to addressing unfavorable conditions and trends. Discussion was facilitated by statistical analysis from the following sources:

- U.S. Census
- U.S. Department of Labor, Bureau of Labor Statistics
- The Pathfinders, The Williamsport / Lycoming County, Pennsylvania Area Workforce Report (July 2002)
- The Center for Rural Pennsylvania
- Industrial Properties Corporation
- Williamsport / Lycoming Chamber of Commerce
- Department of Community and Economic Development
- Department of Health
- Lycoming County Comprehensive Plan (1997)

Various perspectives on the priority issues were contributed. In some cases, consensus on preferred future conditions and trends was reached quickly. In other instances, more extensive discussion or a broader, more flexible vision statement was needed for all participants to agree. From the preferred vision statements, goals and objectives were developed to outline specific areas of emphasis for sustaining and improving the Planning Area's quality of life.

Municipal boundaries do not constrain most social and economic activities and conditions. Concerns about young people leaving

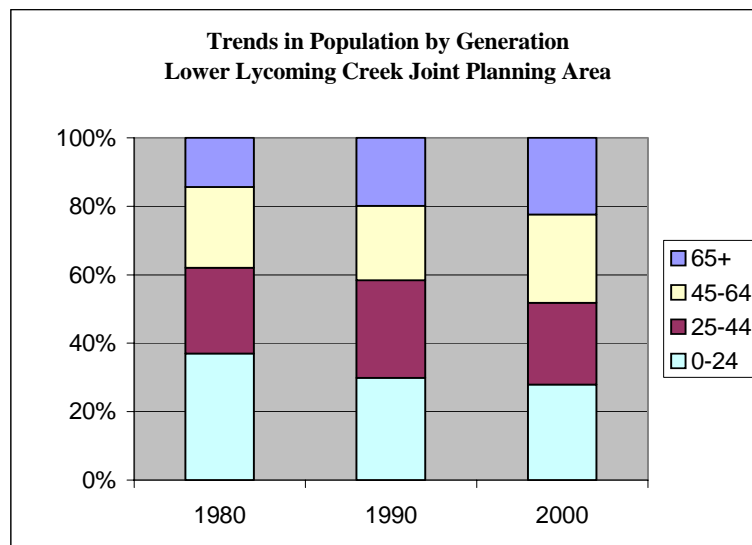
local communities, about a lack of diverse, affordable housing options, and about the future of small businesses and downtown districts, were expressed consistently across the many Planning Areas in Lycoming County. Therefore, these concerns exist at the local level, and will need to be addressed at the local level.

The following discussion of issues, trends and implications, consensus vision, and goals and objectives documents the preferred future conditions for community and economic development topics.

Creating the Vision, Establishing the Goals, and Setting the Objectives

Issue: Since fewer younger individuals and families are making Lycoming County their home, our population is growing older. This may be due in part to declining income levels, relatively lower wage rates, and fewer employment opportunities. This results from a higher percentage of elderly on fixed incomes.

Figure 3 Trends in Population by Generation, 1980-2000



The Implications to Our Community

- As younger workers (25-55) leave the area, the median housing value will typically decline due to a decreasing demand for larger and higher priced housing. This can adversely impact tax revenues.
- As the median age of the community's population increases, taxes have been increasing for property and decreasing for earned income. The overall net tax revenues typically

decrease. At the same time, demands for community services change based on the needs of its older residents.

- Younger people are leaving the area due to lower wage levels than the State average – see Figure 5 below.

Figure 4 Annual Median Income Trends, Actual and Projected

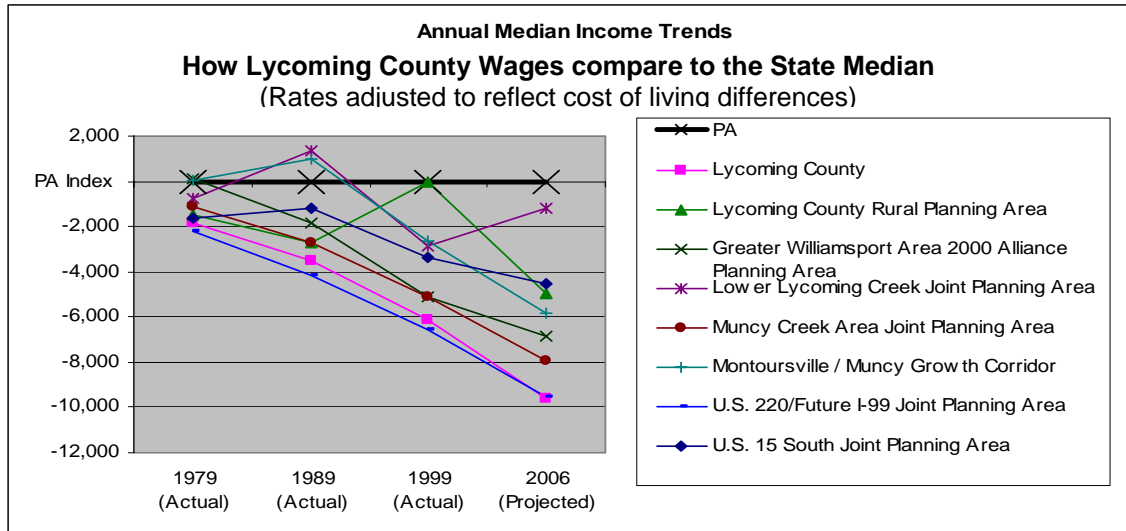
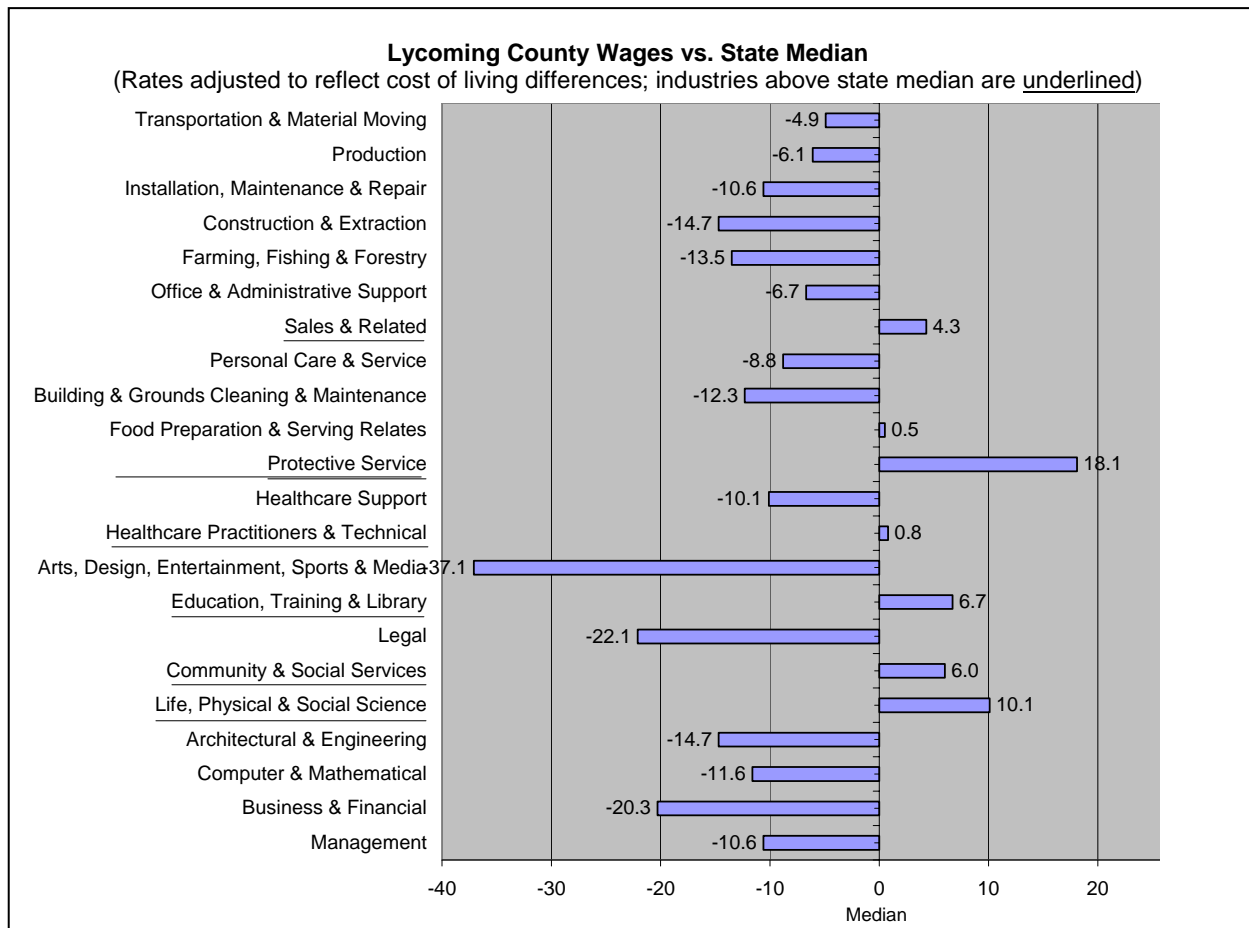


Figure 5 Lycoming County Wages versus State Median Wage per Industry, 2000



Our Vision for the Future

Lycoming County will provide a superior quality of life that is attractive to all age groups and will be found in a diverse and strong community that provides good housing, education, employment, and health and community services.

Common Goal

To maintain and enhance our quality of life

Common Objectives

- Increase the number and quality of employment opportunities for all ages.
- Improve access to affordable education, health care services and other community services
- Increase affordable housing options.
- Increase the interaction between all age groups / generations.
- Increase awareness about opportunities that impact the quality of life including recreation, social and cultural events, community services and facilities.

Issue: Current housing choices, particularly in terms of type and price, do not meet the changing needs of younger workers, the elderly and more non-traditional family households.

Figure 6 Housing Diversity (units in Structure) per Planning Area, 2000

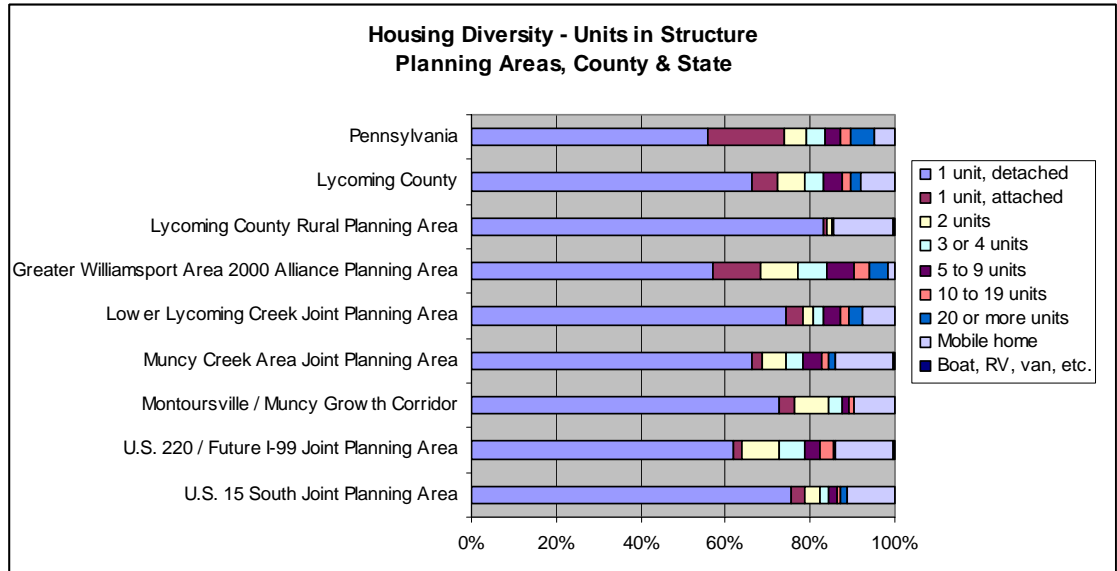
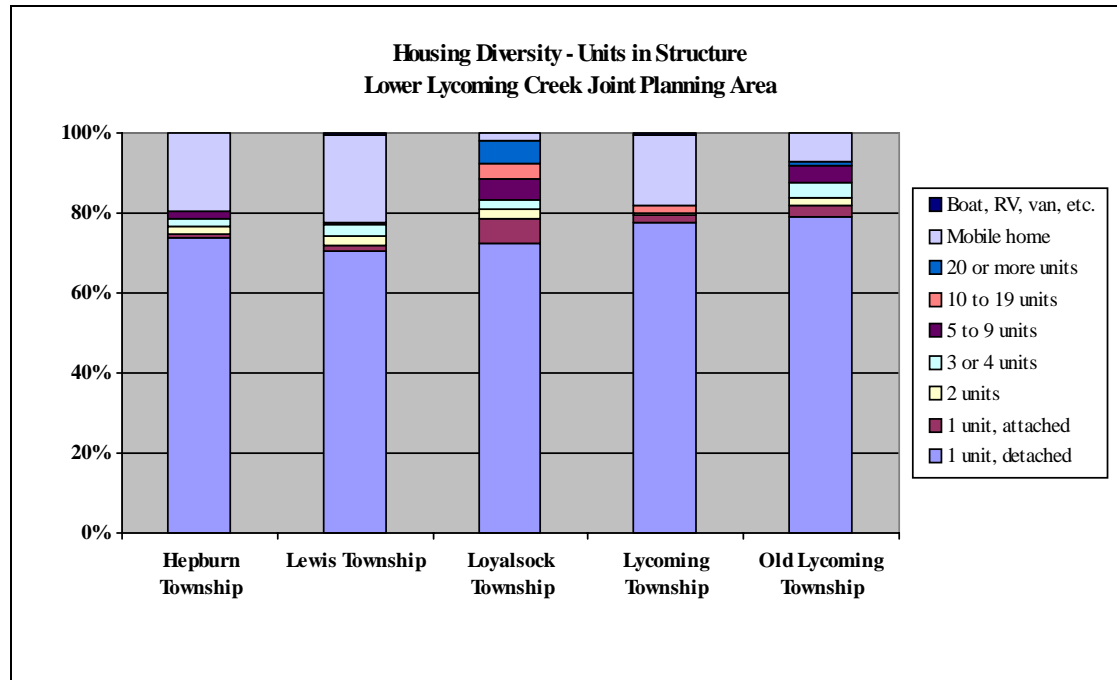


Figure 7 Housing Diversity (Units per Structure) per Municipality, 2000



The Implications to our Community

- Younger families will need to look elsewhere to find affordable housing to meet their needs.
- An increasing elderly population will have difficulty maintaining an aging housing stock that is better suited to larger and/or higher income families.
- More individuals and families may need community housing assistance to meet their needs.

Figure 8 Household Types, 1990 and 2000

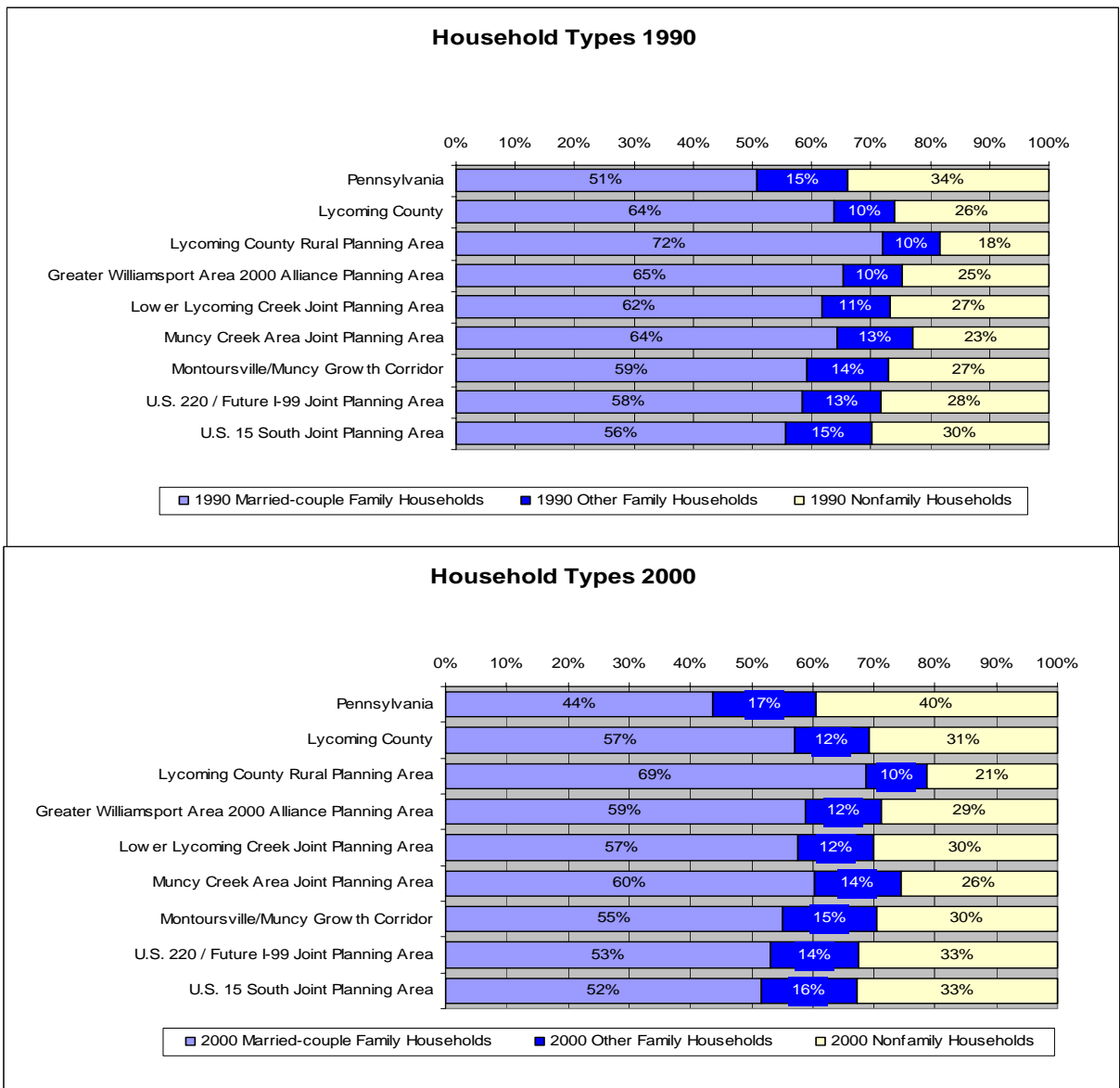


Figure 9 Age of Housing Stock per Planning Area, 2000

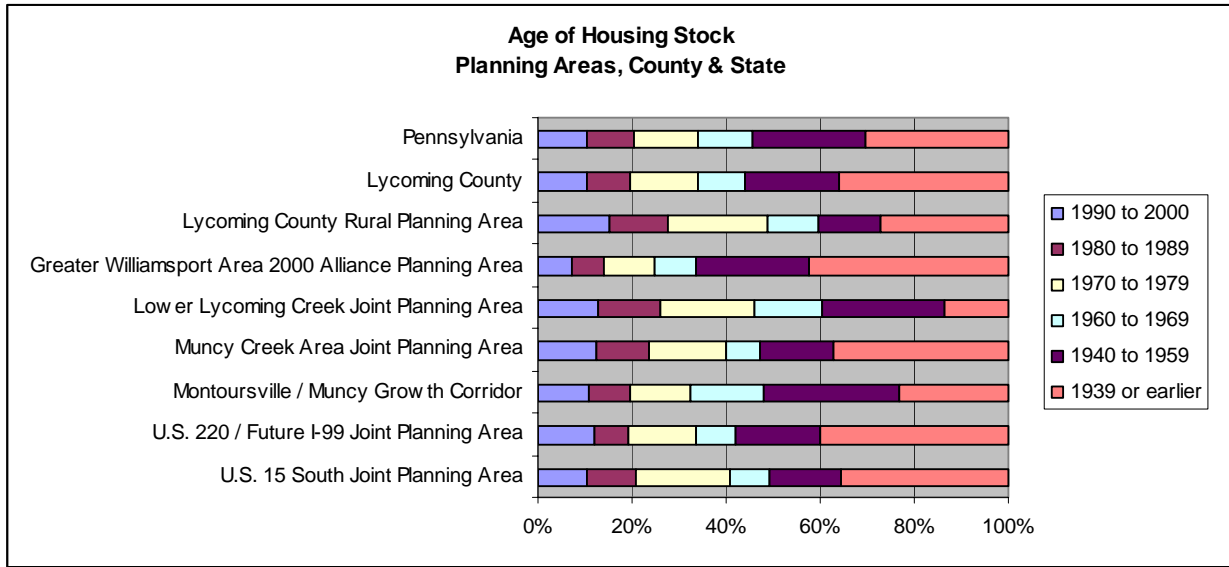
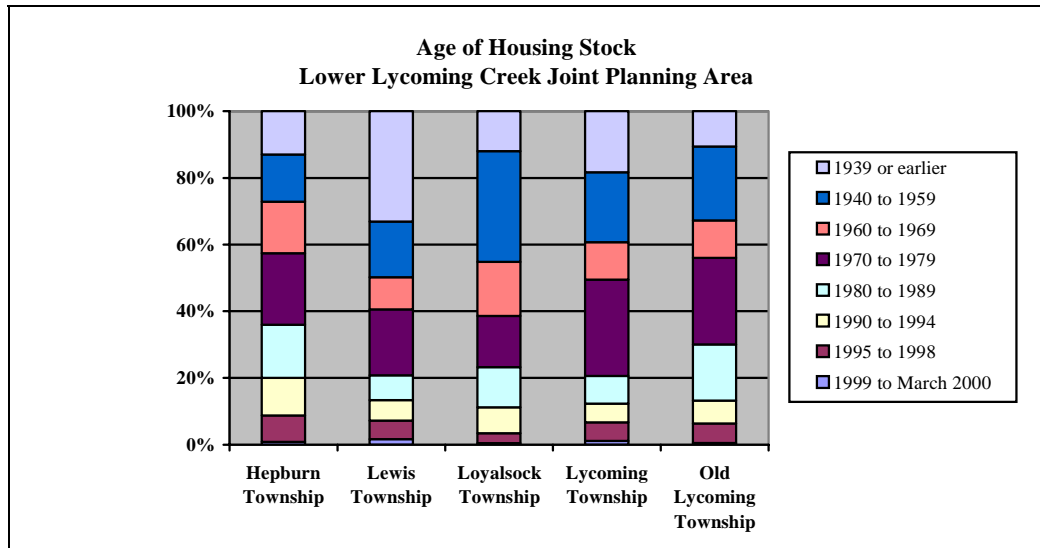


Figure 10 Age of Housing Stock per Municipality, 2000





*Residential
neighborhood in
Loyalsock Township*

Our Vision for the Future

Our community will have suitable, affordable and diverse housing choices for all ages and income levels. Improvements in housing stock will be undertaken in a manner that will enhance and maintain the integrity of existing neighborhoods, rural communities and outlying rural areas.

Common Goal

To diversify our housing choices while enhancing and preserving our local community settings.

Common Objectives

- Reduce suburban sprawl
- Increase opportunities for senior housing/living development
- Increase community awareness about the advantages of different housing types and densities.
- Examine market supply and demand to assure that options are available to those that desire them
- Increase housing, building code and zoning enforcement
- Promote and protect the integrity of residential neighborhoods; limit commercial encroachment
- Establish a more balanced diversity of housing types and price ranges in all communities.

Issue: Lycoming County has a good labor force that has served a relatively diverse economy that was anchored by the Manufacturing Sector. However, it may not be well equipped to support our nation’s changing economy, where the number of manufacturing jobs is *decreasing* and the number of high tech service jobs is *increasing*.

Figure 11 Employment Change in Lycoming County, 1990-2000

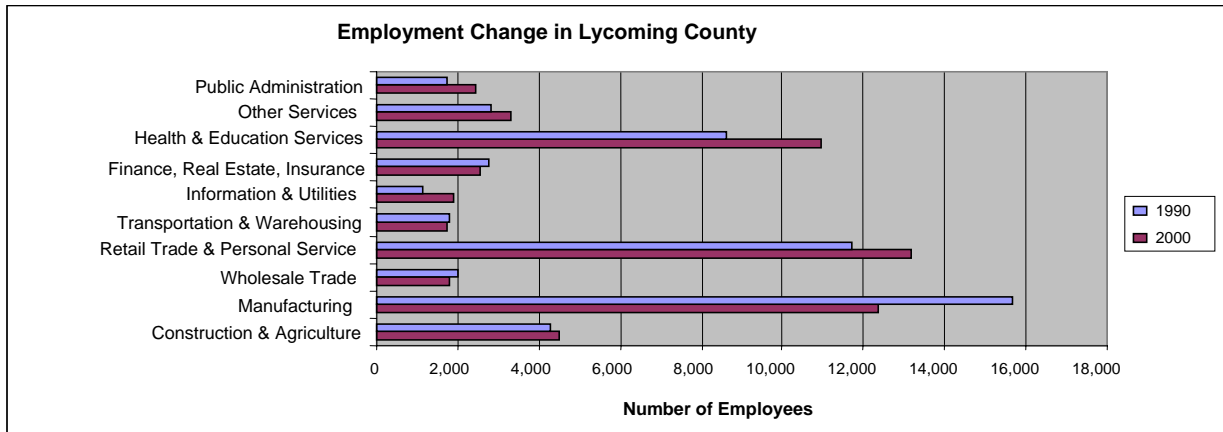
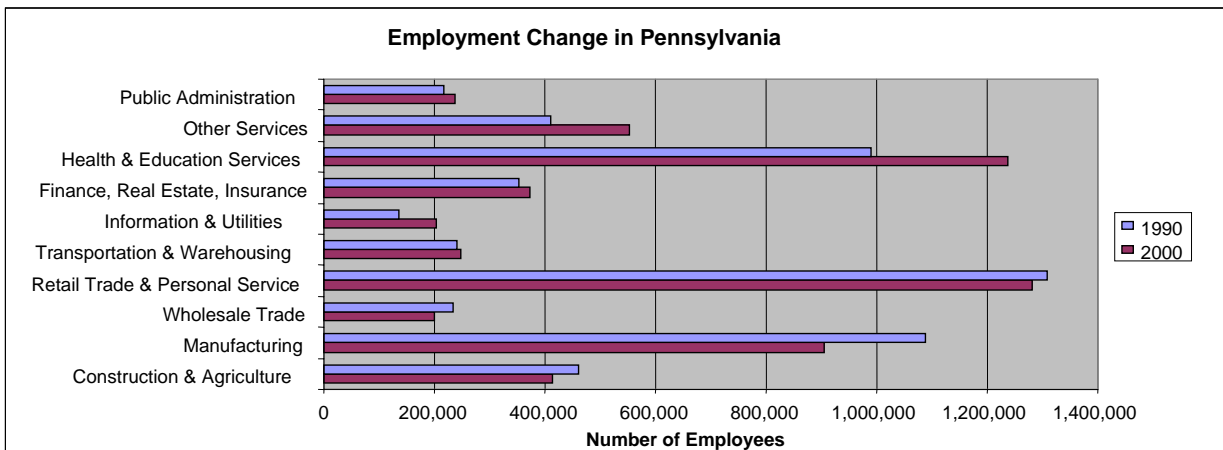


Figure 12 Employment Change in Pennsylvania, 1990-2000



The Implications to Our Community

- If fewer manufacturing jobs are available, workers not sufficiently trained for high-tech jobs will be faced with accepting positions that offer lower wages.
- Declining income levels can, in turn, hurt public investments in education and other facilities necessary to attract new industries and younger workers.

Our Vision for the Future

Our workforce will continue to be well trained to support a diverse economy that provides good employment opportunities in all industry sectors. Our economy will be strong as it attracts businesses from outside Lycoming County and grows businesses from within our local community.

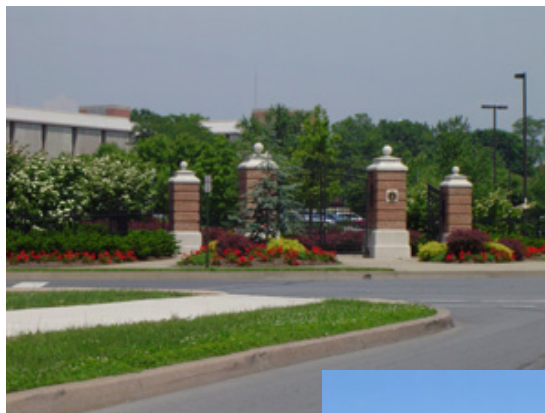
Common Goal

To increase and diversify educational and training opportunities for the County workforce

To strengthen and diversify our economy

Common Objectives

- Increase local employment opportunities for Lycoming County graduates
- Increase business start-ups and expansions
- Attract and retain a middle management workforce
- Increase employment opportunities for older residents
- Increase dialogue between educational institutions and business community
- Improve the tax environment in order to facilitate business creation
- Increase program capacities to facilitate economic development initiatives.



Lycoming College



Issue: Our small business community struggles to expand due to a lack of programs designed to help small businesses access capital and to deal with increasing tax burdens.

The Implications to our Community

- In Central Pennsylvania, small businesses with less than 10 employees (see pg 2-22) account for a very large proportion of the total employment. Thus, maintaining small business start-ups can be important to the future of the local economy.
- Small business expansions have an important role to play in maintaining the economic vitality of our downtown business districts

Our Vision for the Future

Lycoming County will undertake a collaborative, comprehensive public/private effort to assist our small business community's start up's and expansions, utilizing private, local, state, and federal funding resources and assistance.

Common Goal

To maintain the viability of existing small businesses, while increasing small business start-ups and expansions.

Common Objectives

- Encourage the rehabilitation of older structures for small business and industry
- Increase business start-ups and expansions
- Increase dialogue between educational institutions and business community
- Improve the tax environment in order to facilitate business creation
- Increase and expand program capacities to facilitate economic development initiatives for smaller entrepreneurs.

The vitality of the City of Williamsport influences community and economic development conditions in the surrounding areas of the Lycoming County, including the Lower Lycoming Creek Planning Area. This was recognized by the Planning Advisory Team among the Planning Area's priority concerns. Therefore, trends for the City are presented here (see Table 4) as a reference to the need for regional support for a healthy urban living and business environment.



Target area for redevelopment

Issue: Concerning trends in the City of Williamsport include a declining population, increasing number of non-family households, high mobility rate of city residents, low median household income levels, and lack of affordable housing. All can impact the fabric of the community leading to higher crime rates and increasing social service needs.

The Implications to our Community

- Declining population means less tax revenues to support community services.
- The higher mobility rate among residents may indicate that the closeness that often helps bond a community together may not be as strong within the center city as it may be in the smaller rural communities.
- The lower income levels and increasing percentage of individuals below the poverty level within the City of Williamsport results in less tax revenues to support a community that may have more human service needs than the other surrounding municipalities.



Community Arts Center

Our Vision for the Future

Public and private partnerships within our County will continue to create and promote a more vibrant City of Williamsport where people of all walks of life and income levels will live, work and play, and where residents from across the County can find employment and entertainment options in an urban setting.

Common Goal

To create and promote Williamsport as a vibrant place to live, work and play.

Common Objectives

- Improve the sense of the City and community pride
- Improve the City's image as friendly, exciting, accessible

- Promote and increase entertainment options (day, evening, and weekend)
- Increase partnership visibility

Table 4 Demographic Trends for the City of Williamsport and Surroundings

Population Change 1970-2000								
Municipality	Total Population				Population Change			
	1970	1980	1990	2000	1990-2000		1970-2000	
					#	%	#	%
Pennsylvania	11,800,766	11,863,895	11,881,643	12,281,054	399,411	3.40%	480,288	4.10%
Lycoming County	113,296	118,416	118,710	120,044	1,334	1.10%	6,748	6.00%
GWA 2000 Alliance Planning Area	62,463	57,831	56,476	55,499	-977	-1.70%	-6,964	-11.10%
Armstrong Township	727	732	676	717	41	6.10%	-10	-1.40%
Duboistown Borough	1,468	1,218	1,201	1,280	79	6.60%	-188	-12.80%
Loyalsock Township	10,581	10,763	10,644	10,876	232	2.20%	295	2.80%
Old Lycoming Township	4,616	5,136	5,526	5,508	-18	-0.30%	892	19.30%
South Williamsport Borough	7,153	6,581	6,496	6,412	-84	-1.30%	-741	-10.40%
Williamsport City	37,918	33,401	31,933	30,706	-1,227	-3.80%	-7,212	-19.00%

Resident Mobility								
Municipality	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Pennsylvania	11,555,538	7,333,591	4,221,947	36.50%	59.50%	20.70%	15.80%	3.90%
Lycoming County	113,461	69,217	44,244	39.00%	66.80%	21.70%	9.60%	1.90%
GWA 2000 Alliance Planning Area	52,437	28,550	23,887	45.60%	65.50%	22.70%	10.40%	1.50%
Armstrong Township	687	503	184	26.80%	82.60%	6.00%	11.40%	0.00%
Duboistown Borough	1,220	840	380	31.10%	84.70%	13.70%	1.60%	0.00%
Loyalsock Township	10,335	6,306	4,029	39.00%	73.50%	14.30%	11.50%	0.80%
Old Lycoming Township	5,257	3,587	1,670	31.80%	81.60%	8.70%	9.20%	0.50%
South Williamsport Borough	6,091	3,575	2,516	41.30%	79.10%	13.80%	6.40%	0.70%
Williamsport City	28,847	13,739	15,108	52.40%	58.60%	28.30%	11.10%	1.90%

Housing Affordability							
Municipality	2000 Median Home Value	1999 Median Household Income	Median Monthly Household Income	Median Monthly Owner Costs, with a Mortgage	% of Owner Income	Median Monthly Gross Rent	% of Renter Income
Pennsylvania	\$97,000	\$40,106	\$3,342	\$1,010	30.20%	\$531	15.90%
Lycoming County	\$86,200	\$34,016	\$2,835	\$848	29.90%	\$449	15.80%
GWA 2000 Alliance Planning Area	\$84,983	\$34,433	\$2,869	\$828	28.80%	\$476	16.60%
Armstrong Township	\$87,900	\$34,844	\$2,904	\$805	27.70%	\$456	15.70%
Duboistown Borough	\$78,700	\$35,132	\$2,928	\$786	26.80%	\$493	16.80%
Loyalsock Township	\$105,900	\$36,806	\$3,067	\$981	32.00%	\$538	17.50%
Old Lycoming Township	\$94,300	\$39,852	\$3,321	\$861	25.90%	\$455	13.70%
South Williamsport Borough	\$75,600	\$34,018	\$2,835	\$746	26.30%	\$488	17.20%
Williamsport City	\$67,500	\$25,946	\$2,162	\$786	36.40%	\$424	19.60%

Note: Most lenders employ a monthly housing ratio of 28%. This number is the maximum percentage of monthly gross income that the lender allows for housing expenses. The U.S. Census "monthly owner costs" include the same housing expenses plus the costs of

Population Projections, Forecasts, and Targets

Future population growth can be characterized by various methods: projections, forecasts, and targets.

Projections are estimates of future populations based on statistical models that extrapolate past and present trends into the future. Projections can be created through very simple or very complex calculations. The choice of method is based on the available data and desired use of the projection.

Forecasts are also based on statistical models. Forecast calculations, however, include additional quantifiable factors based on local knowledge, such as building permit approval rates, public utility capacity, or other community investment that could catalyze population growth.

Targets express desirable future populations based on public policies and community development goals.

Population projections of Lycoming County and its municipalities were prepared in 2003 by Bondata of Hummelstown. These projections, shown below, suggest that the Lower Lycoming Creek Planning Area has passed its growth peak and may lose residents over the next 15 years.

Table 5 Population Projections

Municipality	Census Counts				Population Projections					
	1990	2000	1990-2000 Change		2010	2000-2010 Change		2020	2010-2020 Change	
	#	#	#	%	#	#	%	#	#	%
Lycoming County	118,779	120,444	1,542	1.40	121,397	1,542	1.28	122,859	1,590	1.31
Lower Lycoming Creek Planning Area	21,961	21,965	4	0.02	21,948	-17	-0.08	21,846	-101	-0.46
Hepburn Township	2,836	2,836	0	0.00	2,833	-3	-0.12	2,818	-15	-0.52
Lewis Township	1,195	1,139	-56	-4.69	1,081	-58	-5.08	1,018	-63	-5.81
Loyalsock Township	10,652	10,876	224	2.10	11,093	217	2.00	11,271	178	1.61
Lycoming Township	1,749	1,606	-143	-8.18	1,461	-145	-9.03	1,310	-151	-10.35
Old Lycoming Township	5,529	5,508	-21	-0.38	5,480	-28	-0.51	5,430	-51	-0.92

Source: Bondata

Population forecasts were prepared by the Lycoming County Department of Economic Development and Planning Services for the County Water Supply Plan Update (2003). These forecasts were developed based on 2000 population figures and the average decennial growth rate from 1950-2000. These forecasts suggest a continued double-digit growth rate for the Lower Lycoming Creek Planning Area over the next 15 years. Though municipal increases in population range from 149 new residents for Lewis Township to 2,099 new residents for Loyalsock Township for the 2000-2010 period, each increase represents significant municipal growth.

Table 6 Population Forecasts

Municipality	Average Growth Rate per Decade (1950-2000)	2000 Population	2010	2000-2010 change		2020	2010-2020 change	
			Forecast (1)	#	%	Forecast (2)	#	%
Lycoming County	-	120,044	128,308	8,264	6.88	138,872	10,564	8.23
Lower Lycoming Creek Planning Area		21,965	24,583	2,618	11.92	27,669	3,086	12.55
Hepburn Township	25.0%	2,836	3,545	709	25.00	4,431	886	25.00
Lewis Township	13.1%	1,139	1,288	149	13.11	1,457	169	13.11
Loyalsock Township	4.0%	10,876	11,311	435	4.00	11,763	452	4.00
Lycoming Township	24.6%	1,606	2,001	395	24.61	2,494	493	24.61
Old Lycoming Township	16.9%	5,508	6,437	929	16.87	7,523	1,086	16.87

Source: Lycoming County Water Supply Plan Update (2003); Gannett Fleming

(1) Based on 2000 population X Average Growth Rate per Decade (1950 - 2000)

(2) Based on Forecast 2010 Population x Average Growth Rate per Decade (1950 - 2000)

These forecasts were further refined as population targets by the Lycoming County Department of Economic Development and Planning Services. Development of these targets incorporated a growth percentage for public infrastructure availability (water, sewer, and transportation). Population targets characterize the Lower Lycoming Creek Planning Area as the planning area with the highest growth rate in Lycoming County. Loyalsock and Old Lycoming Townships offer development factors (public utilities, transportation access, etc.) that enable such growth. Loyalsock Township could grow by over 1,000 residents from 2000-2010, and by an additional 1,000 residents for 2010-2020. Old Lycoming could see growth of an additional 1,100 to 1,400 residents over the next 15 years. Growth in Hepburn and Lewis Townships could be catalyzed by speculative interest in future improvements to the US 15/I-99 corridor.

As targets, these figures will require the implementation of this comprehensive plan, namely revisions to policy, and collective and collaborative initiatives to enhance the existing community and to improve the standards for future community development. Only with a focused effort will the Lower Lycoming Creek Planning Area be able to expect to achieve the population target shown below.

Table 7 Population Targets

Municipality	Development Factor	2000 Population	2010	2000-2010 change		2020	2010-2020 change	
			Target (1)	#	%	Target (2)	#	%
Lycoming County	-	120,044	130,378	10,334	8.61	141,093	10,715	8.22
Lower Lycoming Creek Planning Area		21,965	25,203	3,238	14.74	28,356	3,152	12.51
Hepburn Township	1%	2,836	3,580	744	26.25	4,476	895	25.00
Lewis Township	1%	1,139	1,301	162	14.24	1,472	171	13.11
Loyalsock Township	3%	10,876	11,650	774	7.12	12,116	466	4.00
Lycoming Township	2%	1,606	2,041	435	27.10	2,544	502	24.61
Old Lycoming Township	3%	5,508	6,630	1,122	20.37	7,749	1,118	16.87

Source: Lycoming County Water Supply Plan Update (2003); Gannett Fleming

(1) Based on Forecast 2010 Population x Development Factor

(2) Based on Forecast 2020 x Development Factor

Discerning the Strategic Actions

With agreement on the goals and objectives regarding community and economic development, discussion turned to the changes needed in public policy, public education efforts, and cooperative planning and development. This matrix demonstrates that there are several key strategies that could positively impact the priority community and economic development issues identified for the Lower Lycoming Creek Planning Area. Each strategy represents a range of tasks to be undertaken by various partners and entities. The strategic actions on the following pages further define the steps to address the issues.

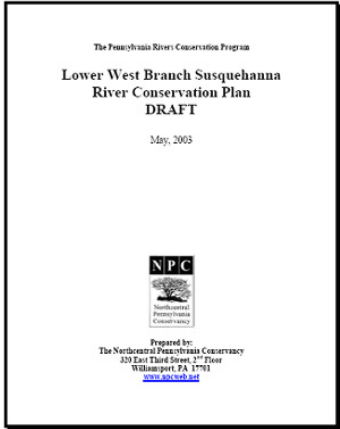
Matrix 1 Potential Breadth of Impact of Community and Economic Development Strategies

Key Issues for the Lower Lycoming Creek Planning Area

Strategy		<i>Aging Population</i>	<i>Housing</i>	<i>Economy</i>	<i>Small Business (Defined as less than 100 employees)</i>	<i>Storefront Vacancies</i>	<i>City of Williamsport Trends</i>
1	Review all applicable ordinances to make sure they are conducive to meeting the specific goals and objectives identified in the comprehensive plan.	X	X	X	X		X
2	Implement a Central Business District Revitalization and Community Gateway Initiative.	X	X	X	X	X	X
3	Establish a County Partnership Forum that will meet on a regular basis to create strategic partnerships and coordinate the mutual initiatives among these partnerships to achieve economy of scale and program efficiencies.	X	X	X	X	X	X
4	Establish a closer working relationship with our educational institutions to make them a more integral player in shaping our community.	X	X	X	X	X	X
5	Undertake specific actions or programs to promote the development of housing to support the community goals and objectives identified in the Comprehensive Plan.	X	X	X		X	X
6	Undertake specific actions or programs to promote economic development that supports the community goals and objectives identified in the Comprehensive Plan.	X	X	X	X	X	X
7	Establish a Regional Cooperation Forum to focus on important issues requiring regional cooperation.	X	X	X	X	X	X

Strategy #1	
Review all applicable ordinances to make sure they are conducive to meeting the specific goals and objectives identified in the comprehensive plan	
Methods, Tools, and References	
Planning Commission audits of codes for compatibility with goals and objectives while maximizing opportunities provided in the Municipalities Planning Code such as Traditional Neighborhood Development.	
Partners	
County, Townships, Chamber of Commerce, Industrial Properties Corporation (IPC), Economic Development and Planning Services (EDPS), the development community, Our Towns 2010.	
Funding Sources	
DCED-Land Use Planning Technical Assistance Program., Shared Municipal Services	
Strategic Action	Notes
1a. Make regulations conducive to reuse and rehab of older structures.	Older structures including abandoned industrial sites (“brownfields”) are underutilized. Proper zoning for industrial land is important. Many municipal construction codes contain provisions that unwittingly discourage property rehabilitation and infill development because they evaluate projects against the same standards used for new construction. More flexible guidelines are needed to lower the cost of building renovation and to facilitate reinvestment in established neighborhoods.
1b. Strongly enforce codes.	This should include enforceable ordinances to address junkyards, junk on individual properties, abandoned vehicles, screening, tree planting and exterior building maintenance ordinances. Elderly need assistance.
1c. Allow for and promote housing diversity, especially within designated Growth Areas.	The county should work with local municipalities to develop Traditional Neighborhood Development Guidelines in order to promote the development of ordinances that will facilitate a diversity of housing types and neighborhood designs. The single-family home is the predominant housing type in Lycoming County. However, apartments and townhouses, in (continued)

Strategic Action	Notes
(Continued)	<p>particular, have become a popular housing option for many working professionals and retirees because they require less maintenance and provide a good ‘stepping stone’ toward home ownership.</p> <p>Yet, density restrictions, impervious surface coverage, parking, and setback requirements often limit the type of housing that can be built within a given municipality. The County can assist municipalities by providing model regulations that support more inclusionary development.</p>
1d. Examine regulations and policies to see if they are business/citizen friendly.	The county should work with the Chamber of Commerce to develop a simple code audit guideline to help municipalities assess where ordinance provisions may be adversely impacting business development.
1e. Evaluate existing regulations in downtown business districts to ensure that opportunities for large, medium and small retail establishments can be provided.	Same as above.
1f. Evaluate existing zoning, subdivision & land development, and building codes to ensure they are conducive to the promotion of vibrant communities.	The county should work with municipalities to assess where ordinance provisions may be adversely impacting on initiatives to promote a vibrant community. This should include the development of design standards that address the characteristics of individual neighborhoods.
1g. Ensure that ordinances appropriately support any Neighborhood Preservation Programs that may exist or be established.	Same as above.
1h. Meet with businesses to identify potential expansion or permitting issues.	The county should work with the Chamber of Commerce to develop code audit guidelines to help municipalities assess where ordinance provisions may adversely impact business development.

Strategy #2	
Implement a Central Business District Revitalization and Community Gateway Initiative.	
Methods, Tools, and References	
Partnership creation, community projects, implementation of Susquehanna River Rivers Conservation Plan and marketing the live, work and play benefits of Lycoming County, and the Market Street Land Use and Transportation Study.	
Partners	
County, City, Townships, Chamber of Commerce, Our Towns 2010, Pennsylvania College of Technology, Lycoming College, Arts Council, IPC, EDPS, Lycoming Housing Finance Inc. , Northcentral PA Conservancy.	
Funding Sources	
Federal Transportation Appropriations, Transportation Equity Act Reauthorization, Commonwealth Capital Budget, Transportation Enhancements Funding, DCNR Community Conservation Partnership Program	
Strategic Action	Notes
2a. Promote cultural events and establishments in the City and rural villages such as Trout Run, Cogan Station, or Hepburnville as a package. This may include the development of a cultural district in the City.	Our Towns 2010 is currently working with the Chamber of Commerce to identify and promote museums and other cultural attractions in the City. It is anticipated that this process will be undertaken in other municipalities including the five townships in this planning area.
2b. Increase public awareness of the cultural and historical resources unique to the area by promoting implementation of the Lower West Branch River Conservation Plan.	Developed by the Northcentral Pennsylvania Conservancy, the river conservation plan outlines a series of management options to restore, enhance, and protect this river corridor. Many of the recommendations outlined in this study are designed to increase the public’s awareness of the cultural and historical resources unique to this area (e.g. West Branch Susquehanna River PA Canal)
	<p><i>(left)</i> <i>The Lower West Branch Susquehanna River Conservation Plan can be used as a preliminary inventory and project / programming reference by municipalities in the river corridor.</i></p>

Strategy #3	
<p>Establish a County Partnership Forum that will meet on a regular basis to create strategic partnerships and coordinate the mutual initiatives among these partnerships to achieve economy of scale and program efficiencies.</p>	
Methods, Tools, and References	
Existing County Economic Development Strategy, partnerships, and targeting priorities.	
Partners	
County, City, Boroughs, Townships, Chamber of Commerce, Industrial Properties Corporation, Greater Williamsport Alliance, Lycoming Neighborhood Development Corporation, Lycoming Housing Finance Inc., Lycoming County Water and Sewer Authority, Williamsport Municipal Water and Sanitary Authorities, Williamsport Hospitality Group, the Williamsport / Lycoming Foundation, Business Roundtable, Little League World Series, Our Towns 2010, IPC, EDPS, and the development community, Northcentral PA Conservancy, Lumber Heritage Region, Penn College, Lycoming College.	
Funding Sources	
DCED Shared Municipal Services	
Strategic Action	Notes
3a. Implement the Partnership Agreement between the County of Lycoming and the Williamsport/Lycoming Chamber of Commerce and the Industrial Properties Corporation.	Contact the Lycoming County EDPS for copies of the <i><u>Partnership Agreement</u></i> and the <i><u>Economic Development Strategy</u></i> . These should be reviewed periodically to identify objectives that are completed, need to be modified or implemented.
3b. Continue to promote and enhance existing public-private partnerships through the Williamsport/Lycoming Chamber of Commerce and the Greater Williamsport Alliance.	The Plastics Resource Center, under development at Penn College, is a good example of a public-private partnership that is being marketed by the Chamber of Commerce in coordination with the Greater Williamsport Alliance.
3c. Target the redevelopment of vacant, “brownfield” properties through partnerships with private developers, federal, state, local and city resources.	Because the County’s affordable housing program is a powerful economic development tool that is transforming brownfields into productive properties, it should be continued indefinitely. In 2001, Lycoming County established a countywide affordable housing program. (continued)

Strategic Action	Notes
(Continued)	<p>As authorized by the Option County Affordable Housing Funds Act (Act 137 of 1992), the County deposits recording fees for deeds and mortgages in the general fund. To date, these special set-aside funds have been matched (at a 1:4 ratio) with State “Brownfields for Housing” monies to support affordable housing initiatives in previously developed areas.</p>
3d. Evaluate local incentives for economic and community development to determine opportunities to leverage federal, state, and private funding resources.	By pooling local incentives and funding resources, there is a greater opportunity to secure Federal, state, and private funding to support community development projects.
3e. Establish a Williamsport / Lycoming Business Roundtable to represent businesses with a significant employment presence in Lycoming County.	<p>In addition to advocating for initiatives that will improve the region’s business climate, the organization can help to increase awareness of the job opportunities available to <i>local</i> college graduates. Because many of today’s students are being prepared for careers in high-tech and emerging industries, they represent tremendous human capital that can strengthen the workforce and diversify the economy.</p> <p>A business recruitment alliance could help to reverse this ‘brain drain,’ by promoting <i>local</i> job opportunities through on-campus recruiting, career fairs, and alumni networks. Membership in the alliance would be comprised of companies that have a presence in Lycoming County</p> <p>Support efforts of the Pennsylvania Business Roundtable and The Business Climate Coalition to institute state fiscal reforms that deliver a more competitive tax structure to Pennsylvania. In 1999, the Pennsylvania Economy League compared Pennsylvania’s major business taxes to determine how it measured up against competitor states. This study was updated in 2001.</p> <p>(continued)</p>

Strategic Action	Notes
(Continued)	<p>Although the General Assembly did institute changes throughout the early 1990s to reduce the state's business tax liability, Pennsylvania still maintains the 3rd highest Corporate Net Income tax (9.99 percent) in the nation. There is a proposal in the 2005 budget to lower the levy to 7.9%. Pennsylvania is also among a handful of states that levies a distinct tax on corporate worth, known as the Capital Stock/Franchise Tax. Although the CS/F tax is scheduled for full elimination by 2009, other changes could be implemented in the more immediate future to reduce business tax liability. Lycoming County can promote a more positive business climate by lobbying for changes to the Commonwealth's Tax Reform Code.</p>
3f. Develop a "Live Lycoming" campaign that promotes the County's "town and country" lifestyle to working young professionals	<p>Sponsored primarily by local real estate agencies, this campaign could utilize Internet and radio ads to promote the unique qualities of the Lycoming lifestyle. The web site should feature available properties and provide links to participating organizations³. Other potential sponsors might include the Business Roundtable, the Williamsport Hospitality Group, the Williamsport/Lycoming Foundation, Lycoming Neighborhood Development Corporation (LNDC), and the Williamsport/Lycoming Chamber of Commerce.</p>
3g. Support efforts of the Pennsylvania Business Roundtable and the Business Climate Coalition to institute state fiscal reforms that deliver a more competitive tax structure to Pennsylvania.	<p>Government Officials and Businesses represented by the Chamber of Commerce need to act as "one voice" advocating a more competitive tax structure statewide.</p>

³ This campaign builds upon the success of the Live Baltimore project (www.livebaltimore.com), funded in part by the Abel Foundation.

Strategic Action	Notes
<p>3h. Utilize the Little League World Series and other conference events as a means to promote historical, cultural and tourism attractions to the City and the surrounding area, including the five townships in the Lower Lycoming Creek Planning Area.</p>	<p>The Little League World Series represents a two week opportunity for the County and City to showcase local attractions and highlight the quality of life this area affords those visiting or businesses looking to expand or locate in Lycoming County.</p>
<p>3i. Establish a Keystone Innovation Zone (KIZ) Partnership. <i>(Also see item 6.a)</i></p>	<p>This partnership will need to include the City, Penn College and Lycoming College. The Chamber should take the lead in implementing this action item.</p> <p>To be considered eligible for State designation, municipalities must establish a Partnership organization comprised of private business, commercial lending institutions, venture capital networks, and institutions of higher education, et al. Because the Partnership has a specific objective – to seek designation for the KIZ – it could support purposeful interaction between these organizations.</p>
<p>3j. Publicize the existence of partnerships to increase awareness of their value in making for a better community.</p>	<p>The county and Chamber should work together to produce an educational piece that highlights existing partnerships and clearly defines the importance of such partnerships to this community.</p>
<p>3k. Establish Community Resource Centers as clearing-house for community information.</p>	<p>The county, Chamber and Our Towns 2010 should work together to establish “one stop shops” that provide all types of community and economic development information to local residents, businesses and future business investors.</p>

Strategy #4	
Establish a closer working relationship with our educational institutions to make them a more integral player in shaping our community.	
Methods, Tools, and References	
Program implementation, evaluations and partnerships.	
Partners	
County, City, boroughs, townships, school districts, Penn College of Technology and other local colleges, Neighborhood Development Corporation, Chamber of Commerce, IPC, EDPS, Leadership Lycoming (adult and youth) and the Work Force Investment Board.	
Funding Sources	
Not applicable	
Strategic Action	Notes
4a. Work with the local school districts to establish a senior citizens volunteer program in grades K-12.	As our elderly population grows, it is increasingly disconnected from society at large. Distance separates many senior citizens from their families, while senior housing limits their interaction with other age groups and sensibilities. A senior citizens volunteer program would provide many seniors with a sense of purpose. It would also expose young children and adults to a positive relationship with elderly people. Volunteers can be paired with students in need of special attention or can be brought on to support specific projects.
4b. Establish a youth mentor / young achievers program that pairs “at risk” high school students with successful students from area colleges.	To reverse the ‘brain drain’ in Lycoming County, establish a youth mentor/young achievers program that pairs ‘at risk’ high school students with successful students from area colleges. In the interest of recruiting new students, participating colleges could sponsor networking opportunities (e.g. campus site visits) that help young adults appreciate the value of a college education. Participating schools can also establish penpal programs via email, allowing students to dialogue with their mentors on a regular basis. As incentive for participation on both sides, college students could earn internship credits and high school students could earn credits toward graduation.

Strategic Action	Notes
4c. Review the Leadership Lycoming Program in terms of how it addresses resident education about local government process.	Such a program empowers residents to address problems in their communities. It also helps to open the lines of communication between citizens and their local government.
4d. Work with Neighborhood Development Corporation and area lending institutions to develop homebuyer education classes.	The program should offer free seminars that cover all aspects of the home buying process, from finding the right lender to assessing your credit worthiness.
4e. Continue to support the Job Corps Program, which recently established an admissions office in downtown Williamsport.	Authorized by the Workforce Investment Act of 1998, Job Corps is a national job-training program for at-risk youth, ages 16 through 24. It provides free jobs training for a variety of trades, and can help participants earn their high school diploma or equivalency.
4f. Work with the region’s Work Force Investment Board and other institutions to identify priority job training needs.	The county, Chamber, Lycoming College and Penn College should work together to establish an evaluation approach that can be used to periodically monitor job training needs.
4g. To promote dialogue between the business community and the educational community, establish a Teacher / Job Shadow Program.	Such a program exposes teachers to the skills required of today’s workforce. Teachers can utilize this experience to develop classroom curriculum and exercises designed to provide students the life skills they need to succeed in the business world. This program could be incorporated within the Intermediate Unit’s in-service program as part of the professional development requirements for area teachers.
4h. Evaluate the need for countywide or regional high school vocational training.	This will require the cooperative efforts of the School Districts including the School Board Members and the District superintendents.
4i. Establish mentoring program to help younger generation create new businesses or maintain existing family businesses.	A family-owned business forum should be established. In addition, SCORE is an organization of retired executives that is available to assist new businesses.

Strategic Action	Notes
4j. Establish a partnership with the schools and colleges to keep the educational institutions involved in the planning and community development process.	<p>Institutional initiatives such as expansions and/or program changes can impact on the surrounding community. Coordination of plans with local government will help everyone better understand the needs of the institution and the value they provide within the community.</p> <p>High skill jobs can be targeted by economic development entities to take advantage of local training. For example, the County and Chamber can work with the Penn College Plastics Resource Center to bring jobs in plastics manufacturing or related businesses to the area.</p>

Strategy #5	
Undertake specific actions or programs to promote the development of housing to support the community goals and objectives identified in the Comprehensive Plan.	
Methods, Tools, and References	
Program implementation, need assessments, loan fund, partnerships and associations.	
Partners	
County, City, boroughs, townships, Neighborhood Development Corporation, Lycoming Housing Finance Inc., Our Towns 2010, Chamber of Commerce, IPC, and EDPS.	
Funding Sources	
U.S. Department of Housing and Urban Development, Community Development Block Grant Program, Pennsylvania Housing Finance Programs, Commonwealth Capital Budget	
Strategic Action	Notes
<p>5a. To help retain the Planning Area’s educated and skilled workforce, partner with the region’s major employers to establish a “live near your work” program.</p>	<p>As an example, Maryland’s General Assembly established the innovative Live Near Your Work Program (LNYW) in 1997 as part of its smart growth program. The objective of the program was two-fold: (1) to stabilize neighborhoods surrounding major employers and (2) to promote homeownership in targeted neighborhoods. Today, The State of Maryland, the City of Baltimore, several city and county governments, and nearly 85 private businesses participate in the LNYW grant program, which provides a minimum of \$3,000 to homebuyers moving to designated neighborhoods². To qualify, employees must purchase a home in a designated LNYW area, and live there for at least 3 years. The program was capitalized with an allocation in State funds, which is used to match equivalent grants from participating jurisdictions and employers. Participating employers can designate the neighborhoods that they will consider eligible for employee participation in the LNYW program, with concurrence from the local jurisdiction and the State Department of Housing & Community Development.</p>

² The LNYW neighborhoods must be located in State-designated revitalization areas.

Strategic Action	Notes
5b. Continue the County’s affordable housing program.	The affordable housing program is an economic development tool that is transforming brownfields into productive properties.
5c. Conduct a housing needs assessment to determine if the Planning Area’s existing housing stock meets the needs of existing and prospective residents.	The assessment should also identify current gaps in housing services.
5d. Establish a revolving loan fund to support the rehabilitation of historic buildings.	The National Trust for Historic Preservation offers loans, ranging in size from \$50,000 to \$350,000, which can be used to capitalize a revolving loan fund to acquire, stabilize, and rehabilitate historic buildings.
5e. Establish Neighborhood Preservation Programs to support property maintenance and beautification in target areas.	<p>Establish Neighborhood Preservation Programs to support property maintenance and beautification in targeted areas. Rather than provide a uniform level of service, municipalities may realize better results if various public departments (e.g. code enforcement, police, housing) coordinate their efforts within targeted areas. Targeted programs could include: concentrated code enforcement, spot blight removal, critical home repairs, and home maintenance courses. The program can utilize sweat equity to leverage investment from the public and private sectors.</p> <p>For instance, taking a cue from Governor Rendell’s ‘Anchor Partner’ program, municipalities should engage leading businesses in their backyard to contribute seed money, which could be matched with other state and federal programs to revitalize residential areas.</p>

Strategic Action	Notes
5f. Establish neighborhood associations to promote a “sense of community” and to give residents a stronger voice in local government.	Incentives for developing neighborhood associations might include preferential consideration for neighborhood cleanup assistance, targeted code enforcement, and streetscape enhancement programs. Once established, neighborhood associations can establish a range of programs that encourage home maintenance and community togetherness. Examples include tool lending programs, neighborhood block parties, and clean-ups ³ .
5g. Establish incentive program to promote construction of low cost homes.	The county should provide educational information to developers and realtors about Federal incentives such as low interest loans.
5h. Establish educational program to change perceptions about multi-family housing.	This will need to be cooperative effort with the development and real estate community.
5i. Work with educational institutions to provide opportunities for students to become more integrally involved with local government decision-making.	The Leadership Lycoming program should be maintained. Government for a Day workshops in various locations throughout the county may be useful.
5j. Identify growth areas for development of larger residential subdivisions where infrastructure is available or planned.	This concept is important to land use and resource management. See Chapter 3.

³ The City of Madison, Wisconsin maintains a list of recognized neighborhood associations that have registered with its Department of Planning & Development. This list is shared with other city departments and agencies, which will solicit these associations when considering projects, programs, and services, in their respective neighborhood.

Strategy #6	
Undertake specific actions or programs to promote economic development that supports the community goals and objective identified in the Comprehensive Plan.	
Methods, Tools, and References	
KIZ and KOZ Designation, Business Improvement Districts and business incubator.	
Partners	
County, City, boroughs, townships, local colleges, local lending institutions, and the Chamber of Commerce.	
Funding Sources	
KIZ Program Funding, Commonwealth Capital Budget, Federal Transportation and Sewer and Water Appropriations, DCED Programs- Business in Our Sites, First Industries Program, Pennsylvania Economic Development Finance Authority, Industrial Sites Reuse Program, Infrastructure Development Program, Opportunity Grant Program, Community Economic Development Program, Machinery and Equipment Loan Fund, PENNVEST, Small Business First	
Strategic Action	Notes
6a. To promote new business start-ups, seek designation of a Keystone Innovation Zone (KIZ) within the vicinity of Penn College.	In early May 2003, the PA House introduced amendments to the 1998 Keystone Opportunity Zone Act that recognized another zone category – the Keystone Innovation Zone. A college or university must be located at the core of any KIZ, which provides tax and other economic incentives (e.g. R&D tax credits) to start-up companies that locate within the zone. The objective of the program is to stimulate growth in knowledge-based industries and to promote public-private partnerships for the advancement of local economies.
6b. Pursue federal funding opportunities that improve the cost of competitiveness of Lycoming County's Keystone Opportunity Zones (KOZs).	For instance, the Lycoming County Industrial Park offers 361 acres of industrially zoned property that has good access to major highways and airport service. Yet, the lack of adequate public infrastructure (primarily water and sewer service) places the park at a competitive disadvantage. The County has communicated this project need to its respective State and Federal legislators and will continue to advocate for high priority infrastructure projects that will facilitate business growth and job creation.

Strategic Action	Notes
6c. Establish a shared-risk seed fund to provide gap financing to business start-ups and local firms pursuing business expansions.	Due to the low survival rate of many small businesses and the risk adverse nature of the lending industry, it is difficult for small business to obtain the capital necessary to finance start-up or key growth stages. A shared-risk seed fund would pool financing from several area lending institutions, thus reducing the investment risk shouldered by any one company. Once capitalized, the fund can be administered as a revolving loan fund (RLF), which uses loan repayment to make additional loans.
6d. Establish a business incubator program.	The Chamber and local educational institutions should work together to establish a business incubator program.
6e. Publicize a comprehensive listing of financial assistance available to small business.	This should be a joint effort of the Chamber and the County and should include the development of a web-site.
6f. Establish a long-term funding stream dedicated to a competitive economic development program.	This funding stream should include long-term funding from both county and local resources. It may involve low interest loans or bonds.
6g. Develop a plan and funding strategy to provide infrastructure to service 1,000 new acres of land ready for industrial development in Lycoming County.	Infrastructure ready sites will make the county more attractive for new commercial or industrial development.
6h. Identify and inventory underutilized properties of 5 acres or more.	The county and Chamber should utilize the county's GIS technology to inventory and monitor redevelopment opportunities.

Strategy #7	
Establish a Regional Cooperation Forum to focus on important issues requiring regional cooperation.	
Methods, Tools, and References	
Partnerships, Regional Asset District, Economic Development Committee, inventories, integration of functional planning areas, targeting, guidelines and capital improvement programs.	
Partners	
County, City, boroughs, townships, authorities, Chamber of Commerce, IPC, EDPS.	
Funding Sources	
Shared Municipal Services and Land Use Planning Technical Assistance Program	
Strategic Action	Notes
7a. Establish a comprehensive approach to the provision of infrastructure to meet the needs of new and expanding industries.	See Chapter 5 - Community Infrastructure Strategy #5. Ready sites will make the county more attractive for new commercial or industrial development.
7b. Strengthen cooperation between local government and the County.	The Planning Advisory Teams (PATs) should be utilized as a forum to promote this cooperation.
7c. Consider the development of Regional Asset Districts for sharing regional resources.	Also see Chapter 2 - Community and Economic Development Strategy 3.
7d. Establish an inventory and monitor lands available for industrial development.	Also see strategic actions under Chapter 2 - Community and Economic Development Strategy #6.
7e. Integrate local land use planning with transportation planning.	A well coordinated system that is compatible with and effectively serves the desired land use pattern and community needs is important to promoting business expansions in the area. Also See Chapter 4 - Transportation Plan.
7f. Prioritize and target particular projects to support investment by key industries expanding in the regional economy.	The county and Chamber should work together to identify key industries expanding in the region.

For discussion on how these strategies and actions relate to the other three planning elements, Land Use and Resource Management, Transportation, and Community Infrastructure, see Chapter 6 – Interrelationship of the Four Planning Elements.

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Comprehensive Plan

Defining the Issues, Validating Issues, and Identifying Trends

Creating the Vision, Establishing the Goals, and Setting the Objectives

Discerning the Strategic Actions

The Land Use and resource Management Plan draws upon issues related to the existing land use patterns and development trends found in the Lower Lycoming Creek Planning Area, and its natural and cultural resource use and management, to outline a strategic plan for more thorough and coordinated land and resource stewardship.

Defining the Issues, Validating Issues, and Identifying Trends

Many of the important issues that could potentially impact the community in terms of land use policy and natural and cultural resource management were identified in relation to the Planning Area as a whole, or to the broader region. The following issues were noted by the Planning Advisory Team as being of particular importance within the Lower Lycoming Creek Planning Area:

1. **Ridgetop development** – Ridgetop development is negatively impacting the Planning Area’s invaluable scenic landscapes and there are no local regulations to deal with this trend.
2. **Steep slope development** – Steep slope development is a concern, since a significant proportion of the County has slope gradients equal to or in excess of 25 percent. The current zoning ordinance does not prohibit development in these locations, but does require erosion and sediment control plans and a soil stability analysis.

3. **The surface waters of Lycoming Creek and its tributaries** are very important as they provide aquifer recharge, recreational opportunities, and wildlife habitat. Stormwater management, soil conservation measures, and riparian buffers are key tools for maintaining surface water quality.
4. **Land use/interchange impacts from Interstate 99** – The future development of Interstate 99 will provide local municipalities with additional land development opportunities, particularly around both existing and new interchanges. However, such opportunities also pose challenges in terms of mitigating the potential negative impacts, as well as providing sufficient infrastructure to accommodate this growth. Current land use regulations do not specifically deal with highway interchange development activities.
5. **Private driveways and erosion** – Maximum gradients for the construction of private driveways are regulated by local subdivision/land development ordinances. However, adequate stormwater management and erosion control measures may be lacking for single lot developments. Typically, such developments have no central storm drainage system; therefore, runoff from driveways, roofs, and other improved surfaces are diverted and carried downhill along driveway edges which often causes severe erosion.
6. **Mobile home parks** – The Lower Lycoming Creek Planning Area has several mobile home parks that are located within the floodplain. The member municipalities recognize the importance of providing for this affordable residential housing and therefore, need to ensure that their land use planning and regulations adequately provide for and protect such uses.
7. **Residential development pressure from the City of Williamsport** – The U.S. Census Bureau has reported that the City of Williamsport’s population has decreased steadily since 1950. At the same time, the populations of neighboring municipalities, including those of the Lower Lycoming Creek Planning Area, have increased, suggesting that city’s losses were the neighboring municipalities’ gain. This has produced a proliferation of residential development throughout the Planning Area.
8. **Beach family property** – Located in Hepburn Township, this tract of land represents one of the study area’s future residential development opportunities. Local officials, however, are beginning to realize the growth pressures and

the need to plan for such development impacts. An increase in traffic volumes on the local rural roadway network would be one such impact from this potential development opportunity.

9. **Lack of retail shopping services** - Although the Lower Lycoming Creek Planning Area includes a highly developed commercial corridor along Lycoming Creek Road, it is felt that the Planning Area has insufficient retail shopping opportunities. Furthermore, the existing commercial corridor has historically been impacted by flooding. The communities are interested in achieving flood protection and re-invigorating this commercial area.
10. **Open space preservation** - More than 75 percent of the Planning Area is classified as open space - either woodlands or agricultural. Ensuring that the most sensitive of these areas are protected as development pressures increase is a high priority.
11. **Supplemental agricultural businesses** - Local family farm operators are beginning to supplement their incomes by establishing supplemental rural-service operations, such as automotive repair and welding operations. While zoning regulations do permit certain types of businesses, there are few specific regulations controlling these operations.
12. **Industrial Farm Operations** - The sustainability of the traditional family farm is becoming increasingly difficult to achieve as trends in the agricultural industry are shifting towards franchising and cooperatives, where independent producers enter into a production contract with animal processing corporations. In addition to the environmental impacts, research is beginning to reveal negative social impacts as well. Lycoming County is in the process of amending the County's zoning ordinance to limit concentrated animal feeding operations to areas zoned specifically for agriculture, and then only after a public hearing and proof that measures have been taken to protect public health and safety. If approved, such measures would only apply to those municipalities who come under the jurisdiction of the County Zoning Ordinance.
13. **Standardized land use inventory** - The need for developing a standardized land use inventory system has long been recognized in the Planning Area. Such a system would greatly benefit the regional cooperation and planning initiatives of the

Planning Areas' municipalities, as well as enhance economic development initiatives. Moreover, a standardized land use system would, in part, enable local municipalities and the County to achieve consistency in their comprehensive planning policies and land use regulations. To this end, the County, in cooperation with its municipal partners, has drafted the Lycoming County Comprehensive Plan Consistency Manual, which contains a suggested list of zoning definitions based on the American Planning Association's Land-Based Classification Standards (LBCS) model in their GIS-based land use inventory and classification procedures.

14. **Standardization of zoning** – In an effort to achieve a high level of consistency, the Lower Lycoming Creek and Greater Williamsport Area Alliance member municipalities have expressed interest in developing a standardized set of zoning terminology, supported by consistent dimensional and use provisions.
15. **Floodplain Management** – Because floodplains are relatively flat and have good soils, they are convenient for development. However, natural flooding cycles can cause tremendous damage to man-made structures. Accurate delineation of floodplains will help ensure that new development is sensitive to this hazard. Protection of new and existing development by means of dikes and levees is an option, but the associated costs and benefits must be weighed. Zoning ordinances, property acquisition and relocation, and stream stabilization projects are being utilized to minimize flood damages, however more needs to be done.
16. **Air Quality** – Air quality is very important to the overall quality of life and is generally good in the Planning Area. Many residents suffer from breathing problems. Identified hazards to air quality include auto emissions and open burning. Methods to minimize their impact will need to be developed.
17. **Scenic Resources** – The natural beauty of the area is one of the Planning Area's greatest assets and is very important not only to the people who live there, but also to those who visit. The 1973 study, *Scenic Resources of Lycoming County*, identified many of the scenic vistas in the planning area.
18. **Cultural Resources** – Cultural and historical resources are an integral part of the overall quality of life in the County. Little League Baseball, archaeological and other historic sites,

historical museums, Century Farms, and community festivals are all part of the cultural heritage of the area and have value to those who live and visit here.

For a more detailed analysis of land use and resource conditions and trends, see the following profiles in the Technical Background Studies Document:

- No. 2 - Existing Land Use Profile
- No. 6 - Natural and Cultural Resources Profile
- No. 7 - Flood Hazards Profile

While many other issues were identified, these land use and resource management issues were of the greatest concern to community leaders and residents of the Lower Lycoming Creek Planning Area. Stakeholders and residents were invited to discuss these issues and give input to vision statements that described the preferred approach to addressing unfavorable conditions and trends. Discussion was facilitated by statistical analysis from the following sources:

- Lycoming County GIS Database
- A Natural Areas Inventory of Lycoming County, Pennsylvania, 1993
- Lycoming County Scenic Resource Inventory (1973)
- Lower Lycoming Creek Flood Hazard Reduction Plan (2001)
- Lycoming County Comprehensive Plan (1997)

Various perspectives on the priority issues were contributed. In some cases, consensus on preferred future conditions and trends was reached quickly. In other instances, more extensive discussion or a broader, more flexible vision statement was needed for all participants to agree. From the preferred vision statements, goals and objectives were developed to outline specific areas of emphasis for sustaining and improving the quality of life in the Lower Lycoming Creek Planning Area.

The following discussion of issues, trends and implications, consensus vision, and goals and objectives documents the preferred future conditions for community and economic development topics.

Creating the Vision, Establishing the Goals, and Setting the Objectives

Issue: The current trend of uncontrolled steep slope and ridgetop development is creating negative environmental impacts throughout the County.

The Implications to Our Community

- This type of development negatively impacts the scenic beauty of the area.
- Disturbance of steep slopes causes erosion, which in turn has negative impacts on the area’s creeks and streams due to excessive sediment loading.
- Specially designed, more expensive septic systems are required to ensure protection of ground water resources.
- Private driveways associated with this type of development often cause serious erosion problems.

Table 8 Selected Land Use Regulations for the Lower Lycoming Creek Planning Area

Municipalities	Zoning Ordinance	Subdivision/Land Development Ordinance	Steep Slope Protection	Ridgetop Development
Hepburn Township	■	■	No	No
Lewis Township	□	■	□	□
Loyalsock Township	■	■	No	No
Lycoming Township	■	■	No	No
Old Lycoming Township	■	■	No	No

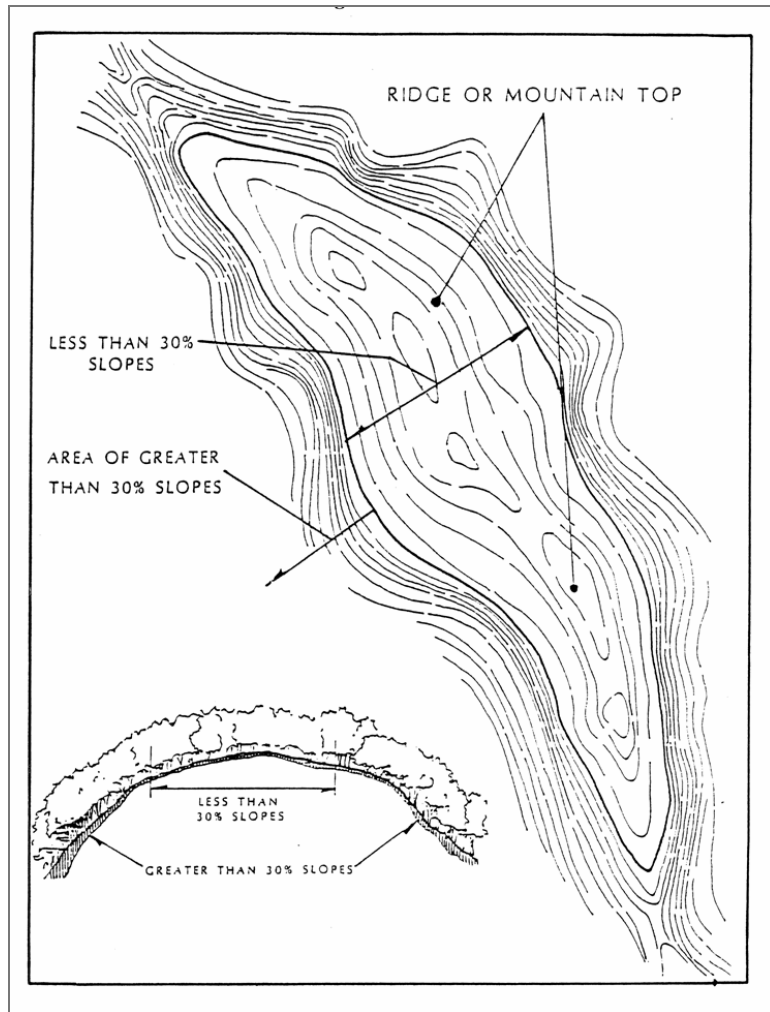
Legend:

- Municipal Enacted Ordinance
- Lycoming County Enacted Ordinance

Our Vision for the Future:

Development on our ridgetops and steep slopes will be discouraged and carefully controlled so as to retain their natural character and prevent negative impacts on the Planning Area’s creeks and streams. Preservation of forested ridgetops and steep slopes will be encouraged.

Figure 13 Ridgetop Illustration from the Lycoming County Zoning Ordinance



Common Goal

To conserve ridgetops and steep slopes for their environmental and aesthetic value to the County, and to manage limited development in these areas

Common Objectives

- Encourage preservation of ridgetops and steep slopes from development
- Discourage and control ridgetop and steep slope development through County and local ordinances

Issue: Proposed highway improvements for the US 220 / US 15 / I-99 corridor will increase the demand for development along the corridor and will result in significant land use changes that could be unwelcome in some communities.

Figure 14 Dedication of the US 220/Future I-99 corridor in Lycoming County



The Implications to our Community

- Improvements to US 220 will provide opportunities for additional development, particularly commercial, in communities along and adjacent to the entire corridor and may change regional travel patterns.
- These improvements will also pose challenges, including the provision of adequate infrastructure to support new growth, and connectivity to existing roadways.
- Existing ordinances may not be adequate to control potential negative land use changes associated with the proposed upgrades.

Our Vision for the Future

New and re- development along the future I-99 corridor will be managed in order to take advantage of existing and proposed infrastructure, and to provide opportunities for positive economic development, while minimizing negative impacts on the natural and scenic environment.

Common Goal

To manage new and re-development along highway corridors in ways that complement and enhance local communities

Common Objectives

- Guide Pennsylvania Department of Transportation to provide highway access to those areas where such access is desired
- Guide development to areas of existing or proposed infrastructure
- Guide new development and redevelopment of older buildings to enhance local communities.
- Minimize/mitigate environmental, social and community impacts from new highway development



View of US 220/Future I-99 corridor in Woodward Township, where study of the land use impacts of the highway improvement has begun.

Issue: Preservation of natural resources, including open spaces, wetlands, and prime agricultural soils is a high priority.



View along Lycoming Creek Road in the Lower Lycoming Creek Planning Area

The Implications to Our Community

- These resources are invaluable and help define the rural character of Lycoming County.
- Water and air quality are dependent upon the diversity of the area's natural resources.
- These resources are essential ingredients of the quality and quantity of the area's recreational opportunities.

Our Vision for the Future

A community that recognizes and balances the economic, environmental and aesthetic values of its land and natural resources, including prime farmland, to preserve the quality of life.

Common Goal

To manage land and associated natural resources with clear regard for economic, environmental and aesthetic values

Common Objectives

- Focus natural resource preservation efforts
- Encourage a range of public and private preservation techniques appropriate for Lycoming County
- Emphasize brownfield development to reduce greenfield development

Issue: Many of the Planning Area’s cultural and historical resources are not protected.

The Implications to our Community

- Neglect of historical resources (architecture, building styles and materials, settlement patterns, historic sites, etc.) shows disregard for local heritage.
- Once historical resources have been removed, local heritage is not truly reflected.
- Numerous cultural activities and resources help provide the high quality of life found in Lower Lycoming. Local celebrations and festivals throughout the area enhance the sense of community.

Our Vision for the Future

Our community will prioritize and protect the cultural and historical resources that define our local heritage, while encouraging growth that complements our character.

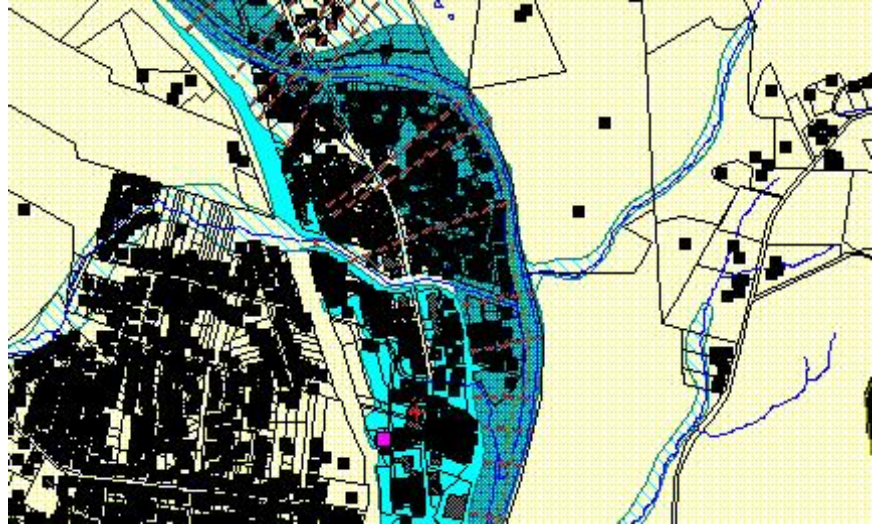
Common Goal

To maintain and develop our cultural identity

Common Objectives

- Conserve significant cultural and historical resources through a prioritization process
- Engage in the development of the Lumber Heritage Region
- Promote state and federal historic preservation programs locally
- Promote historic preservation initiatives, such as the West Branch Susquehanna PA Canal.

Issue: Much of the usable land in Lycoming County is located in the floodplains of the West Branch Susquehanna River and its tributaries. Minimizing flood damages, while still allowing for growth and development, is a significant challenge.



*Flood mapping for a portion
of the Lower Lycoming Creek
Planning Area.
Source:
lyco.org/projectimpact*

The Implications to our Community

- Flooding damages property and threatens human life.
- Floodplain management and hazard mitigation is essential to reducing the costs of flooding, not only direct costs in terms of physical damages and loss of life, but also indirect costs, such as the disruption of business activities and transportation routes.

Our Vision for the Future

Restrict new floodplain development. Allow continued use and reuse of existing structures and public infrastructure on the floodplains where adequate flood proofing and flood mitigation requirements can be met.

Common Goal

To reduce the loss of life and property due to flooding by restricting floodplain development

Common Objectives

- Restrict new floodplain development through County and local ordinances
- Provide incentives for new development to locate in targeted growth areas, rather than in floodplain
- Require and enforce flood proofing and flood mitigation requirements for existing properties

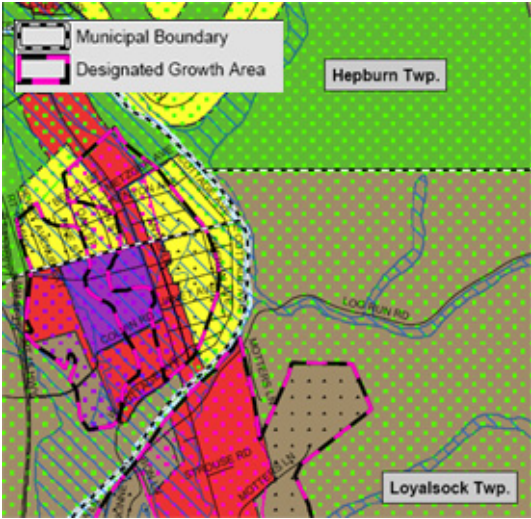
Discerning the Strategic Actions

With agreement on the goals and objectives regarding land use and resource management, discussion turned to the changes needed in public policy, public education efforts, and cooperative planning and development. This matrix demonstrates that there are several key strategies that could positively impact the priority land use and resource management issues identified for the Lower Lycoming Creek Planning Area. Each strategy represents a range of tasks to be undertaken by various partners and entities, as further defined under the strategic actions on the following pages.

Matrix 2 Potential Breadth of Impact of Land Use and Resource Management Strategies

Key Issues for the Lower Lycoming Creek Planning Area

Strategic Action		<i>Guidance for highway-related development</i>	<i>Conservation of steep slopes and ridgetops</i>	<i>Natural Resource Protection</i>	<i>Historic and cultural resource protection</i>	<i>Floodplain Management</i>	<i>Potential recreational/tourism development of open space/public lands</i>
1	Review and revise ordinances to ensure that they are consistent with the goals and objectives of the comprehensive plan.	X	X	X	X	X	X
2	Develop and support additional public and/or private programs to achieve the comprehensive plan's goals and objectives.	X	X	X	X	X	
3	Develop public education programs to address environmental concerns related to land use and property maintenance.			X	X	X	X
4	Support the continued presence of agricultural and forest industries.			X		X	X
5	Coordinate resource inventory, management, and protection.		X	X	X	X	
6	Coordinate economic development and transportation and infrastructure planning with land use planning	X			X	X	X
7	Utilize land management to protect natural resources.		X	X		X	

Strategy #1	
Review and revise ordinances to ensure that they are consistent with the goals and objectives of the comprehensive plan.	
Methods, Tools, and References	
Model ordinance(s), e.g. developed by LCPC, Natural Lands Trust and other sources Public Education	
Partners	
Lycoming County Planning Commission, local municipalities, Conservation District, Northcentral Pennsylvania Conservancy, next generation land owners	
Funding Sources	
State: DCED SPAG Program and Shared Municipal Services Program, DEP/DCNR, PENNDOT Local: watershed organizations, private foundations, employers invested in quality of life for employees	
Strategic Action	Notes
<p>1a. Revise zoning to guide development to desired growth areas. Utilize growth areas as interim limits to community development. Review zoning to provide for all developed uses within the growth areas. Provide for mixed use zoning districts and multi-story development where appropriate for the community context.</p>	<p>These areas would be re-evaluated periodically (every 20 years) to determine if and where relocation is needed to accommodate the future desired amount of development.</p> <p>Seek assistance from Lycoming County on the use of growth areas for sound land use planning and community development.</p>
<div style="text-align: center;">  </div> <p style="text-align: center;"><i>Excerpt from the Future Land Use Map (shown over current zoning data)</i></p>	<p>Determine an appropriate residential zoning density target for growth areas in the Lower Lycoming Creek Planning Area. Utilize zoning density capacity (and density bonuses) to support desired transportation and infrastructure improvements within designated growth areas, particularly where current demand fails to warrant extended service.</p>


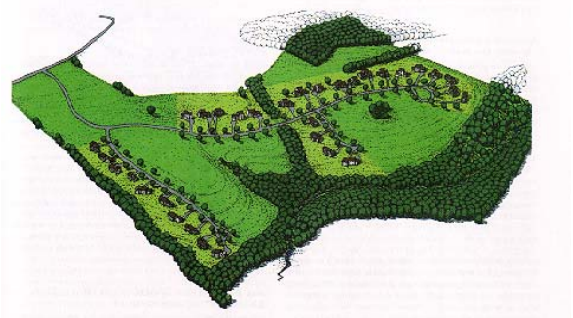
Strategic Action	Notes
<p>1b. Develop zoning ordinances that are compatible with land use patterns and densities that define the community character of the Lower Lycoming Creek Planning Area.</p>	<p>“Standard” or universal ordinances will yield universal results – Anytown, USA. Locally relevant ordinances model new development after historical patterns and densities and require features that physically and visually connect the community to its specific geographic and socio-cultural place – its “sense of place”. This “sense of place” is further enhanced by site or building features, such as lot size and building scale that are consistent with local architectural patterns.</p> <p>This action will require research on the preferred patterns of development, meaning measurement of setbacks, building height, lot sizes, and other features of development that models what the community would like to see in the future.</p> <p>Alternatively, design guidance manuals can provide suggested building patterns, materials, and techniques for certain districts or corridors.</p>
<p>1c. Develop regulations for site improvements that are compatible with local character.</p>	<p>In addition to the abovementioned features, locally relevant development looks to architectural patterns of historic sites, such as vegetation quantity and species selection, connected sidewalk or trail networks, paving materials, and low-impact stormwater management techniques.</p>
<p>1d. Develop interchange overlay districts for select interchanges.</p>	<p>The County may assist municipalities by providing several model interchange approaches (districts/overlays) for modification and adoption by the municipalities.</p>

Strategic Action	Notes
<p>1e. Develop design guidance for the gateway development. Clearly establish uses compatible with gateway areas. Also establish signage, landscape, and buffer standards and/or regulations.</p>	<p>The County’s villages serve as gateways to truly rural areas and natural environments. Trout Run could be considered a gateway community to the mountain areas. Additional development pressure could occur, if recreational access to these areas increases. Sensitive regulations and quality-based performance standards will be needed to guide development in ways that complement the landscape and community character.</p>
<div data-bbox="251 520 634 1014" data-label="Image"> </div> <p data-bbox="248 1052 781 1188"><i>This Streetscape Design Manual for the City and County of Denver was developed specifically to address design issues of commercial and residential streets.</i></p>	<p>Signage regulations will be of particular importance to these areas, which may serve as many or more County visitors than residents. Cookie-cutter service facilities, e.g. chain restaurant buildings and signage, should not be permitted, but rather these services should be fitted into the scale and patterns of local development.</p> <p>Other gateways may serve as the front door to the urbanized areas of Lycoming County and therefore deserve similar attention to appropriate uses, signage, landscaping, and buffering. These gateways may be highway interchanges or areas along two-lane state routes, adjacent to the Planning Area’s urbanized areas.</p>
<p>1f. Revise zoning ordinances to restrict salvage yards from community gateway areas.</p>	<p>While such uses can be well managed, these are not appropriate uses for the entry to a community.</p>
<p>1g. Revise local ordinances to regulate new floodplain development and to regulate expansion of existing floodplain development.</p>	<p>The Lower Lycoming Creek planning partners should update ordinances, as needed, when revised FEMA maps are finalized.</p> <p>The planning partners should also continue to pursue funding for property purchases and retrofits in the floodplain.</p>

Strategic Action	Notes
<p>1h. Revise property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.</p>	<p>The Lower Lycoming Creek planning partners should update ordinances, as needed, when revised FEMA maps are finalized.</p>
<p>1i. Revise zoning ordinances to permit CAFOs in appropriate areas where they would cause minimal community and environmental impacts.</p>	<p>CAFOs are indeed one arm of the agricultural industry. The potential impacts to water quality justify careful placement of such industries away from designated growth areas, karst (limestone) geology and water supply areas, and sensitive habitats.</p> <p>Review municipal ordinances. Regulations should include provisions for state regulation compliance, and strict inspections.</p>
<p>1j. Revise zoning to limit development in desired protection areas, e.g. a steep slope/ridgetop overlay district.</p>	<p>Include performance standards for driveway access, slope and surfacing; amount of lot to be disturbed; degree of slope allowable for development; and a requirement for erosion and sediment control plans with definitive grading standards.</p> <p>Lycoming County’s steep slope/ridgetop overlay district is an excellent example and should be considered for adoption by Lower Lycoming Creek planning partners with municipal subdivision and land development ordinances.</p>
<p>1k. Retain complete forest structure (canopy and understory) to protect scenic viewsheds and other environmental benefits through adopted performance standards and incentives.</p>	<p>Review ordinances for current guidance on forest retention. Since forestry must be permitted in all zoning districts, develop and adopt standards that protect scenic and environmental benefits. Provide consistent enforcement of ordinances.</p> <p>Develop performance standards and incentives for sound forest management that benefits the community environmentally and economically, where they are not already in place.</p> <p>Encourage the development of forest stewardship plans.</p>

Strategic Action	Notes
1l. Review and revise local zoning ordinances to permit additional tourism-related uses in appropriate districts.	Some tourism-related uses may already be permitted. Review from the perspective of a potential business owner, considering development requirements as well as uses.
1m. Review and revise local zoning ordinances to permit additional private and public recreation uses.	Some recreation uses may already be permitted. Review from the perspective of a potential business owner, considering development requirements as well as uses.
1n. Review local ordinances for standards that require excessive impervious coverage, e.g. wider than necessary streets, excessive parking, etc. Revise such standards with provisions for better stormwater management practices, e.g. for shared parking, uncurbed streets, where appropriate.	<p>Organizations such as the Natural Lands Trust and the Builders for the Bay are working to revise these standards. The Natural Lands Trust offers a Growing Greener Audit – a review of current regulations and recommendations for “greener” community standards.</p> <p>Builders for the Bay organizes local roundtable discussions between municipal officials, developers, and environmental interests to discuss site design criteria that meet the needs of all parties. For more information, see www.natlands.org and www.cwp.org/builders_for_bay.htm.</p>
1o. Promote land use patterns that reduce vehicle trips and encourage pedestrian, bicycle, and transit alternatives.	Even in rural areas, safe transportation alternatives are needed for those who are unable to drive (both young and old). Trails and paths provide bicycle and pedestrian routes, whether on the road shoulder or on separate surfaces.
1p. Support and monitor compliance with state requirements for environmentally safe mining practices and area restoration after extraction has ceased.	Review municipal ordinances. Regulations should include provisions for state and federal permit compliance, development/extraction plans, operational performance standards, reclamation performance standards, and inspections.

Strategy #2	
Develop and support additional public and/or private programs to achieve the comprehensive plan’s goals and objectives.	
Methods, Tools, and References	
State Keystone Opportunity Zones, PENNDOT Scenic Byways Program County: Agricultural Preservation Program	
Partners	
Conservation County, District, DCED, PENNDOT, DCNR, Northcentral Pennsylvania Conservancy, developers, Natural Lands Trust	
Funding Sources	
Keystone Opportunity Zone Funding	
Strategic Action	Notes
2a. Support the County’s efforts to develop a program to identify and market Keystone Opportunity Sites – sites with infrastructure that would be eligible for local tax incentives for development.	<p>The County, in conjunction with economic development and real estate developers, could build and maintain a GIS database of Keystone Opportunity Sites. Displayed as an interactive map on the County or other’s website, the database could assist in marketing business interests to these desired growth areas.</p> <p>Planning partners should review and revise zoning to support Key Opportunity Sites designations, if and when they occur.</p>
2b. Support public and private easement donations/ purchases with letters of support and/or matching funds.	Where private interests in land and resource conservation coincide with common goals, these interests should be recognized with letters of support or financial contributions. Leveraging funding is increasingly used as a testament to partnerships and joint pursuit of a common goal. Matching funds from public and private sources can significantly increase the value of one individual’s or organization’s gift or purchase.
2c. Develop and coordinate scenic preservation programs, such as a scenic byways program and programs that accommodate scenic easements.	This strategy intends to coordinate land use and transportation planning to protect rural character. Additionally, it can be dovetailed with state and federal scenic byways programs to promote tourism. Scenic byways designation and appropriate zoning can help to limit the visual impacts of new development, such as signage.

Strategic Action	Notes
<p data-bbox="250 239 716 302">2d. Promote the use of conservation design techniques.</p>  <p data-bbox="228 646 548 674"><i>A conventional subdivision</i></p>  <p data-bbox="228 1052 727 1079"><i>An open space or conservation subdivision</i></p> <p data-bbox="228 1121 776 1178"><i>Source: Conservation Design for Subdivisions, Randall Arendt</i></p>	<p data-bbox="834 239 1398 919">Conservation design techniques allow for development and open space preservation to co-exist on a single site. Applied most often to residential development, the conservation design approach removes environmentally sensitive features (waterways, wetlands, steep slopes, etc.) first. Second, it identifies features that are specific to the site, such as wooded areas, prime farmland soils, historic ruins, and scenic views. The remaining land area is then developed for residential lots. Overall development density can be achieved, and the open space is maintained jointly by the homeowners. The Natural Lands Trust can provide educational materials, including a hand-on design workshop, and model ordinance language that incorporates such techniques.</p>

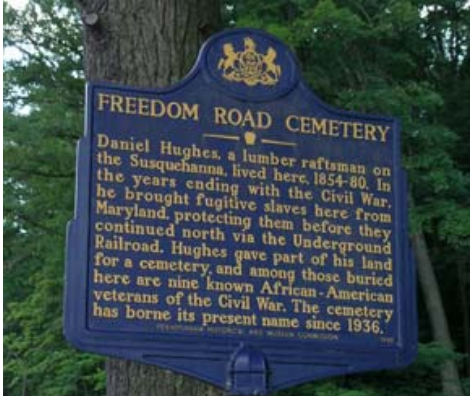
Strategy #3	
Develop public education programs to address environmental concerns related to land use and property maintenance.	
Methods, Tools, and References	
Multi-media education: newspaper articles, newspaper columns, radio and TV talk shows, website articles, e-newsletter	
Partners	
Media, school districts, municipalities (e.g. newsletters), Conservation District, County Extension Service, US Department of Agriculture, and Pennsylvania Department of Agriculture	
Funding Sources	
First Industries Program	
Strategic Action	Notes
3a. Provide public information on the environmental and community benefits of forestland.	<p>Specifically, include information on forest benefits to water quality and groundwater recharge, wildlife, biodiversity, and recreation. Provide information on the impacts of forest removal and the need for sound forest management, whether for timber production, wildlife habitat, or other goals.</p> <p>The County may develop materials for countywide distribution.</p>
<p>3b. Provide information on agricultural operations:</p> <ul style="list-style-type: none"> ▪ state regulations and permitting requirements for agricultural operations. ▪ municipal abilities and limitations to regulate such operations ▪ accepted agricultural methods 	<p>Develop a rural agricultural community statement/ clause for inclusion in real estate sales agreements and/or annual resident mailings, e.g. tax bills.</p> <p>In many cases, CAFOS are more heavily regulated by the state than small-scale family farms, and therefore pose fewer unmanaged risks to the environment. However, the public is generally not aware of this. Distribution of such information will help to inform the public.</p> <p>Information on the listed topics (left) should be distributed through municipal newsletters, websites, or other communication.</p>

Strategic Action	Notes
3c. Provide information on the use of growth areas for sound land use planning and community development.	This information may be developed by the County Planning Commission for countywide distribution. Municipalities should forward key concepts to residents.
3d. Provide information on the impacts of building and expanding development in the floodplain.	Municipalities should forward key concepts in floodplain management to residents.

Strategy #4	
Support the continued presence of agriculture.	
Methods, Tools, and References	
Zoning (uses, density, and districts), easements, conservation programs	
Partners	
Conservation District, USDA, PA Dept of Agriculture, local farmers	
Funding Sources	
First Industries Program	
Strategic Action	Notes
<p>4a. Identify farmland that should be permanently preserved for agricultural use. Consider soil quality and local paths of development and infrastructure in this identification process.</p> <ul style="list-style-type: none"> i) Designate funding for agricultural easement purchases. ii) Encourage land use planning and zoning that manage the quantity and quality of land available for agricultural purposes (production, processing and sales), and that manage permitted development patterns to limit encroachment and to maximize agricultural land availability. iii) Promote enrollment in the Agricultural Security Area and Clean and Green programs. iv) Continue to assess active farmland based on its use, not its potential for development. 	<p>Land use planning and zoning in resource conservation areas should consider the protection of prime agricultural soils from developed uses. Clustering limited development on non-agricultural soils may enable farmers, either present or future, to maintain agricultural lands in productivity.</p> <p>Regarding 4a.i., coordinate funding where possible to maximize funding efficiency. Utilize multiple easements to protect large tracts incrementally. Involve environmental organizations, when property includes wetlands or sensitive habitat.</p> <p>Regarding 4a.iii., identify property owners who would benefit from these programs based on the size and location of their property. Meet with them to explain the benefits of these programs.</p>
<p>4b. Review and revise local ordinances to permit non-traditional/ non-production agricultural operations, e.g. organic produce, specialty livestock, aquaculture, etc., in appropriate districts in order to support supplemental revenue sources among farmers.</p>	<p>Work with partners to define the intensity and potential compatibility and conflicts of these uses with other planning area zoning districts.</p>

Strategic Action	Notes
4c. Support the diversification of agricultural operations.	Invite speakers to meet with local farmers. Consider speakers from the Pennsylvania Association for Sustainable Agriculture, and other niche markets.
4d. Utilize municipal and multi-municipal zoning to protect large and contiguous agricultural regions and to designate appropriate areas for concentrated animal feeding operations.	Seek assistance from Lycoming County EDPS, as needed, to acquire mapping and other data on sensitive resource areas.
4e. Protect resource conservation areas from incompatible public facilities, e.g. public utilities and major road improvements.	<p>As stated in the 1994/1997 Comprehensive Plan, farmers and other property owners are often required to help pay for local improvements though they gain minimal or limited benefit, e.g. utility transmission line.</p> <p>The designation of growth areas and implementation through zoning would reduce the potential for this inconsistency. For the limited instances of this condition, Lower Lycoming Creek Planning Area municipalities should consider the exemption of property owners from such costs of improvements.</p>

Strategy #5	
Support the sustainability of forest resources and the forest-related economic sector.	
Methods, Tools, and References	
Zoning (uses, density, and districts), easements, conservation programs	
Partners	
Conservation District, forest landowners. Foresters, logging companies, DCNR Bureau of Forestry	
Funding Sources	
DCNR, DEP Growing Greener	
Strategic Action	Notes
5a. Promote enrollment in forest conservation programs, e.g. Forest Legacy Program, Clean and Green – Forest Reserve Program.	Work with partners to provide information on forest conservation programs to forest land owners. Promote understanding of continued opportunities to harvest or manage forestland for other forest resource goals.
5b. Designate funding for forest easement purchases.	Municipalities that are committed to the future of agriculture in their jurisdiction should consider establishing a funding mechanism that would provide matching monies for other public or private easement purchases. Mechanisms could entail an open space preservation tax that would be invested to yield the municipal contribution for future purchases.
5c. Remove disincentives for timbering.	Currently, forest land owners are taxed on timber as part of the property values, and again on the income that timber generates. This results in a disincentive to harvest standing timber. Work with landowners and tax assessors to develop assessment values appropriate for forestland that will not be developed for other uses.
5d. Develop a logging ordinance that supports reforestation.	If forestry is to be a sustainable part of the County economy, its continued presence and health must be ensured. To promote continued environmental benefits from forestland, harvested land must be re-vegetated either by natural or planted means. Regulations include the replacement of removed vegetation or provision for natural forest re-vegetation.

Strategy #6	
Coordinate resource inventory, management, and protection.	
Methods, Tools, and References	
Floodplain ordinance provisions, Riparian buffer ordinance/overlay, local building/site design manual, marketing community identity	
Partners	
Lycoming County EDPS, DCNR, PHMC, Preservation Pennsylvania, Northcentral Pennsylvania Conservancy, Williamsport-Lycoming Arts Council, Lycoming County Historical Society	
Funding Sources	
State and federal rehabilitation tax credits (historic rehab), PA Travel and Tourism Office=s Matching Grant Fund and Regional Marketing Initiative Fund, DCED LUPTAP (Land Use Planning & Technical Assistance Program).	
Strategic Action	Notes
<p>6a. Assist in the update to the Lycoming County scenic resource inventory and recommendations. The inventory should address community gateways, and scenic vistas and routes (road, rail, trail, and water) beyond its previous scope. Recommendations should include a prioritization of scenic resource protection efforts.</p> <div style="text-align: center;">  </div> <p><i>Historic markers can provide a sense of identity and unique place, as well as convey history.</i></p>	<p>Lower Lycoming Creek planning partners should review the updated document to insure that local scenic resources are adequately identified. Planning partners should review the recommendations for items requiring municipal action.</p>
<p>6b. Assist in the development of a Lycoming County Historic Preservation Plan that would include an update of the historic sites inventory. Assist in identifying techniques appropriate for the Planning Area and prioritizing needs.</p>	<p>Planning partners should review the document to insure that local historic resources are adequately identified. Planning partners should review the recommendations for items requiring municipal action.</p>

Strategic Action	Notes
<p>6c. Identify riparian forest buffers, wetlands and natural undeveloped water retention areas and encourage stream bank preservation programs. Develop riparian buffer ordinance provisions.</p>	<p>Planning partners should become educated on their municipal authority to regulate riparian buffer areas.</p> <p>Encourage the use of buffer areas for non-intensive uses, such as agriculture and forestry.</p>
<p>6d. Encourage restoration of natural floodplain functioning, and use of acquisition and restoration or demolition programs.</p>	<p>Uses that do not impact the natural function of floodplains include greenways, open space, recreation, and agricultural uses. Promote the use of floodplain conservation easements.</p>
<p>6e. Support the application of historic properties to the Pennsylvania Inventory and National Register of Historic Places eligibility list. Similarly, support nominations to these preservation programs.</p>	<p>Provide letters of support, where appropriate, to indicate preference and desire for historic designation.</p>
<p>6f. Develop guidelines for historic site/district redevelopment. Include flexibility for conversion and adaptive re-use of historically significant structures in these guidelines.</p>	<p>Provide letters of support, where appropriate, to indicate preference and desire for historic designation.</p>
<p>6g. Develop guidelines for historic site/district redevelopment. Include in these guidelines flexibility for conversion and adaptive re-use of historically significant structures.</p>	<p>For historic districts, this should entail a Historic District Overlay. For individual sites not located in a historic district, specific historic site provisions should be developed.</p> <p>Lower Lycoming Creek Planning Area municipalities should look to Lycoming County EDPS for assistance. Lycoming County may be able to provide a model overlay district for local consideration and adoption.</p>

Strategic Action	Notes
<p>6h. Market historic sites redevelopment opportunities. Offer incentives for historic site rehabilitation.</p>	<p>Some businesses, and individuals who lead them, are drawn to historic structures for their historic value and aesthetic appeal, particularly when the office environment can be viewed as a marketing component of their business. The County should identify a few historic structures for targeted marketing to such investors. Local incentives could be financial or procedural.</p>
<p>6i. Establish working partnerships that link cultural, economic, and educational development outcomes.</p> <ul style="list-style-type: none"> a) Promote local cultural programs and festivals that may be of interest to Lycoming County tourists. b) The use of existing public and private facilities as locations for cultural programs and events further promotes the facility and may foster more diverse social interactions. 	<p>Planning Area municipalities should be sure to participate in such partnerships, whether by invitation or by volunteer.</p> <p>This strategy could expand existing partnerships for broader community benefit.</p>

Strategy #7	
Coordinate economic development and transportation and infrastructure planning with land use planning	
Methods, Tools, and References	
Marketing, financial and procedural incentives, official map	
Partners	
County, municipalities, water/sewer authorities, EDPS, IPC, PennDOT	
Funding Sources	
First Industries Fund, Commonwealth Capital Budget, Federal Transportation Appropriations, LUPTAP	
Strategic Action	Notes
7a. Offer incentives and assist in the development and expansion of tourism-related businesses.	Gather ideas from local tourism and recreational specialists, e.g. outfitters, sports shop owners. Inform local businesses how they can support tourism through friendly service.
7b. Market Lycoming County as “the place to visit for <i>(insert target resource to be identified)</i> .” Work with the Bureau of Tourism and the Chambers of Commerce to promote a consistent tourism message.	Lower Lycoming Creek municipalities should participate in Countywide marketing initiatives in order to represent what they do and do not want for their futures. The municipalities could appoint one Planning Area representative or a representative from each of the municipalities. Participation could range from regular phone communication to potential committee positions.
7c. Identify communities that can act as gateways to the Planning Area’s natural resources. Market gateway communities for tourism and recreation development, particularly small business that is compatible with local character.	Local economic development should focus some attention on the gateway community in order to promote the identification of a desired area for certain development.
7d. Plan for gateway development prior to marketing.	Make sure that appropriate zoning and development guidance is in place prior to inviting development pressure. Consider land use planning as well as transportation improvements and water and sewer needs for future businesses.

Strategy #8	
Utilize land management to protect natural resources.	
Methods, Tools, and References	
Open space planning, land use planning, resource planning and management	
Partners	
DEP, Chesapeake Bay organizations	
Funding Sources	
DEP Growing Greener Funding	
Strategic Action	Notes
8a. Promote forest cover and forest stewardship to promote filtration (quality) and infiltration (recharge).	Incorporate Best Management Practices (BMPs) into ordinances. Replace high maintenance lawn requirements with successional meadow options.
8b. Develop wellhead protection programs for municipal wells.	Municipal water authorities should pursue wellhead protection areas to protect wells from potential land use and pollutant impacts that could contaminate public water supplies. DEP has information on such programs.
8c. Develop a greenways plan to complement open space, natural resource, and alternative transportation goals.	Lycoming County is developing a Recreation, Open Space and Greenways Plan that includes greenway recommendations. Planning partners should help to implement recommendations in their municipalities.

Strategic Action	Notes
8d. Protect water supply and water quality.	<p>Review and revise regulations that unnecessarily require impervious surfaces, e.g. large parking lots, wide streets, that direct rainfall into storm sewers and surface waterways, rather than into recharge areas. Incorporate Best Management Practices (BMPs) into ordinances.</p> <p>Promote provision of stormwater management facilities that improve water quality, groundwater recharge, wildlife habitat.</p> <p>Reduce water consumption by promoting conservation. Educate consumers on the need for water conservation (water resource stewardship) at all times.</p>
8e. Revise ordinances to establish buffer zones around valuable wetlands.	Define buffer zones by both a minimum distance and hydric soils, allowing the lesser to be the determining factor.

For discussion on how these strategies and actions relate to other three planning elements, Community and Economic Development, Transportation, and Community Infrastructure, see Chapter 6.

Future Land Use Map

Growth boundaries have been delineated to separate lands for desirable and suitable growth (or growth areas) from lands to be used for rural use applications (or rural resource areas). These growth boundaries contain significant areas with existing public water and/or sewer service or with areas planned for such services in the future. The growth boundaries represent a policy decision to encourage the majority of growth to locate within the boundary, thereby reducing development and its impacts on the rural areas outside the growth boundary.

As elements of public policy, growth boundaries are able to be amended or revised over time, specifically in response to growth and land consumption rates. For example, as a community, in this case a Planning Area or subregion thereof, approaches a build-out condition within its growth boundary (or boundaries),

consideration should be given to where the growth boundary should be adjusted to best guide the continued growth of the community. These adjustments, like the original delineation, should be made with regard to public utilities provisions and planning, as well as transportation infrastructure and other community services. Adjustment to growth boundaries should be considered in conjunction with a comprehensive plan review, as the changes to the growth boundary and the future land use plan/map should be made concurrently and coherently.

“Designated growth areas,” a region in a municipal or multi-municipal plan that preferably includes and surrounds a city, borough or village, within which residential and mixed use development is permitted or planned at densities of one unit per acre or more, and commercial, industrial and institutional uses are permitted or planned and public infrastructure services are provided or planned.

Act 2000-67 (amendment to the PA MPC)

Specific future land uses are associated with growth areas and with rural resource areas, based on the intensity of development and the use requirements for public infrastructure.

“Rural Resource areas,” an area described in a municipal or multi-municipal plan within which rural resource uses including, but not limited to, agricultural, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted and public infrastructure services are not provided except in villages.

Act 2000-67 (amendment to the PA MPC)

Future, long-term, growth areas or future rural conservation areas can also be delineated as part of future land use planning. No future growth or future conservation areas have been delineated for the Lower Lycoming Planning Area at this time.

"Future Growth Area," an area of a municipality or multi-municipal plan outside of and adjacent to a designated growth area where residential, commercial, industrial and institutional uses are permitted or planned at varying densities and urban services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension of urban services.

Act 2000-67 (amendment to the PA MPC)

The growth area for the Lower Lycoming Creek Planning Area centers on the urbanized areas of Loyalsock, Lycoming and Old Lycoming Townships. This growth area promotes business and industry uses on the south side of Oaklyn in Lycoming Township and mixed residential and uses in a downtown environment along the current Lower Lycoming Creek commercial corridor. Neighborhood uses are recommended for Loyalsock Township east and west of the downtown corridor, as well as north of Williamsport; for Old Lycoming Township west of US 15, and around Oaklyn.

The vast majority of the Lower Lycoming Creek Planning Area is designated as a rural resource area. These areas are most suitable for woodlands, agriculture and rural living uses. Trout Run, is the only exception, and is designated as a Village.

In conjunction with the growth and rural resources areas, and their respective future land use categories, several overlay categories are recommended to provide special protection or development guidance for specific resources or locations. The following table outlines the special guidance provisions for these overlay areas, to be further developed and refined through local zoning and/or subdivision and land development ordinances.

Scenic/High Quality Watershed overlay provisions are recommended throughout the Lycoming Creek watershed, specifically in Hepburn, Lewis and Lycoming Townships of this planning area.

Floodway/Floodplain overlay provisions are recommended throughout the respective FEMA-designated areas of Lycoming Creek and its tributaries.

These uses are classified in the following tables.

Table 9 Recommended Uses and Development Guidance for Growth and Future Growth Areas

	Growth Area / Future Growth Area		
	Business/Industry	Downtown	Neighborhood
Purpose	To function as centers of commerce supported by a industrial activity, and accompanied institutional facilities by infrastructure	To serve as diverse community centers of mixed-uses including, commercial activity, civic and institutional facilities, cultural amenities and affordable housing opportunities.	To accommodate residential neighborhoods interspersed with public and private services, and institutional facilities
Recommended Uses	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Light to Heavy Industry ▪ Warehousing, Whole/Retail Stores, Commercial Retail Facilities ▪ Commercial Service Facilities ▪ Professional Offices ▪ Sale of Agricultural Products <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached, townhouses, duplexes, and apartments) ▪ Community Facilities ▪ Educational Facilities ▪ Transportation Facilities ▪ Recreation Facilities ▪ Parks/Open Space 	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached, townhouses, duplexes, and apartments) ▪ Light Industry ▪ Small- to mid-scale retail ▪ Commercial Service Facilities ▪ Professional Offices ▪ Community Facilities ▪ Parks/Open Space ▪ Sale of Agricultural Products <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Educational Facilities ▪ Transportation Facilities ▪ Recreation Facilities 	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached, townhouses, duplexes, and apartments) ▪ Light Industry ▪ Small-scale retail ▪ Commercial Service Facilities ▪ Professional Offices ▪ Community Facilities ▪ Educational Facilities ▪ Transportation Facilities ▪ Recreation Facilities ▪ Parks/Open Space <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Sale of Agricultural Products
Recommended Densities	<p>Density ranges (per acre) with public utilities:</p> <ul style="list-style-type: none"> • Single Family Detached (4-10) • Duplexes (6-12) • Townhouses (8-15) • Apartments (8-50) <p>Note:</p> <ul style="list-style-type: none"> • No density standard for non-residential uses • Maximum density of 1 dwelling unit per acre with on-lot utilities 	<p>Density ranges (per acre) with public utilities:</p> <ul style="list-style-type: none"> • Single Family Detached (4-10) • Duplexes (6-12) • Townhouses (8-15) • Apartments (8-50) <p>Note:</p> <ul style="list-style-type: none"> • No separate density standard for non-residential uses • Maximum density of 1 dwelling unit per acre with on-lot utilities 	<p>Density ranges (per acre) with public utilities of:</p> <ul style="list-style-type: none"> • Single Family Detached (4-10) • Duplexes (6-12) • Townhouses (8-15) • Apartments (8-50) <p>Note:</p> <ul style="list-style-type: none"> • No separate density standard for non-residential uses • Maximum density of 1 dwelling unit per acre with on-lot utilities
Recommended Sewer and Water Systems	Public sewer and public water systems	Public sewer and public water systems	Public sewer and public water systems
Recommended Land Use Practices and Tools	Traditional Neighborhood Development, Community Housing, Performance Standards	Traditional Neighborhood Development, Community Housing, Performance Standards	Traditional Neighborhood Development (TND), Planned Residential Development (PRD), Community Housing

Table 10 Recommended Uses and Development Guidance for Rural Resource Areas

Rural Resource Area		
	Rural	Village
Purpose	To support traditional agriculture, forestry and other natural resource production/extraction uses and accommodate supporting activities.	To preserve concentrated residential uses as rural neighborhoods.
Recommended Uses	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Commercial Agricultural Uses ▪ Traditional Agricultural Uses ▪ Agricultural Sales and Services ▪ Recreation/Open Space Uses ▪ Natural Resource Production/Extraction Uses ▪ Small scale-industry, businesses, stores, offices and community facilities, which, by nature, require a rural location or are designed to serve the rural area. <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached dwellings) 	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached dwellings, duplexes, apartments, and mobile home parks) ▪ Neighborhood Commercial Uses <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Transportation Facilities
Recommended Densities	<ul style="list-style-type: none"> ▪ Minimum density of one (1) dwelling unit per acre. ▪ Sliding Scale (Density is based on the size of the lot-effective agricultural zoning application) ▪ Open Space/Cluster Development (Densities same as above) 	<p>Density ranges (per acre) with public utilities of:</p> <ul style="list-style-type: none"> ▪ Single Family Detached (4-6) ▪ Duplexes (6-15) ▪ Apartments (8-15) ▪ Planned Residential Developments (4-12) ▪ Open Space/Cluster Development (Densities same as above)
Recommended Sewer and Water Systems	<ul style="list-style-type: none"> ▪ On-Lot Disposal Systems (OLDS) ▪ Sewage Management Programs 	<ul style="list-style-type: none"> ▪ On-Lot Disposal Systems (OLDS) ▪ Shared On-lot Systems ▪ Sewage Management Programs ▪ Small Flow or Community Package Treatment Facilities ▪ Public sewer and public water systems (in cases of need for public health)
Recommended Land Use Practices and Tools	Open Space/Cluster Development	Planned Residential Development (PRD), Open Space/Cluster Development

Table 11 Recommended Uses and Development Guidance for Special Resource Areas

Other/Overlay			
	Gateway	Scenic Area/HQ Watershed	Floodway/Floodplain
Purpose	To provide special land use and development guidance at the major entry points to communities	To protect significant natural resources, including stream corridors, woodlands, wetlands, groundwater recharge areas, steep slopes (>25%), and prime agricultural soils, and scenic areas through special land use and development guidance.	To conserve lands areas naturally affected by flood events
Recommended Uses	Uses per underlying district	Primary: <ul style="list-style-type: none"> ▪ Parks and Open Space ▪ Woodlands ▪ Agriculture Secondary: <ul style="list-style-type: none"> ▪ Single family detached housing 	Primary: <ul style="list-style-type: none"> ▪ Parks and Open Space ▪ Stream/River access ▪ Woodlands ▪ Agriculture
Recommended Restrictions for Land Use and Development	No Junk/salvage yards	No Junk/salvage yards	No Junk/salvage yards
Special Guidance for Land Use and Development	Access management provisions Signage regulations Property maintenance requirements	Signage regulations Property maintenance requirements	
Recommended Densities	Per underlying recommendations/regulations	<ul style="list-style-type: none"> ▪ Minimum density of one (1) dwelling unit per acre. ▪ Sliding Scale (Density is based on the size of the lot) ▪ Open Space/Cluster Development (Densities same as above) 	
Recommended Sewer and Water Systems	Per underlying recommendations/regulations	<ul style="list-style-type: none"> ▪ On-Lot Disposal Systems (OLDS) ▪ Sewage Management Programs 	Per underlying recommendations/regulations
Recommended Land Use Practices and Tools	Overlay zoning district, commercial property appearance standards	Overlay zoning district	Overlay zoning district

Table 12 Acres of Developable Land within the Designated Growth Areas of the Lower Lycoming Creek Planning Area

MUNICIPALITY	ZONING DISTRICT	TOTAL ACRES IN ZONING DISTRICT	DEVELOPED ACRES	AVAILABLE ACRES*	NET DEVELOPABLE ACRES**
Loyalsock Township	A-R	246.60	107.76	138.84	90.03
	C	234.79	158.96	75.83	34.59
Lycoming Township	R-C	2.33	0.59	1.74	0.00
	R-S	39.32	39.32	0.00	0.00
	CH	18.70	17.07	1.62	0.76
Old Lycoming Township	R - A	53.86	12.70	41.16	17.21
	R - R	1089.20	502.21	586.99	363.32
	R - S	300.34	172.22	128.13	62.98
	R - U	142.44	140.90	1.55	0.02
	C	246.35	235.39	10.95	10.95
	I	89.62	82.73	6.89	4.63

Table 13 Acres of Developable Land outside the Designated Growth Areas of the Lower Lycoming Creek Planning Area

MUNICIPALITY	ZONING DISTRICT	TOTAL ACRES IN ZONING DISTRICT	DEVELOPED ACRES	AVAILABLE ACRES*	NET DEVELOPABLE ACRES**
Hepburn	R-C	6,128.03	610.51	5,517.53	2,309.88
Hepburn	R-A	3,786.20	894.22	2,891.98	2,276.79
Hepburn	R-S	462.96	355.15	107.82	63.28
Hepburn	V	291.82	156.09	135.73	62.12
Hepburn	CH	52.18	40.88	11.30	1.36
Lewis	RP	19,319.41	345.94	18,973.47	2,906.73
Lewis	CS	4,576.01	528.55	4,047.46	455.58
Lewis	NP	156.44	76.57	79.87	9.48
Lewis	RC	228.10	138.24	89.85	19.46
Loyalsock	A-R	6,539.73	1,001.74	5,537.99	2,865.30
Loyalsock	R-U	1,355.58	179.48	1,176.09	688.13
Loyalsock	A-O	0.53	0.01	0.52	0.00
Loyalsock	C	29.72	21.46	8.26	0.00
Loyalsock	I	492.21	111.15	381.07	1.26
Lycoming	R-C	6,710.49	642.35	6,068.14	2,307.03
Lycoming	R-A	2,527.67	273.44	2,254.23	1,538.56
Lycoming	R-S	519.66	237.94	281.71	163.90
Lycoming	CH	23.19	5.75	17.44	0.00
Old Lycoming	R - A	3,762.67	690.33	3,072.33	1,829.01
Old Lycoming	R - R	288.39	66.77	221.62	123.04
Old Lycoming	R - S	97.37	92.80	4.56	0.00
Old Lycoming	C	40.32	32.58	7.73	0.00
Old Lycoming	I	14.46	14.46	0.00	0.00



Comprehensive Plan

Defining the Issues,
Validating Issues, and
Identifying Trends

Creating the Vision,
Establishing the Goals, and
Setting the Objectives

Discerning the Strategic
Actions

The Transportation Plan draws upon issues related to the movement of people and goods throughout the Lower Lycoming Creek Planning Area to outline a strategic plan for a multi-modal transportation network that improves mobility for people and the economy.

Defining the Issues, Validating Issues, and Identifying Trends

Many of the important issues that could potentially impact the community in terms of transportation conditions and trends were identified in relation to the Planning Area as a whole, or to the broader region. The following issues were noted by the Planning Advisory Team as being of particular importance within the Planning Area:

1. **The future upgrade of the U.S. 220 corridor to Interstate 99.** Although designated as a North-South route, U.S. 220 has long been a major east-west route through Lycoming County. While the area has grown, development has mainly been focused along the corridor, which in turn has helped reduce the incidence of sprawl. However, it has long been recognized that the west end of the roadway is no longer adequate to meet the needs of those who use it. As a result, the corridor has been designated as part of the new Interstate 99 system and is currently undergoing environmental and preliminary engineering studies to determine the final alignment.

2. The **U.S. 15 corridor** has long been the major north/south route through not only the planning area, but also Lycoming County as a whole. As the area has grown, development has been focused along the corridor, which has helped reduce the incidence of sprawl. The corridor has been designated as part of the new Interstate 99 system, and through all of the planning area it is now a four lane, limited access highway.
3. **Public Transit** is currently available within the more urbanized areas of the County. City Bus, which is operated by the Williamsport Bureau of Transportation, has scheduled, fixed routes that serve most of the area along the river corridor, but not the communities in the outlying areas to the north and south. The lack of public transit options limits opportunities for residents who may wish to find alternative ways to work and for those who don't own a car or drive at all, e.g., younger residents and senior citizens.
4. **The bridges throughout the County need major rehabilitation or replacement.** While some of these bridge projects are programmed for funding in the PENNDOT TIP, others have been identified in the Williamsport Area Transportation Study Long Range Plan, but funding to implement these improvements has not been secured.
5. **The capacity of many of the local road systems is reaching its limit, particularly at various intersections.** There are also safety concerns at specific sites throughout the County.
6. **Access drives** are found throughout the County, many of which are very steep and, in some cases, are so close together that they pose serious safety hazards.
7. **A full interchange is needed at Route 973 and US 15 in Lycoming Township** and has been included in the WATS 20 Year Long Range Plan - Stage 2 (2005-2012).
8. **The Williamsport Regional Airport provides connecting services to Philadelphia; however, affordability is an issue for many residents.** Located in the Borough of Montoursville, the Williamsport Regional Airport is classified by the Pennsylvania Bureau of Aviation as a scheduled service facility and provides services to area businesses, residents, and companies visiting the region. The airport provides commercial airline services with direct flights via US Airways Express to major international hubs at Philadelphia and Pittsburgh. Multiple daily departures connect Williamsport to

over 160 cities in the U.S., Canada, Europe, and Central and South America. Due to the Airport Authority's Fare Watch Program, which is designed to keep the airport's fees competitive, fares are normally within 5-15 percent of competitor's prices.

For a more detailed analysis of transportation conditions and trends, see the following profiles in the Technical Background Studies Document:

No. 4 - Transportation System Profile

Creating the Vision, Establishing the Goals, and Setting the Objectives

While many other issues were identified, these land use and resource management issues were of the greatest concern to community leaders and residents of the Planning Area. The following discussion of issues, trends and implications, consensus vision, and goals and objectives documents the preferred future for this topic area.

Issue: Maintaining a quality rail, road, public transit, and air transportation system will be important to our future.

The Implications to Our Community

- Improved access can provide additional incentives for new businesses to locate in the area.
- Upgrades to the transportation system can also improve safety and mobility for all residents.

Source: <http://www.susquehannabeltway.com/>



Source: www.flyipt.com



Source: jra.seda-cog.org

Our Vision for the Future

Lycoming County's transportation network will include roadways, railways, air transportation for passengers and freight, as well as bicycle and pedestrian facilities, enabling travel and transportation alternatives for residents and businesses.

Common Goals

To more fully develop a functional and effective multi-modal transportation network

Common Objectives

- Maintain, and expand where appropriate, the infrastructure for the County's rail network
- Maintain and expand air transportation services
- Promote public transit for local travel
- Increase bicycle and pedestrian facilities and connections
- Continue to identify and submit roadway improvements to PENNDOT with priority given to projects with multi-modal components.



Discerning the Strategic Actions

This matrix demonstrates that there are several key strategies that could positively impact the multiple key community and economic development issues identified for the Lower Lycoming Creek Planning Area. Each strategy represents a range of tasks to be undertaken by various partners and entities, as outlined under the strategic tasks on the following pages.

Matrix 3 Potential Breadth of Impact of Transportation Strategies


Key Issues for the Lower Lycoming Creek Planning Area


Strategic Action		<i>Multi-modal transportation network</i>	<i>Increase public transit availability/use</i>	<i>Traffic congestion/roadway network</i>
1	Maintain and expand (where appropriate) the infrastructure for the County's rail network.	X	Not a priority issue	Not a priority issue
2	Maintain/expand air transportation services.	X		
3	Maintain public transit as a viable transportation alternative in Lycoming County.	X		
4	Increase bicycle and pedestrian facilities and connections.	X		
5	Maintain/improve roadways to provide a safe and efficient mode of travel for local residents, visitors, and through-travelers.	X		


Strategy #1	
Maintain and expand (where appropriate) the infrastructure for the County’s rail network.	
Methods, Tools, and References	
Partnerships, Service Evaluations.	
Partners	
County, SEDA-COG, IPC, Chamber of Commerce, Norfolk Southern Railroad, LVRR, PENNDOT, Williamsport Regional Airport	
Funding Sources	
Rail Freight Assistance Program, FAA Funding, Federal Transit Administration Funding, Commonwealth Capital Budget	
Strategic Action	Notes
<p>1a. Continue to work closely with the SEDA-COG Joint Rail Authority to identify opportunities for rail service improvements.</p>	<p>Although the Planning Area does not have any rail facilities, rail infrastructure is an important component of the regional economy. Currently, the Lycoming Valley Railroad (LVRR) is the key provider of service and needs to be an integral part of this strategic action. It will be important to maintain and upgrade the LVRR to provide for Class 2 or better tracks with connections to competitive Class 1 railroad operators. Funding is a critical concern that will require the consideration of funding opportunities related to transportation enhancements, historic enhancements, and tourist excursions.</p>
 <p><i>Lycoming Valley Railroad</i></p>	
<p>1b. Support efforts to explore the possibilities of greater connectivity with other transportation modes – air, road, and transit.</p>	<p>Federal funding strategies currently favor multi-modal connectivity. It is anticipated that future Federal funding programs will also place emphasis on this approach. Planning partners should support the County’s efforts to be proactive in accomplishing multi-modal connections.</p>
 <p><i>Williamsport Regional Airport</i></p>	

Strategic Action	Notes
1c. Complete rail projects currently identified in WATS 20 year Long Range Plan	Planning partners should give their input to the prioritization of projects.
1d. Work with IPC to promote rail services as a potential asset for new business development.	<p>Planning partners should participate in these discussions to help identify and to be aware of the related community impacts.</p> <p>Planning partners should also support the County’s efforts to develop rail serviced industrial sites and promote rail freight to new and existing industries and business. Appropriate sites would include the following features:</p> <ul style="list-style-type: none"> ○ 2% or less grade ○ Proximity to rail ○ Outside the 100 year floodplain ○ Chamber or IPC involvement ○ Brownfield Sites

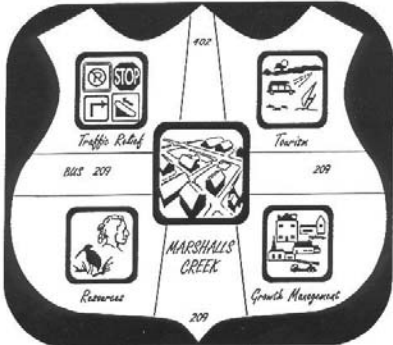
Strategy #2	
Maintain/expand air transportation services.	
Methods, Tools, and References	
Infrastructure Expansions, Marketing Strategies, Fare Watch Program, Demand Analysis Study, Contract Programs, Shuttle Services	
Partners	
County, Montoursville Borough, Airport Authority, Chamber of Commerce, SEDA-COG, private transit providers	
Funding Sources	
Federal Aviation Administration Funding, Air 21 Reauthorization	
Strategic Action	Notes
2a. Improve connectivity with other modes of transportation, including completion of new access road.	This strategic action should be coordinated with Strategic Action 1b.
2b. Explore and evaluate ground shuttle service to local communities that are served by the Williamsport Regional Airport.	Part of making the Williamsport Regional Airport (WRA) more competitive is to reduce the overall travel costs for potential users. Length of travel to and from the airport and parking costs all add to the total costs of a trip. To the extent that cheaper travel to and from the airport can be achieved through shuttle service, the more competitive the WRA may become.

Strategy #3	
Maintain public transit as a viable transportation alternative in Lycoming County.	
Methods, Tools, and References	
Transit Needs Assessment, Transit Marketing Strategy, Walkable Communities Assessment	
Partners	
County, City of Williamsport, Local Municipalities, STEP Inc., PENNDOT	
Funding Sources	
Federal Transit Administration Funding	
Strategic Action	Notes
<p>3a. Continue working closely with Williamsport Bureau of Transportation to assess transit needs and opportunities.</p>	<p>This strategic action was identified as a very important priority during the June 2003 Transportation Workshop. It should address the exploration of institutional arrangements to provide transit to areas that have a demand for such service.</p>
<div style="text-align: center;">  <p><i>City Bus at the Trade and transit Center</i></p> </div>	
<p>3b. Develop a consistent strategy for route assessments.</p>	<p>Local municipalities should play an integral role in establishing transit routes that are compatible with and serve local community goals and objectives.</p>
<p>3c. Include transit network/facilities in downtown development plans.</p>	<p>The Trade and Transit Center plays a critical role in the redevelopment plans for downtown Williamsport. Transit initiatives on a smaller scale should play a role in other communities.</p>
<p>3d. Encourage new development that is transit oriented, where appropriate.</p>	<p>Providing increased development density along major transit corridors will provide the mass of ridership necessary to make transit services efficient, affordable and marketable. (continued)</p>

Strategic Action	Notes
 <p><i>Excerpt from the French Creek Center Concept Plan for Phoenixville, PA – a transit-oriented design concept</i> Source: www.pecpa.org</p>	<p>In addition, new developments should include facilities that will promote the use of transit such as good safe parking lots with pedestrian pavilions to protect riders from the elements.</p>
<p>3e. Evaluate the need for park and ride facilities in outlying areas.</p>	<p>Providing alternatives to single occupancy vehicles is important for providing alternative modes of travel, reducing air pollution, and protecting congested travel corridors. Strategically located and well-designed park and ride facilities can help promote car-pooling, transit and ride-sharing initiatives.</p>

Strategy #4	
Increase bicycle and pedestrian facilities and connections.	
Methods, Tools, and References	
Partnerships, Needs Assessment, Susquehanna Greenway Initiative	
Partners	
County, WATS, PENNDOT, school districts, developers, health care community	
Funding Sources	
Federal Transportation Appropriations, and Transportation Enhancements, Hometown Streets and Safe Routes to School Program, Community Conservation Partnership	
Strategic Action	Notes
4a. Develop connectors between existing bike routes and pedestrian routes.	<p>Bicycle and pedestrian facilities are important components of any community for non-drivers, both young and old. Where off-road connections between neighborhoods and common destinations can be made, they should be requested if not required of developers. Retrofitting trails into existing development is also possible, particularly when the entire community is in support of increasing transportation alternatives.</p> <p>An expanded and improved network of bike and pedestrian facilities will provide expanded mobility options to Planning Area residents.</p>
4b. Encourage new development that incorporates bike/pedestrian facilities. Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects.	<p>“Healthy Communities” that provide better opportunities to walk or bike to key daily functions, such as school, shopping, civic and recreation sites, are now in more demand.</p> <p>Consider bike/pedestrian facilities as options for meeting recreation requirements of the subdivision and land development process.</p>
	
<p><i>One examples of a walkable community</i> www.pedbikeimages.org/DanBurden</p>	

Strategic Action	Notes
4c. Continue active participation in the development of the Susquehanna Greenway.	The Susquehanna River Greenway is an important regional connection. Off-road trails in the greenway could connect portions of the Lower Lycoming Creek Planning Area with activities throughout the river corridor.
4d. Promote the use of bike/pedestrian facilities as a recreation and destination alternative.	All development initiatives, whether for the development of highway infrastructure, development of parks, or development of residential subdivisions, should include consideration of pedestrian and bicycle facilities. Local ordinances should be reviewed to ensure that this issue is adequately addressed.
4e. Continue utilization of available transportation enhancement funding for bike/pedestrian facilities.	This should be coordinated with the prioritization of the Williamsport Area Transportation Study, in which planning partners should give input.

Strategy #5	
Maintain/improve roadways through redesign initiatives to provide a safe and efficient mode of travel for local residents, visitors, and through-travelers.	
Methods, Tools, and References	
Partnerships, Transportation and Land Use Management Strategies, Project Prioritization.	
Partners	
County, Local Municipalities, PENNDOT, SEDACOG, Rail Authority, Transit Authorities	
Funding Sources	
Annual Federal Transportation Appropriations Process, TEA Reauthorization, PENNDOT 12-Year Program	
Strategic Action	Notes
5a. Complete programmed bridge replacement and rehabilitation projects. Identify and prioritize additional bridge candidates for TIP funding based upon the PENNDOT BMS state bridge condition data and the Lycoming County Bridge Inspection Program.	With so many streams and crisscrossing transportation corridors both highway and rail, and rural areas requiring access for everyday activities and promoting tourism, safe functional bridges are a priority in Lycoming County. Municipalities need to collectively promote bridge priorities at the state level.
5b. Continue to work closely with Lycoming County to identify priorities and to program projects, locally for through PENNDOT's Twelve-Year Plan.	Also see Strategic Action 5a above.
5c. Integrate land use planning with major transportation projects.	Good transportation systems should efficiently serve land use development patterns, while good land use plans should evaluate available transportation infrastructure and transportation improvements. In the past this has rarely been accomplished.
	
<p><i>Logo from the Comprehensive Transportation and Land Use Management Strategy for Marshalls Creek/Route 209</i></p>	
<p>Today, PENNDOT is working more closely with counties and local municipalities to better integrate transportation and land use planning initiatives. In several locations throughout this state, Comprehensive Transportation and Land Use Management Strategies involving many municipal partners and stakeholders have been initiated.</p>	

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Comprehensive Plan

Defining the Issues, Validating Issues, and Identifying Trends

Creating the Vision, Establishing the Goals, and Setting the Objectives

Discerning the Strategic Actions

The Community Infrastructure Plan integrates issues related to community facilities and services, and public utilities with a vision for sustained service quality into a strategic plan for the effective delivery of services to residents and businesses of the Lower Lycoming Creek Planning Area. This Plan covers, perhaps, the broadest range of issues of any of the Comprehensive Plan's internal components, and definitively involves the greatest number of stakeholders, policy and decision-makers, and state and federal agencies. Therefore, the recommendations of this Plan inherently involve broad partner participation and cooperation.

Defining the Issues, Validating Issues, and Identifying Trends

Many of the important issues that could potentially impact the community in terms of community facilities, services and public utilities were identified in relation to the Planning Area as a whole, or to the broader region. The following issues were noted by the Planning Advisory Team as being of particular importance within the Lower Lycoming Creek Planning Area:

1. **Water Quality for Wells** - The quality of the natural groundwater is not high in many areas. Although well water may be potable, often it is not palatable without treatment. Pollution of groundwater from non-point

sources, such as agriculture, has not been identified as problematic.

2. **Water Quantity for Wells** - The quantity of water available through drilling of private wells has been problematic in several areas. Areas have been identified where there is no source of well water available, with instances of residences constructed without a public or private water source.
3. **Storm Water Management Problems** - Development has occurred without storm water management controls required. This has led to runoff problem areas adjacent to township roads and complaints amongst residents.
4. **Sewer Expansion Capacity** - The existing capacity of public sewerage systems does not provide for significant growth.
5. **Flood Protection** - Flood protection from Lycoming Creek is a primary concern of many citizens. A flood buyout program has been initiated for this Planning Area.
6. **Lack of Rural Water Service** - The public water supply does not provide service to the rural areas of these municipalities. In conjunction with water quality and quantity of wells in the rural areas, water supply becomes a limiting factor to growth in the rural areas.
7. **Regional Water System** - The lack of a regional water system throughout the area limits future growth.
8. **Regional Sewer System** - The lack of a regional sewer system throughout the area limits future growth.
9. **Failing Septic Systems** - There are failing septic systems in the rural areas, which will lead to groundwater and surface water contamination if not properly addressed.
10. **Good school systems (public/private)** - The communities in the Lower Lycoming Creek Planning Area have the opportunity to attend quality public and private school systems at the elementary, middle school and high school levels. Additionally, there are excellent technical schools, colleges, and universities in the immediate area.
11. **Public Infrastructure** - The existing infrastructure, including road network, utilities, and services is in place and can support continued growth.

- 12. Subdivision without Infrastructure** - An issue that is prevalent throughout the rural areas of these municipalities is residential subdivisions that are planned and constructed without adequate road network, sewage treatment, or water supply.
- 13. Hospital and Medical Support** - High quality hospital and medical support supports continued growth of the communities and is an important factor in attracting new industry to the area.
- 14. Natural Beauty** - This area of central Pennsylvania is rich in natural beauty, with tree covered mountains and rich valleys. There are vistas and scenic overlooks throughout the Planning Area. A single trip along any one of a number of scenic corridors, such U.S. 15 and PA 14, and Lycoming Creek, will bring visitors back to our area year after year. There is seasonal beauty with snow-covered mountains in the winter, lush greenery and abundant wildlife in the spring and summer, and a fall foliage that rivals any in the world.
- 15. Arts, Music, Museums** - The Greater Williamsport Area is blessed with excellent facilities and programs to address the needs of musicians, artists, and performing artists.
- 16. Outdoor Recreation** - There are many opportunities for outdoor recreation with numerous hiking and mountain biking trails in nearby State Forest Land and State Game Lands. The opportunities for outdoor recreation in the vast forestland and open fields of Lycoming County are endless. The region is also rich with quality streams and creeks, plus the Susquehanna River, offering opportunities for swimming, boating and fishing.
- 17. Amateur & Professional Sports** - Historic Bowman Field is the home of the Williamsport Crosscutters, which provide local professional baseball at the Single A level. Although there are amateur sports leagues in a variety of sports, this area is known for baseball. The Greater Williamsport Area has been the home of Little League Baseball since its beginning.
- 18. Sports Programs** - The region has a wide variety of sports programs, from youth leagues through adult leagues.
- 19. Golf Courses** - The region has a variety of quality golf courses, to include the White Deer Golf Complex and the Williamsport

Country Club. There are numerous golf courses within an hour drive outside the county.

- 20. Abundant Wildlife** - The large number of acres of forest land, natural fields, and waterways with State Forest Lands, State Game Lands, and large tracts of land from private hunting and fishing clubs, provide an abundance and variety of habitat. This abundant habitat supports a variety of wildlife, including a variety of small birds and animals, big game animals, and many migratory birds. The area has seen a resurgence of bobcats and introduction of species such as the otter and fisher. There are several nesting eagle pairs throughout the County.
- 21. Bike Paths** - The area has several bikeways, including the Montoursville/Loyalsock Bikeway and the Lycoming Creek Bikeway. Construction plans are in process for completing the section of the Susquehanna Trail that will connect to the Montoursville/Loyalsock Bikeway, the Lycoming Creek Bikeway, and Susquehanna State Park.
- 22. Preserved Open Space** - Large acreages of forest land, natural fields, and waterways are preserved in State Forest Lands and State Game Lands. Large tracts of land owned by private hunting and fishing clubs are managed as permanent open space. There is also a high percentage of private property enrolled in the Clean and Green Program. Additionally, many farms have fields and woodlands enrolled in the Conservation Reserve Program and Wildlife Habitat Improvement Program. The Northcentral Pennsylvania Conservancy is very active in this region.

For a more detailed analysis of community infrastructure conditions and trends, see the following profiles in the Technical Background Studies Document:

No. 3 - Utilities Profile

No. 5 - Community Facilities and Services Profile

Additional information can be found in the County's Open Space, Recreation, and Greenways Plan. For a summary of this functional plan's purpose, goals, and recommendations, see Chapter 7.

Creating the Vision, Establishing the Goals, and Setting the Objectives

While many other issues were identified, these land use and resource management issues were of the greatest concern to community leaders and residents of the Planning Area. The following discussion of issues, trends and implications, consensus vision, and goals and objectives documents the preferred future for this topic area.

Issue: Aging public infrastructure, with its significant maintenance concerns, will be a constraint on continued residential, commercial and industrial growth.

The Implications to our Community

- Existing infrastructure is aging and is expensive to repair/replace.
- Many areas in Lycoming County do not have sufficient infrastructure, particularly water and sewer, to support development.
- Expanded infrastructure may lead to concentrated growth along infrastructure corridors.

Our Vision for the Future

Improve and rehabilitate existing infrastructure to maintain quality service levels and to attract new and re-development to targeted areas of Lycoming County, and expand the infrastructure network, where growth is desired, through sound planning.

Common Goals

To develop and maintain effective infrastructure systems for long-term community use and to expand systems in targeted areas

Common Objectives

- Improve/Upgrade infrastructure components
- Replace outdated infrastructure
- Plan expansion in conjunction with sound land use planning

Table 14 Growth Scenario* Based on Population Projections versus Sewer Capacity in the Lower Lycoming Creek Planning Area – Part 1

Municipality	ALL POPULATION SCENARIO IN GROWTH AREA					
	2000 Pop.	Year 2020 Highest Projection / Target	Population Difference	Average Household Size / Municipality	EDUs (1,2)	GPD for Population Difference (3,4)
Hepburn Township	2,836	4,476	1,640	2.62	626	N/A
Lewis Township	1,139	1,472	333	2.53	132	N/A
Loyalsock Township	10,876	606	62	2.25	28	6,200
Lycoming Township	1,606	2,544	938	2.62	358	N/A
Old Lycoming Township	5,508	7,749	2,241	2.4	934	224,100
Totals	21,965	16,847	5,214	---	961	230,300

Table 15 Growth Scenario* Based on Population Projections versus Sewer Capacity in the Lower Lycoming Creek Planning Area – Part 2

Municipality	ACREAGE FOR BUILDOUT DEMAND ULTIMATE SCENARIO			
	Net Dev. Acres in Res. Zones (5,6)	Net. Dev. Acres minus Efficiency Factor of 25%	EDUs (1,7)	GPD (Sewage) for Acres (8)
Hepburn Township	N/A	N/A	N/A	N/A
Lewis Township	N/A	N/A	N/A	N/A
Loyalsock Township	90.03	67.52	203	45,578
Lycoming Township	N/A	N/A	N/A	N/A
Old Lycoming Township	443.54	332.66	998	239,512
Totals	533.57	400.18	1,201	285,089

Notes:

*Growth area calculations include Designated Growth Areas and Future Growth Areas

Italicized entries show dwelling unit calculations for municipalities outside of the growth area.

(1) EDU=Equivalent Dwelling Unit— term used in sewage calculations; i.e. dwelling units (DU)

(2) Based on Population Increase/Average Household (per 2000 Census used for scenario)

(3) GPD (gal. per day) = Population Difference x 100 gal. per capita

(4) N/A because municipality has zero acres available for development within the growth area

(5) Residential zones include A-R

(6) Net Developable Acres = Acres for development minus (floodway + floodplain + steep slopes + wetland + public ownership)

(7) 3 DU/acre for estimate of build-out

(8) GPD = Avg. Household x 100 gal per capita x EDUs

606 = Estimate at 5% of pop. growth of 13,114 for 2020 based on sewage plant serving 5% of Loyalsock Twp and estimate at 5% of building permits for 2020.

Table 16 Growth Scenario* based on Building Permit Trends of Past 20 Years versus Sewer Capacity in the Lower Lycoming Creek Planning Area – Part 1

Municipality	RESIDENTIAL BUILDING PERMIT DEVELOPMENT PROJECTION AT YEARLY RATE BASED ON LAST 20 YEARS				RESIDENTIAL BUILDOUT DWELLING UNIT (DU) SUMMARY		
	Average DU/yr (9,10)	Total DUs in 2020	Average Household Size	GPD for Building Permits (11)	Population-based (12)	Acreage-based (12)	Building permit-based
Hepburn Township	20.45	409	2.62	107,158	626	N/A	409
Lewis Township	5.95	119	2.53	30,107	132	N/A	119
Loyalsock Township	54.45	54	2.25	12,251	28	203	54
Lycoming Township	6.80	136	2.62	35,632	358	N/A	136
Old Lycoming Township	35.55	711	2.4	170,640	934	998	711
Totals	123.20	765	---	182,891	961	1,201	765

Table 17 Growth Scenario* based on Building Permit Trends of Past 20 Years versus Sewer Capacity in the Lower Lycoming Creek Planning Area – Part 2

Municipality	ACREAGE FOR COMMERCIAL BUILDOUT DEMAND SCENARIO			ACREAGE FOR INDUSTRIAL BUILDOUT DEMAND SCENARIO			Comm./ Ind. GPD Totals
	Net Dev. Acres in Commercial Zones (6)	50% Buildout Acreage (13)	GPD (Sewage) for Acres (14)	Net Dev. Acres in Industrial Zones (6)	50% Buildout Acreage (13)	GPD (Sewage) for Acres (14)	
Hepburn Township	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lewis Township	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Loyalsock Township	34.59	17.30	12,556	0.00	0.00	0	12,556
Lycoming Township	0.76	0.38	274	0.00	0.00	0	274
Old Lycoming Township	10.95	5.47	3,974	4.63	2.31	1,680	5,654
Totals	46.29	23.15	16,805	4.63	2.31	1,680	18,485

Table 18 Available Treatment Capacity at Local Sewer Treatment Plants

Available GPD at Sewer Plant	
West Plant	240,000

Notes:

*Growth area calculations include Designated Growth Areas and Future Growth Areas

(6) Net Developable Acres = Acres for development minus (floodway + floodplain + steep slopes + wetland + public ownership)

(9) DU = dwelling units

(10) Average DU/year = (residential units (1980-1989) + residential units (1990-2000))/20 years

(11) GPD (gal per day) = DUs in 2020 x Avg. HH x 100 gal per capita

(12) From Table 12 Growth Scenario Based on Population Projections versus Sewer Capacity in the US 15 South Planning Area

(13) Forecast 50% of available acres are developed in growth area by 2020

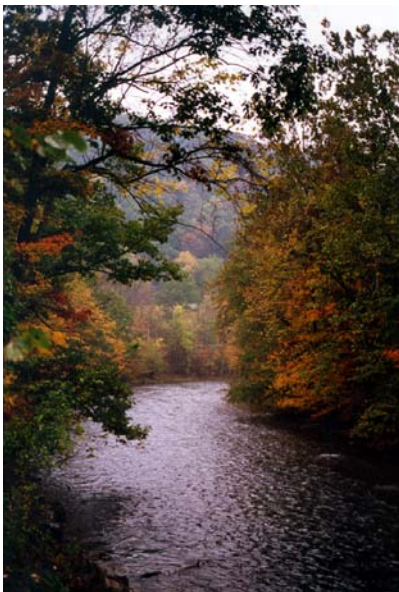
(14) GPD = Buildout acreage x 726 gal per day per acre

= Estimate at 5% of pop. growth of 13,114 for 2020 based on sewage plant serving 5% of Loyalsock Twp and estimate at 5% of building permits for 2020.

Issue: Open Space, State Forest Land and State Game Lands have existing, untapped potential for additional recreational and tourism development.

The Implications to our Community

- The natural setting of the County with abundant open space and immediate access to State Forest Land and State Game Lands provides a great environment to live in and raise a family.
- The natural setting, abundant wildlife, and excellent fishing opportunities provide a tremendous tourism potential.



Open spaces in the Lower Lycoming Creek Planning Area and throughout Lycoming County

Our Vision for the Future

Lycoming County will expand recreational opportunities on public and private lands where appropriate and compatible with ownership and natural resource conservation needs.

Common Goals

To expand outdoor recreation opportunities where appropriate.

Common Objectives

- Integrate recreational opportunities with a multi-modal transportation network
- Encourage expansion of passive recreational uses on state lands
- Support tourism expansion, particularly small business tourism operations, e.g. bed and breakfasts, hunting lodges, etc.
- Support wildlife protection through state agencies and local, private organizations
- Promote appropriate towns and villages as gateways to the Planning Area's natural resources



Issue: Intermunicipal cooperation is productive and beneficial.



Lower Lycoming Creek Planning Advisory Team meeting

The Implications to our Community

- With intermunicipal cooperation, local governments can coordinate efforts toward providing services, addressing regional issues and conserving and protecting resources, potentially stretching the tax payer’s dollar.
- Without intermunicipal cooperation, each government operates on its own without expressed concern for the impacts caused to or by adjacent or regional municipalities.

Our Vision for the Future

Municipalities of the Lower Lycoming Creek Planning Area will work together to address development, conservation, public safety, emergency services and regulations with a coordinated, regional approach.

Common Goals

To further enhance intermunicipal cooperation

Common Objectives

- Encourage municipal membership and participation
- Encourage intermunicipal dialogue

Discerning the Strategic Actions

This matrix demonstrates that there are several key strategies that could positively impact the multiple key community and economic development issues identified for the Lower Lycoming Creek Planning Area. Each strategy represents a range of tasks to be undertaken by various partners and entities, as outlined under the strategic tasks on the following pages.


Matrix 4 Potential Breadth of Impact of Community Facilities, Services and Infrastructure Strategies


Key Issues for Lower Lycoming Creek Planning Area

Strategy		<i>Community Facilities</i>	<i>Community Services</i>	<i>Recreation & Open Space</i>	<i>Storm Water Management</i>
1	Promote intermunicipal cooperation	X	X	X	X
2	Improve community image and appearance	X		X	
3	Develop new recreation opportunities			X	
4	Increase usage of existing recreational and other community facilities (e.g. libraries).	X	X	X	
5	Promote facilities and services to attract industry.	X	X	X	
6	Maintain viability of volunteer fire companies	X	X		
7	Promote effective stormwater management				X
8	Coordinate facilities development with land use plans.	X			

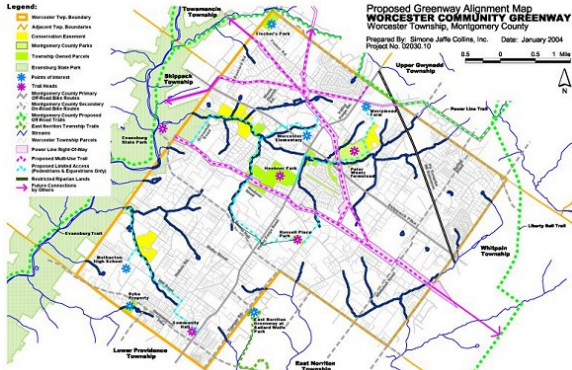
Strategy #1	
Promote Intermunicipal and Organization Cooperation	
Methods, Tools, and References	
Planning Advisory Team Involvement, formation of multi-dimensional council, cooperative agreements and educational information.	
Partners	
County, Municipal Government, COGs, Community Service Agencies, School Districts, Public Safety Organizations.	
Funding Sources	
Shared Municipal Services	
Strategic Action	Notes
1a. Identify Council of Government opportunities.	Both the West Branch Council of Governments and the Tiadaghton Council of Governments are active within Lycoming County. The municipalities within the Lower Lycoming Creek Planning Area should identify opportunities with either of these COGs.
1b. Review potential for shared services.	The Lycoming County Planning Commission should work to establish a “Council of Agencies” and “Council of Public Safety Agencies” and then work with those councils to perform a systematic evaluation of community services to see where shared service opportunities may exist. Also see Strategic Action 1c and 1e below.
1c Review potential for consolidated services.	Once Strategic Action 1b is completed, the next step will be to see if the results lend themselves to possible consolidation efforts. This will need to be coordinated by the Lycoming County Planning Commission Staff.


Strategic Action	Notes
<p>1d. Schools should work more closely with recreation organizations to provide improved recreational services including transportation to recreation resources.</p>	<p>Schools have many recreational resources that go unused during certain periods. Increased use of such facilities may improve the public perception about increasing tax dollars to support school facilities. The Montgomery Area Athletic & Community Center is an excellent example of a cooperative effort between a school district and community to maximize recreation potential of facilities and programs.</p>
<div data-bbox="241 485 769 848" data-label="Image"> </div> <p data-bbox="306 852 699 884"><i>Loyalsock Township High School</i></p>	
<p>1e. Establish a multi-dimensional “Council of Agencies” that will meet periodically to implement a strategy that effectively and efficiently provides community services and infrastructure to meet the needs of Lycoming County residents.</p>	<p>In the past agencies have not been getting together on a regular basis to address the efficient provision of community services. The existing North Central Interagency Council has provided a forum for professional networking that leads to further collaboration. This needs to be built upon and expanded into more comprehensive “Council of Agencies.” This is a priority action strategy. This council will need to establish a clear set of outcomes with goals, objectives and strategies for meeting those outcomes.</p> <p>Some of the key issues the Council of Agencies will need to address are good transportation for elderly and handicapped, and the importance of the family in dealing with both family and community needs.</p>

Strategic Action	Notes
<p>1f. Develop and distribute educational material that highlights where and how shared services have worked in a beneficial way for the community.</p>	<p>Examples of shared services arrangements that are working successfully in Lycoming County include:</p> <ul style="list-style-type: none"> ○ Old Lycoming and City Fire Departments ○ East Lycoming Recreation Authority ○ County / Municipal Zoning Partnership ○ County / Municipal Subdivision Partnership ○ Tiadaghton Council of Governments ○ Williamsport Recreation Commission ○ West Branch Council of Governments
<p>1g. Initiate the development of cooperative agreements by building on where good cooperation and agreements now exist.</p>  <p><i>There may be opportunities to share equipment as well as part of shared services.</i></p>	<p>The Lycoming County Planning Commission staff will develop a list of existing cooperative arrangements that will include the following:</p> <ul style="list-style-type: none"> ○ Name of Agreement ○ Function ○ Geographical Service Area ○ Program Scope ○ Legal Requirements for Formation ○ Organizational Structure ○ Scope of Membership ○ Contact Persons ○ Budget


Strategy #2	
Improve Community Image and Appearance	
Methods, Tools, and References	
Ordinances, Streetscape Plans, Clean-up Programs, Gateway Initiative, Art Displays	
Partners	
County, Local Municipalities, Community Organizations, Colleges, Schools	
Funding Sources	
Main Street Funding, Streetscape Enhancements	
Strategic Action	Notes
2a. Review ordinances to address junkyards.	The presence of junk creating an eye sore and bad image for the county is consistently viewed as a critical impediment to promoting the county as a good place to live and do business. The LCPC Staff should do a systematic audit of local ordinances and make recommendations on how to improve the regulation of junk.
2b. Review abandoned vehicle ordinances.	Same as above.
2c. Develop community streetscape and traffic calming plans	Improved streetscapes such as those displayed here, provide a friendlier neighborhood feeling with safe pedestrian facilities that can promote improved livability in our communities.
 <p><i>Roundabout at the entrance to Penn College of Technology</i></p>	An important issue to be addressed in streetscapes is curb cuts that allow for safe travel by handicapped individuals.

Strategic Action	Notes
<p>2d. Review ordinances for screening and tree planting requirements.</p>	<p>The LCPC Staff, in conjunction with the County Extension, should do a systematic audit of local ordinances and make recommendations on how to improve the regulation of landscaping and tree planting requirements. It is important that criteria for placing and maintaining trees in a manner that protects public safety is included.</p>
<p>2e. Adopt property maintenance ordinances.</p>	<p>The LCPC staff should develop a model ordinance.</p>
<p>2f. Establish a Community Clean-up Program</p>	<p>The LCPC staff should investigate funding opportunities to support such an effort to deal with junk, junk cars, debris, and unsightly “lawn art.” The program should be monitored for success and highlights publicized in order to promote the image of a county and community that cares about the way it looks.</p>
<div data-bbox="251 800 742 1125" data-label="Image"> </div> <p data-bbox="251 1129 516 1159"><i>Volunteer litter patrol</i></p>	
<p>2g. Develop Community Gateways that reflect community heritage.</p>	<p>The Community and Economic Development Plan identified the implementation of a “Community Gateway Initiative” as a critical strategy for community and economic development in the future. Those gateways should clearly reflect the character of the community. Key steps to achieving this include:</p> <ul style="list-style-type: none"> ○ Work with garden clubs, colleges, local schools and associations such as watershed associations. ○ Develop inventory of Gateway successes and publicize those successes. ○ Develop a list of those gateways that need improvement. ○ Establish criteria to define what a gateway is (i.e. natural settings, gardens, parks, scenic views etc.)
<div data-bbox="237 1314 764 1682" data-label="Image"> </div> <p data-bbox="237 1686 764 1751"><i>A handcrafted sign at an entrance to the City of WilliamSPORT</i></p>	

Strategy #3	
Develop New Recreation Opportunities	
Methods, Tools, and References	
Municipal Parks and Recreation plans, Recreation surveys,	
Partners	
Municipalities, Recreation Boards/Departments, Authorities, County, School Districts, PA Fish and Boat Commission, PA DCNR, COGs, health care sector, and recreation user groups organizations	
Funding Sources	
Transportation Enhancements, Community Conservation Partnership Program, Growing Greener Funding	
Strategic Action	Notes
3a. Implement recommendations from the Lycoming County Comprehensive Recreation, Parks and Open Space Plan.	The Lycoming County Comprehensive Recreation, Parks, Open Space, and Greenways Plan contains specific strategic actions to enhance recreational opportunities in this planning area and Lycoming County as a whole.
3b. Prepare Community Greenway Plans.	The Lycoming County Greenway Plan provides the framework for developing Community Greenways. The Community Plans should enhance, complement, and implement the County Greenway Plan.
<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;">  </div> <div style="flex: 1; margin-left: 10px;"> <p><i>Proposed Greenway Alignment Map Worcester Community Greenway Worcester Township, Montgomery County, PA</i></p> </div> </div>	

Strategy #4	
Increase usage of existing recreational and other community facilities (e.g. libraries).	
Methods, Tools, and References	
Recreation Forum, Recreation Commissions, Cultural Events Series	
Partners	
County, Local Municipalities, Community Organizations, Schools, Colleges, Business Community and recreation user organizations.	
Funding Sources	
Hometown Streets and Safe Routes to School, Community Conservation Partnership, Transportation Enhancements	
Strategic Action	Notes
4a. Market facilities and their services in ways that attract new users.	Many recreational facilities throughout the county are under utilized. It is important to publicize and educate residents and businesses about what is available. Additional usage can lead to additional funding to support facilities and discourage vandalism.
4b. Interconnect facilities with bike-pedestrian routes.	This Planning Area has one of the premier bikeways within Lycoming County. Consideration should be given to extending the bikeway into Trout Run. Although this facility will serve primarily for recreation, this activity could provide a spark to bike connectivity and biking as a commuting option within the Planning Area. A connection to the Susquehanna Trail is planned.
 <p style="text-align: center;"><i>Bike Trail in Old Lycoming Township</i></p>	
4c. Encourage businesses to use community facilities.	The River Valley Room conference facilities in the Trade and Transit Center are a good example of this approach.
4d. Encourage communities to use business facilities.	Local business facilities are not fully used and could meet a community need. Local service organizations have unused conference and meeting space, as well as local businesses.

Strategic Action	Notes
4f. Establish area recreation commissions	<p>Strategy 1 establishes the importance of cooperation and coordination among community service providers. Recreation Commissions are important to focusing on the critical issue of recreation. Such commissions should include representation from:</p> <ul style="list-style-type: none"> ○ Elderly ○ Youth ○ User organizations ○ Municipal Government ○ State Agencies ○ Others
4g. Convene a forum of local recreation providers	<p>The Lycoming County Comprehensive Recreation, Parks, Open Space, and Greenways Plan identified current recreation needs in the County. The LCPC Staff will facilitate monitoring our performance in serving those needs and revising the strategic actions as necessary as needs change.</p>

Strategy #5	
Promote Facilities and Services to attract industry.	
Methods, Tools, and References	
Marketing of facilities, services, events, and achievements, and user comments	
Partners	
County, Local Municipalities, Business Community, Chamber of Commerce, Financial Institutions, Community Service Organizations	
Funding Sources	
Keystone Innovation Zone, Commonwealth Capital Budget	
Strategic Action	Notes
5a. Promote mental and health care facilities and services	Lycoming County has excellent facilities and services which is a strength in attracting new business and industry. A marketing approach for these services should be provided to Lycoming County Industrial Properties Corporation and the Williamsport/Lycoming County Chamber of Commerce.
5b. Promote excellent educational opportunities, to include technical institutes and colleges.	Residents of this Planning Area have excellent access to a variety of institutes of higher learning. It is important to utilize Penn College of Technology, Lycoming College, and Lock Haven University as key partners for community and economic development initiatives.
5c. Promote excellent facilities and programs to support musicians, artists, and performing artists.	The City of Williamsport provides an excellent environment, facilities, and programs for musicians, artists and performing artists. This community strength should be exploited in marketing the planning area for new business and industry.
	
<p><i>The Community Arts Center in downtown Williamsport</i></p>	

Strategic Action	Notes
5d. Promote amateur and professional sports.	Minor league baseball and the Little League World Series play a prominent role in defining the vitality of the Williamsport Area and impact the surrounding communities. The success of these two sport venues should be built upon and expanded to improve the image of a vital community for “all seasons.”

Strategy #6	
Maintain viability of Volunteer Fire Companies	
Methods, Tools, and References	
Service Evaluation, volunteerism policy and rewards program.	
Partners	
County, Municipalities, Fire Companies, Ambulance Service Providers	
Funding Sources	
Local Municipal Government, donations,	
Strategic Action	Notes
6a. Identify shared facility and service opportunities.	<p>Key components of this strategic action can be found in strategic actions 1b and 1c.</p> <p>Lycoming County Department of Public Safety, with assistance from LCPC staff, should facilitate a forum and an evaluation of opportunities for shared emergency services and facilities.</p> <p>The existing fire service agreement between the City of Williamsport and Old Lycoming Township is a good example of this approach.</p>
6b. Promote volunteerism.	Work with local, county, and state government, and private business to establish guidelines and employee reward programs for those who volunteer to help provide emergency service support.
6c. Promote financial support through donations.	Everyone benefits so everyone should contribute in some way. Funding support for emergency service providers should be easily available and publicized in order to promote appropriate support from local government and private business.

Strategic Action	Notes
<p>6d. Develop a comprehensive evaluation of essential emergency service needs.</p>	<p>This evaluation should specifically address provision of adequate back-up service and costly duplication of equipment and services. Some key issues to be considered in this evaluation includes:</p> <ul style="list-style-type: none"> ○ Lack of staffing personnel ○ Increasing training requirements ○ Liabilities for fire companies and individual volunteers ○ Increasing costs for personnel safety equipment ○ Agreement with DCNR to allow personnel to provide first response in rural areas. ○ Need for municipal financial support. ○ Proactive emergency response plans that definitively address special needs for elderly and handicapped individuals. ○ Maintaining adequate services in the environment of budget cutting. <p>The LCPC staff should facilitate the forum and evaluation of opportunities for shared emergency services and facilities.</p>
<p>6e. Develop a process to investigate sources of federal, state, and other grant monies to support emergency services.</p>	<p>Planning partners should include their regional cooperation as an asset for grant applications.</p>

Strategy #7	
Promote effective stormwater management.	
Methods, Tools, and References	
MS4 or Stormwater management ordinances, Act 167 stormwater management plans	
Partners	
County, municipalities, County Conservation District	
Funding Sources	
PA DEP (Growing Greener Funding), US EPA, County, Municipalities	
Strategic Action	Notes
7a. Complete Act 167 Watershed Studies.	The Act 167 study for Lycoming Creek currently in process should remain a priority so that stormwater management can be focused in those areas needing attention.
7b. Implement NPDES Phase II program.	Implementing this program will continue conservation of resources in the planning area through control of accelerated erosion, water quality improvements, and groundwater recharge.
7c. Implement additional stormwater management programs in Communities with MS4 permits.	Loyalsock and Old Lycoming Townships have been issued an MS4 permit. Implementing the plans as specified in each permit will provide an advanced degree of conservation and water quality improvement.
7d. Establish watershed associations for all watersheds.	Continue support of the Lycoming Creek Watershed Association.

Strategy #8	
Coordinate facilities development with land use plans.	
Methods, Tools, and References	
Zoning Ordinance Requirements, Capital Programming	
Partners	
County, Local Municipalities, Water and Sewer authorities, Emergency Service Providers	
Funding Sources	
County and Local Government	
Strategic Action	Notes
8a. Plan infrastructure improvements and expansions to serve planned growth areas.	Priority of effort and funding should focus on the continued viability of the planned growth areas.
8b. Utilize land use controls to provide community facilities and infrastructure to support planned growth.	Land development should include improvements to extend facilities and infrastructure to adjacent and surrounding parcels in planned growth areas.

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Comprehensive Plan

Interrelationship of Planning Elements

As mandated by Section 301(4.1) of the Pennsylvania Municipalities Planning Code (MPC), comprehensive plans shall discuss the interrelationships among the various plan components. This demonstrates that the components of the plan are integrated and do not present conflicting goals, policies, or recommended courses of action.

As a result of the integrated discussion held throughout the planning process and integrated policy plans, much of this interrelationship has already been addressed. The matrices for Chapters 2-5 summarize specific examples of the interrelatedness of recommended strategies. For further clarity, the following examples of interrelationships among the four policy plans are provided:

- Efforts to increase housing diversity benefit the County by providing greater options in terms of housing type and value, expanding the community's socio-economic and socio-cultural breadth and depth.
- Economic development incentives stimulate community vitality and support for cultural activities and events.
- The policy of coordinated land use and utilities planning invites development to desired areas.

- The strategy of education and training programs integrated with the larger community strengthens the economic policy of developing a trained, flexible, and locally employable workforce.
- Economic development is strengthened by promoting the Planning Area’s historic and cultural resources, as well as its rural recreational opportunities, through tourism activities.
- Economic development incentives for strengthening the Planning Area’s agriculture and forestry sector will encourage the active and viable management of resources, while conserving, and possibly preserving, the Planning Area’s rural open spaces
- The Future Land Use pattern provides an opportunity to strengthen both the County’s and municipalities’ tax bases by managing the rate of residential growth, strengthening industrial growth and preserving the existing agricultural and open space areas.

“The way land is used in your community affects your taxes and the quality of your life. Land uses influence the size of your local government, the types of services it offers, the types of equipment it must purchase, and the taxes and tax rates it must levy.”

Timothy W. Kelsey,
Fiscal Impacts of Different Land Uses: The Pennsylvania Experience

- Commercial, industrial, and residential development is encouraged to take place near areas serviced by existing infrastructure, resulting in greater efficiency and effectiveness of community service delivery and management.
- Preservation of the Planning Area’s agricultural, open spaces and sensitive environmental resources will allow the continued enjoyment of the area’s recreational opportunities, scenic landscapes, and sensitive flora and fauna.
- The policy of encouraging locally relevant ordinances and conservation design techniques strengthens both the land use, and community facilities and service policies of the plan
- Progressive zoning of CAFOs protects quality of life in urban and suburban neighborhoods, as well as public water supplies across the County.

- Utility service planning and management are needed to protect natural resource quality, e.g. water quality from failing septic systems, and manage regional water supply and withdrawal.

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Comprehensive Plan

County Hazard Mitigation Plan

County Water Supply Plan

Forest Management Plans
Tiadaghton

Open Space, Recreation, and
Greenways Plan

WATS Long Range
Transportation Plan

Lower Lycoming Creek Flood
Hazard Reduction Plan

The responsibility for shaping the future of the Lower Lycoming Creek Planning Area is a shared effort. The Comprehensive Plan alone cannot ensure the fulfillment of the community's vision. Instead the Comprehensive Plan lays the foundation for a consistent approach to various functional planning tasks.

The following sections summarize the purpose, goals, and current policy and project initiatives of functional plans developed by Lycoming County and regional agencies. These plans provide one arm of implementation for the Comprehensive Plan. Revisions to the Zoning Ordinances and Subdivision and Land Development Ordinances will provide another. When these documents are reviewed and revised, whether annually, biennially, or within other timeframes, the comprehensive plan should be a reference in order to develop appropriate, consistent updated function plans and programs.

See Chapter 9 for the description and guidance on the implementation of the Comprehensive Plan.

County Hazard Mitigation Plan

Lycoming County has put considerable effort into becoming a safer place to live and work. As a major part of that effort,

the County has developed a Countywide Vulnerability Analysis. Because of this effort, we know that flooding is the most costly and damaging of all hazards impacting Lycoming County. However, with over 2,200 miles of stream within its borders, the County must prioritize needs. Communities with an abundance of repetitive loss properties may require structural flood protection, while areas susceptible to seepage may benefit from preventative activities, such as utility relocation, flood proofing, and sewage backflow valves. This balanced approach toward flood mitigation should translate into all other natural and technological hazards. No community has unlimited resources to address all hazard risks. A mitigation plan will prioritize risks and provide a plan of action that is both cost-effective and supportive of sustainable community development.

The Lycoming County Hazard Mitigation Plan will assess hazard vulnerabilities within all 52 municipalities of Lycoming County. Hazards considered include the following: (1) Flooding; (2) Winter Storms; (3) Tropical Storms and Hurricanes; (4) Tornadoes and Windstorms; (5) Hazardous Materials Incidents; (6) Fixed Nuclear Incidents; (7) Droughts and Water Supply Deficiencies; and (8) Fires; and (9) Terrorism.

Because flooding has been the most damaging and life threatening of hazards affecting development within Lycoming County, this plan will emphasize flood risk assessment and mitigation. Within each of the County's principal watersheds, flood problems are identified and development trends considered. The County's Geographic Information System (GIS), historical information, documented flood damage, Flood Insurance Rate Maps (FIRM), and Flood Insurance Studies (FIS) will contribute to the preparation of this planning document.

Additionally, we are encouraging specific local plans addressing the hazards within the most vulnerable communities as a first step toward mitigation. These local plans would be added to the Countywide Hazard Plan as they are developed and adopted. The Lower Lycoming Flood Hazard Reduction Plan has been developed, adopted locally, and forwarded to PEMA for State and FEMA approval.

The events of 9-11-01 have made us aware that there is a grave need to develop the means to protect our infrastructure in the event of a terrorist attack. The draft of our plan needs to be expanded to encompass this serious and pressing issue.

The mitigation plan will maximize the benefits of Project Impact. It will support pre-disaster preparedness as compared to post-disaster response. It will emphasize long-term risk reduction over short-term gain. And it will encourage planning at the local level, the first line of defense when disaster strikes.

Lycoming County Water Supply Plan

The Lycoming County Planning Commission completed a **Lycoming County Water Supply Plan** in 2001, utilizing a \$100,000 grant from PA DEP. The study was developed with the assistance of a specialized professional consultant, Science Applications International Corporation (SAIC), and an Advisory Committee of water supply providers, municipal officials, Chamber of Commerce representatives, and agency officials. The purposes of the Plan are to:

1. Evaluate existing community water system capabilities
2. Project future water needs
3. Identify service deficiencies
4. Evaluate alternative solution strategies and
5. Make recommendations to promote coordination and consistency with County and municipal planning efforts.

The Plan identifies potential cooperative arrangements between water suppliers and helps justify funding requests from State and Federal sources for water supply system improvements. The Plan also provides guidance to the County Commissioners for Community Development Block Grant (CDBG) allocations and other assistance. It also includes suggested Well Head and source protection language to be included in local Zoning Ordinances, as well as assisting with the delineation of Strategic Growth Areas where public water service can be efficiently provided.

Forest Management Plans

The Bureau of Forestry prepared the State Forest Resource Management Plan update in 2003. Final review and approval are pending at this time (March 2004). The Plan sets forth a mission and goal of sustainability using an ecosystem management approach. The Plan recognizes that “the state forest provides an abundance of high quality forest products, ... represents a two million acre water treatment plant and air purification system,... provide[s] recreational opportunities and mineral resources, as well as an aesthetic setting that is vital for Pennsylvania's tourism industry, ...[and] is the largest publicly owned habitat for plants and animals in the Commonwealth of Pennsylvania.” Therefore, the state forest needs sound management to protect its functional

integrity or long-term sustainability and the benefits we receive from it.

The following letter excerpt from Dr. James R. Grace, State Forester, to Pennsylvania's residents outlines the plan's significant changes from previous management policy:

- The commitment to ecosystem management, which is based on ecological units, such as ecoregions, landscapes, and a newly developed plant community classification system.
- The forest inventory for the state forest was revised and expanded to include additional ecological parameters, an annualized five-year inventory cycle, and permanent crews to conduct the inventory.
- New technologies, such as Global Positioning Systems (GPS), Geographic Information Systems (GIS), Web-based management and reporting systems, and computer-based modeling have been employed to aid in data and information management, resource planning, and management decisions.
- Through a partnership with Penn State University, a new timber harvest planning system was developed, which uses a sophisticated linear programming computer model to allow for an improved and more accurate allocation of resources than previous plans.
- The establishment of the regeneration fund, which designates a portion of the receipts from state timber sales to be used to implement management practices to address the over-browsing by deer in order to obtain successful forest regeneration.
- Bio-reserve and Old Growth management systems have been established and mapped.
- Several new sections have been added to the plan, including Communications, Ecological Considerations, Soil Resources, Non-timber Forest Products, and Infrastructure.

The State Forest Resources Management Plan is implemented by the Bureau and the 20 district forest offices across the state. The Tiadaghton State Forest is the largest forest district in Lycoming County. Small portions of the Sproul and Tioga State Forests are also located within the County's boundaries. Each of the district offices are responsible for implementing the Plan's management recommendations, once approved.

Each of the Plan's 12 core management sections will be applied to forest lands in Lycoming County in some fashion. The following is a list of policy positions and recommendations for which the County may want to work cooperatively with the district offices. These goals represent the Bureau's future policy on key issues of concern that were identified during the early phases of this planning process.

Communications Goal: To continue listening to and evaluating the wants and needs of the public on forestry issues at the local and statewide level.

Potential County Role in Cooperation: The Lycoming County Planning Commission, the Lycoming County Conservation District, and other county agencies can be representatives of County residents and advocates for public wants and needs to district foresters regarding state forest lands.

Ecological Considerations Goal: To integrate ECOMAP into the inventory and management of state forest lands.

Potential County Role in Cooperation: The Lycoming County GIS planning and GIS staff may want to become familiar, if not already familiar, with ECOMAP principles, as a model for County forestland inventory and management, and as means to understanding forest land and resource classification.

Ecological Considerations Goal: To reduce and limit forest fragmentation and promote connectivity of high canopy forests by maintaining fluid corridors throughout the state forests.

Potential County Role in Cooperation: The County may want to enhance its own policy on forest fragmentation, in regards to lands adjacent to state forestlands, riparian corridors, and other key habitat areas.

Forest Health Goal: Determine the degree of impact that adjacent land uses and activities have on state forest health.

Potential County Role in Cooperation: The County could aid the district office by providing current and future land use data.

Geology/minerals Goal: To manage the geologic features of oil, gas, gas storage and hard minerals in a cost-effective and efficient manner and in the greatest benefit of the people of the commonwealth.

Potential County Role in Cooperation: The Lycoming County Planning Commission and other county agencies can be representatives of County residents and advocates for public wants and needs regarding subsurface activities on state forest lands.

Recreation Goal: To provide opportunities for healthful, low-density recreational opportunities that are compatible with maintaining the integrity of forest ecosystems.

Potential County Role in Cooperation: The Lycoming County Planning Commission and other county agencies can be representatives of County residents and advocates for public wants and needs regarding recreational activities on state forest lands.

Recreation Goal: To cooperate with regional and state interests in the promotion of low density, ecologically sound tourism opportunities associated with state forest lands.

Potential County Role in Cooperation: The Lycoming County Planning Commission and other county agencies can be representatives of County residents and advocates for public wants and needs regarding tourism activities and promotion on state forest lands.

Silviculture/Timbering Goal: To demonstrate and promote silvicultural practices that sustain ecological and economic forest values.

Potential County Role in Cooperation: The County and the Conservation District could partner with the forest district to demonstrate and promote sustainable forestry that protects ecological and economic forest values.

These potential roles in cooperation by no means require the County to take action. However, they do suggest, as noted, ways in which the County and the state can work cooperatively toward common goals for forest resources. Simply understanding each others methods of assessment and management allows for greater discussion between these agencies, and the potential for greater consistency in policy and action.

Tiadaghton State Forest

The Tiadaghton State Forest (District #12) is comprised of 214,973 acres, most of which is in Lycoming County. Small portions extend into Tioga, Potter, Clinton and Union Counties. Geographically, the Tiadaghton State Forest is divided into three major blocks. The South Block is located south of the Susquehanna River in the Ridge and Valley province. The West Block contains the majority of the Tiadaghton State Forest and is centered on the Pine Creek Valley. The East Block, also on the Allegheny Plateau, is located adjacent to Lycoming and Loyalsock Creeks.

The District Plan for the Tiadaghton State Forest outlines history, extensive resource inventories and agency policy on a wide range of topics. It begins with a classification of the forest lands into land management districts focused on resource uses. The largest percentage of Tiadaghton State Forest is designated for multiple resource use management (51 percent), “the least restrictive management zone, and applies to areas managed for many resources, such as timber, water, recreation, fauna, flora, and minerals. Appropriate forest community types within this zone may be considered part of the commercial forest land base.”

Within the plan, there are four topics of specific interest to Lycoming County:

- The designation of bioserve and old growth areas. Some of these areas are located in the interior of the forest lands while others lie along the edges. Peripheral areas suggest coordination between state, county, and local officials to manage public access.
- The plan recognizes scenic driving as a recreational activity, as well as the face of the state forest to many Pennsylvanians and visitors. The Plan lists public roads in the Tiadaghton State Forest. These roads, and their contiguous road segments, should be evaluated for potential candidacy for scenic byways designation.
- The plan states, “There are no immediate plans to further develop the mineral resources on the Tiadaghton State Forest, with the possible exception of leases for the exploration of oil and natural gas.” Communication on this topic is of particular concern to residents.
- The plan recognizes the function of state forest lands on municipal and private water supply, and states “Future land use and development within both existing and potential

watersheds must be compatible with water production.” Reciprocal acknowledgement that private land use and development affect water quality throughout the downstream watershed should be made in local planning documents.

Open Space, Recreation, and Greenways Plan

LCPC staff, with assistance from the Larson Design Group, has made significant progress in the development of a **County Recreation, Parks, and Open Space/Greenway Plan** update:

1. Completed and compiled a Survey of local needs and demands for recreation programs and park areas;
2. Convened and interviewed a number of Focus Groups (e.g. Youth activities) relating to specialized areas of recreation and natural resource management;
3. Completed an Inventory of existing recreation programs and park facilities and their usage patterns, and;
4. Are in the process of developing recommendations for priority in addressing needs for recreation programs and park facilities.

This project will also help address needs identified by local residents at the Our Towns 2010 Workshops, and has been recognized by the Greater Williamsport Area 2000 Alliance as a top priority, which will enhance existing recreation programs and facilities and will foster increased cooperation and resource sharing between our County’s local governments.

Funding from DCNR (\$80,000) and DCED (\$30,000) has been secured. A 60 + member Recreation Advisory Committee has been formed to review recreation and open space inventory information and provide input into project goals and process. The Lycoming County Planning Commission, staff/consultants and Advisory Committee developed and distributed a Comprehensive Recreation Survey to 5,000 randomly selected Lycoming County households. Of these, 67 were returned due to being undeliverable. To date 1,352 surveys were returned (1352/4933 = 27.4%), a very high percentage for this type of survey. The survey will provide statistically significant information about County recreational needs, and will be helpful in obtaining Grant funding for community recreation projects and programs. A summary of the Survey results is posted on the County Website. A draft of the plan is scheduled for completion by the Fall of 2004.

A major focus of this planning effort will be a Comprehensive Open Space and Greenway Initiative. Staff has compiled many data layers and will apply them through the GIS system to develop a comprehensive Open Space and Greenway network. Greenways are linear corridors of open space that will serve to protect natural, cultural, and scenic resources, provide recreational benefits, enhance natural beauty and quality of life in neighborhoods and communities, and stimulate economic development opportunities.

WATS Long Range Transportation Plan

The Williamsport Area Transportation Study, (WATS) Metropolitan Planning Organization, (MPO) is responsible for the review and approval of local plans and programs seeking federal and state funds for transportation improvements. The WATS jurisdiction includes all of Lycoming County.

WATS has developed its most current transportation improvement program project listings for the Federal Fiscal Year 2005-2008 TIP and supporting documents for highway and mass transit improvements proposed within Lycoming County. Consistent with the established public involvement process, the TIP will be available for public review during the Summer of 2004. The WATS Coordinating Committee will review the summary of all public comments received and consider adoption of the FFY 2005-2008 TIP.

Multi-task projects listed on the TIP include replacement of the Market Street Bridge, improvements to the Appalachian Thruway (US 15), replacement of the PA 405/442 Muncy Creek Bridge, replacement of the Little Muncy Creek Bridge, development of the Williamsport Airport Access, and five transportation enhancement projects.

The total cost for projects listed on the draft FFY 2005-2008 TIP is more than \$128 million. These projects tap a wide range of funding sources: 14 federal funding programs and 8 state programs, supplemented by local and other funding sources.

Lower Lycoming Creek Flood Hazard Reduction Plan

The Lower Lycoming Creek Flood Hazard Reduction Plan focuses attention on the need for flood hazard preparation, specifically in Hepburn, Lewis, Loyalsock, Lycoming, and Old Lycoming Townships. The Plan was prepared by the Lycoming County

Department of Economic Development & Planning Services in 2001.

The Plan characterizes historic and recent flooding in the Lower portion of the Lycoming Creek watershed. It assesses various risk factors including population affected, critical facilities and services, transportation corridors (*lifelines* in times of flooding), and real estate impacts. The Plan then lays out objectives, policy and actions in five areas where municipal action can have a substantial impact on the reducing flood hazard impacts.

Regarding preventative activities, the Plan recommends that the five townships review, revise and enforce their codes and ordinances to limit uses and development in the floodplain, acquire floodplain areas for public greenways and open space, develop or participate in the development of stormwater management plans, and develop and distribute public information, among other action items.

Regarding property protection, the Plan recommends that the townships participate in the National Flood Insurance Program (NFIP) and the Community Rating System program, protect or remove properties that have had repetitive losses or that are located in the floodway, assist in relocating historically significant structures, and seek funding to retrofit homes and businesses.

Regarding emergency services, the Plan recommends that emergency responders and critical facilities operators improve flood warning procedures, protect critical facilities, and coordinate evacuation plans.

Regarding structural projects, the Plan recommends implementation of site specific flood protection projects, the identification of additional high risk sites, and budgeting for flood protection in municipal capital investment plans.

Regarding natural resource protection, the Plan recognizes that floodway and floodplain areas are natural resources with diverse ecological functions. The Plan recommends that the townships assist in managing floodway and floodplain lands to enhance these functions. Action items include organizing a watershed association, co-sponsoring and supporting clean-up events, and establishing riparian buffers, among others.

Regarding public information, the Plan recognizes that an informed public is a more prepared public when it comes to flood impact prevention and event response. It recommends that the township communicate flood hazard maps, the proper response to

flood events and mitigation techniques through published literature, flood monuments, and workshops.

The Plan also includes a priority timeline for action on each of the recommended action items.

The policy and action items of the Lower Lycoming Creek Flood Hazard Reduction Plan provide short term and long term guidance for reducing flood impacts in the Lower Lycoming Creek watershed. The Plan's recommendations are consistent with policy and strategies presented in this comprehensive plan, and should be fully implemented.

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Comprehensive Plan

Multi-Municipal Planning Partnerships within Lycoming County and Union County

Contiguous County Planning and Development

As mandated by Section 301(a)(5) of the Pennsylvania Municipalities Planning Code (MPC), comprehensive plans shall discuss the relationship of the existing and proposed development of the municipality or multi-municipal Planning Area to the existing and proposed plans in contiguous municipalities. The intent of this requirement is to instill planning consistency and coordination along municipal boundaries. Comprehensive planning fully recognizes that municipal boundaries are not physical, social, economic or environmental constraints to the impacts of development and conservation.

Multi-Municipal Planning Partnerships within Lycoming County and Union County

Early in this planning process, as local issues were identified by each of the six multi-municipal planning areas and the County, it became clear that many areas of Lycoming County are faced with similar issues. The specific location, timing, and results of these issues varied from place to place, but nonetheless, the root causes were often identical. Due to such broad-based commonality among priority issues, and the common vision to improve conditions and resolve problems as shown in the following table, many recommendations found within each of the planning area comprehensive plan documents reflect common approaches to community improvement.

Matrix 5 Key Issues Expressed by Planning Area Partnerships and Lycoming County

Goal and Objectives address	Lycoming County	Greater Williamsport	Lower Lycoming Creek	Montoursville Creek	Muncy Creek	US 15 South	US 220/I-99
Land Use and Resource Management							
Guidance for highway and interchange development	X	X	X	X			X
CAFO location	X			X			
Reduction of visible junk	X						
Floodplain management	X	X	X	X	X	X	X
Increased development pressure					X	X	
Open space/public lands development potential	X		X			X	
Conservation of steep slopes and ridgetops	X	X	X	X			X
Natural resources management	X	X	X	X			X
Protection of cultural and historic resources	X	X	X	X	X	X	
Open space and agricultural preservation					X	X	
Water supply/water quality					X		
Transportation							
Multi-modal transportation system	X	X	X	X			X
Public transit	X	X		X			
Traffic congestion/roadway network					X	X	
Community and Economic Development							
Demographic changes	X	X	X	X	X	X	X
Housing needs	X	X	X	X	X	X	X
City impact on the County	X	X	X	X	X		X
County economy and workforce	X	X	X	X	X	X	X
Small businesses	X	X	X	X	X	X	X
Storefront vacancies	X	X			X	X	X
Maintenance/Expansion of infrastructure	X		X	X	X	X	
Community Facilities/Other Topics							
Intermunicipal cooperation			X		X	X	
Community image/appearance					X	X	

"X" denotes a topic identified as a priority concern

Furthermore, this commonality lends itself to broad-based coordinated, cooperative and collaborative efforts. Particularly where state and federal funding is sought to implement targeted studies, pursue model ordinance development and local modification/adoption, or transit improvements, government agencies give credence to public and public-private partnerships working together efficiently to address regional issues.

The Lower Lycoming Creek Planning Area is adjacent to three other multi-municipal planning partnerships that have simultaneously devised Comprehensive Plans. Historic and future development activities in contiguous municipalities have a direct impact on the Planning Areas' land uses, infrastructure, and economic vitality. Likewise, the future recommendations included in this plan also impact the development patterns of these neighboring communities

Greater Williamsport Area (2005)

The Comprehensive Plan for the Greater Williamsport Alliance Planning focuses on the vibrancy of the City, its suburbs and its neighboring municipalities as places to live, where distinct neighborhoods offer a range of housing options and a sense of coherence and community; as a places to do business, where retail and service shops serve office workers and local residents; as a places to invest in historic and modern properties maintained through code enforcement and served by sound, long-range community infrastructure planning; as a places to relax and spend leisure time walking, shopping, biking, and site seeing; and as places to visit, where local culture is proudly displayed at community entrances.

US 220 Future I-99 Area (2005)

The Comprehensive Plan for the US 220/Future I-99 Planning Area focuses mainly on establishing a clear vision for the future development of these four communities. Anchored by Jersey Shore Borough, and tethered to Williamsport along the US 220 corridor, these communities are located along a heavily traveled arterial that offers opportunity for further business and industry development. The Plan recommends a number of community enhancements to ensure that the Borough retains its small town character and vitality, including mixed use zoning, infill development, and neighborhood preservation programs, while illustrating desired locations for business and industry in Piatt and Woodward Townships. Infrastructure investment as a public incentive or as a private investment should include the extension of roads, water, sewer, trails and walkways, as well as

improved river access. The Plan recommends further exploration of shared facility and service opportunities, e.g. public water and sewer, recreation, public safety, etc. United by the riverfront, the municipalities support development of the Susquehanna Greenway.

Montoursville – Muncy (2005)

The focus of the Comprehensive Plan for the Montoursville-Muncy Planning Area is on maintaining the continued vitality of its downtown, while providing for a variety of housing options, redevelopment of key industrial sites, and guiding new development through land use planning and infrastructure development. The municipalities agree that new development should be pedestrian friendly and potentially served by transit.

Transportation improvements are also a strong component of the plan, including support for the primary runway extension at Williamsport Regional Airport and completion of the Lycoming Valley Railroad Bridge.

United by the riverfront, the municipalities seek to increase public awareness of the cultural and historic resources unique to the planning area by promoting the implementation of the Lower West Branch Susquehanna River Conservation Plan. Through the adoption of their comprehensive plan, they have also agreed to work on a regional basis to identify future highway and municipal infrastructure needs related to the anticipated growth and development as part of the completion of the Susquehanna Throughway and other highway projects.



Comprehensive Plan

Municipal Responsibilities to the Planning Partnership

Plan Review and Maintenance

The responsibility for shaping the future lies in many hands; those of citizens, interest groups, businesses, utilities, institutions, and numerous government entities. Lycoming County's government entities alone total approximately 100 decision-makers within County government, fifty-two municipalities, eleven school boards, and dozens of authorities. State and federal agencies add yet another component to decision-making in terms of fiscal, regulatory, and management programs.

To implement multi-municipal comprehensive plans, counties and municipalities shall have the authority to enter into intergovernmental cooperative agreements.

Act 2000-67 (amendment to the PA MPC)

Fortunately, regional planning is on the rise and is leading neighboring communities toward common goals and agreement on collective approaches or strategies toward sustaining and enriching the region's quality of life. Cooperative planning has been accomplished; now cooperative implementation must carry the vision to fulfillment.

Municipal Responsibilities to the Planning Partnership

Municipal regulations are the cornerstone of implementing a comprehensive plan. If local regulations are inconsistent in their standards and their enforcement, they will be less effective in accomplishing the vision, goals, and objectives to which the planning partners have agreed. This multi-municipal planning effort was a momentous project. It achieved an unprecedented level of intermunicipal dialogue and laid the foundation for continued coordination and collaboration in facing broad community development issues.

First and foremost, the planning partners should continue to discuss local issues and concerns among themselves and with the Lycoming County Planning Commission. These discussions could occur under the umbrella of the West Branch Council of Governments, as a new multi-municipal planning agency, or as a regularly scheduled workshop of municipal officials. Planning Advisory Team members who helped to prepare this plan may provide a core group of knowledgeable individuals to continue this dialogue.

Second, municipalities are required to have internally consistent planning and implementation policy, meaning that ordinances, sewage facilities plans, and other municipal plans must be reviewed during or following the adoption of the comprehensive plan to ensure that these plans are guiding the development of the municipality in the same direction as the comprehensive plan states. For example, if the comprehensive plan identifies a particular area of the municipality as a rural resource area, the sewage facilities plan should not include extension of public sewer service into this area, unless required in order to protect health and safety, nor should the zoning ordinance allow or require the provision of sewer service in this area. When consistency determinations are made at the planning stage, potential problems are resolved before major investment and resources are committed.

When zoning amendments are needed and prepared, the amendment process in any proposed case must follow the guidelines, excerpted from the MPC Section 916.1 (c) (5) and listed below, of necessary information to be submitted for the review by the respective municipal planning commission and elected officials, and county planning agency.

The governing body that shall consider the curative amendments, plans and explanatory material submitted by the landowner and shall also consider:

- (1) the impact of the proposal upon roads, sewer facilities, water supplies, schools and other public service facilities;
- (2) if the proposal is for a residential use, the impact of the proposal upon regional housing needs and the effectiveness of the proposal in providing housing units of a type actually available to and affordable by the classes of person otherwise unlawfully excluded by the challenged provisions of the ordinance or map;
- (3) the suitability of the site for the intensity of use proposed by the site's soils, slopes, woodlands, wetlands, floodplains, aquifers, natural resources and other natural features;
- (4) the impact of the proposed use on the site's soils, slopes, woodlands, wetlands, floodplains, aquifers, natural resources and other natural feature, the degree to which these are protected or destroyed, the tolerance of the resources to development and any adverse environmental impacts; and
- (5) the impact of the proposal on the preservation of agricultural and other land uses which are essential to public health and welfare.

The Lycoming County Department of Economic Development and Planning Services has developed a manual to address the need for consistency, particularly in regards to zoning, for its municipalities. The document is an excellent informational and application-based resource on zoning techniques for both intensive and non-intensive land uses. The Planning Area's municipalities and multi-municipal planning partnerships will find this to be a useful reference in the review and revision of their current ordinances.

Key Actions for Municipal Partners

The Lower Lycoming Planning Area includes the municipalities of Loyalsock Township, Old Lycoming Township, Lycoming Township, Hepburn Township and Lewis Township. This is a diverse planning area from the heavily developed areas adjacent to the City of Williamsport to the rural, wooded areas of Lewis Township in the northern part of the planning area. Planning

issues in this region have been dominated by two major activities: the construction of US 15/I-99 and the current and future growth pressure this corridor will bring to the planning area and recurring flooding from Lycoming Creek.

Population growth in the planning area has been a mix of growth and decreases. Loyalsock and Hepburn Townships both had small increases in population from 1990 to 2000. Old Lycoming, Lycoming and Lewis Townships had small decreases in population during the 1990 – 2000 time period. The planning area had 21,965 persons in 2000, a 0.1 percent increase since 1990. Since population growth has been flat over the past decade it is a good time for the municipalities in the planning area to plan ahead and prepare for the potential growth impacts that completion of I-99 and the Central Susquehanna Valley Throughway might bring to the region over the next decade.

Other actions that have impacted the planning area have included:

- Stormwater runoff has been a continuing problem in the planning area
- Groundwater availability for future sources of drinking water.
- Failing septic systems
- Lack of public sewer and water to support growth in the planning area.

Each of the municipalities in the planning area has worked with some degree of success to develop initiatives to address current planning issues. Much of the cooperation has been in the area of flood protection where the municipalities have worked with the County and the US Army Corps of Engineers to acquire lands in the floodplains, adopt Flood Hazard Mitigation Planning, and participate in the Flood Damage Reduction Project and the Joint Municipal Flood Response Team. The municipalities are working with PA-DOT to address State road drainage issues. Working together with the County and Federal agencies the municipalities in this planning area have come together to address the serious flooding that has impacted this area many times.

Old Lycoming Township

Old Lycoming Township lies immediately to the north of the City of Williamsport. Much of the past growth in the Township was an extension of the City and also commercial/retail growth

along the old US 15 corridor. The new US 15/I-99 passes through the eastern edge of the Township and has had a profound impact on the Township.

Many of the issues in Old Lycoming Township are similar to those which impact the entire planning area, especially flood hazard mitigation and potential US 15/I-99 growth pressures. Other priority issues in Old Lycoming Township have been commercial expansion and the preservation of existing neighborhoods from commercial encroachment, groundwater availability, and private well contamination by fecal coliforms and pesticides.

Important community improvement initiatives in the Township have included:

- The acquisition of lands in the floodplain.
- Participation in the flood damage reduction project with the US Army Corps of Engineers and the County.
- Participation in the Joint Municipal Flood Response Team
- Expansion of sewer and water service in the Township by the Township Authority
- Installation of new sewers in the Fox Hollow area to correct failing septic systems
- Joint fire service alliance with the City of Williamsport
- Development of a new recreation complex in the flood acquisition area
- Princeton Avenue Improvements
- Lycoming Creek Road Improvements - including beautification and selected concrete barrier removal.

It is important to recognize there are also constraints on the future planning activities in Old Lycoming Township. Development in the floodplain is a major constraint that prohibits much development where it has traditionally occurred. New strategies will need to keep future development out of the floodplain and consistent with current and future floodplain management policies.

The construction of the US15/I-99 bypass has created new concerns and constraints. The new highway has created both a visual and physical barrier to the Old Lycoming community. This development has also impacted commercial development in the community and has moved the focus for new commercial development to the interchange areas. Revitalization in the old commercial areas has become a major concern to protect these areas from further deterioration and make them into assets for the community.

Key Actions for Old Lycoming Township

The following key strategic actions need to be addressed within Old Lycoming Township. Through their implementation, many of the goals and objectives established in the comprehensive plan will be realized and will address the issues, concerns and constraints in the Old Lycoming Township community.

- Evaluate existing zoning, subdivision and land development, and building codes to ensure they are conducive to the promotion of a vibrant community.
- Encourage consistency in administration and enforcement of zoning practices with other municipalities in the planning area. These could include improved utilization of zoning tools available; training of zoning personnel; and assistance with interpretation of zoning regulations.
- Work with community groups to support neighborhood preservation programs that may exist or be established.
- Develop zoning ordinance amendments that are compatible with land use patterns and densities that define the local character of communities.
- Revise Township ordinances to regulate expansion of existing floodplain development.
- Revise Township property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.
- Work with the County and the US Army Corps of Engineers to continue to acquire lands that are in the floodplain.
- Work with the County and adjacent municipal partners (Lycoming Township, Loyalsock Township & Hepburn Township) to develop and adopt interchange overlay districts for interchanges on US15/I-99 and to examine the needs of the corridor, as a whole.
- Plan infrastructure improvements and expansions (sewer and water) that are consistent with planned growth areas, specifically the Lycoming Creek water line.

- Provide housing for all ages and incomes by planning projects consistent with the needs of current and future Township residents, including housing for the elderly to ensure availability of transitional living opportunities.

Lycoming Township

Lycoming Township lies to the immediate north of Old Lycoming Township and to the west of Hepburn Township. Lycoming Creek forms its eastern boundary. Also US 15/I-99 passes through the eastern edge of the Township. Lycoming is more rural than its neighbor to the south (Old Lycoming Township) and is a transition from the suburban areas of Williamsport to the rural areas to the north and west of the Township.

Planning issues in Lycoming Township are similar to those in the other municipalities that surround the US 15/I-99 corridor and the Lycoming Creek watershed. Flood hazard mitigation and growth pressures from US15/I-99 top the list of issues and concerns for the future of the Township. One of the major issues has been development around the Perryville Interchange of US15/I-99 and the potential expansion of this interchange to a full interchange. Also, much of the township has poor soils for on-lot disposal of wastewater.

There have been many initiatives that have addressed the needs of the Township. These have included the adoption of Flood Hazard Mitigation Planning; acquisition of lands in the floodplain; the Flood Damage Reduction Project in cooperation with the U.S. Army Corps of Engineers and partnering with the Joint Municipal Flood Response Team.

Key Actions for Lycoming Township

The following is a list of key strategic actions that need to be addressed within Lycoming Township. Through their implementation many of the goals and objectives established in the comprehensive plan will be realized.

- Evaluate and revise as necessary the Township zoning and subdivision and land development regulations to ensure they are conducive to the promotion of a vibrant community.
- Promote cultural events that will identify and revitalize the Lycoming Township community.

- Revise Township zoning ordinances so they are compatible with land use patterns and densities that define the local character of the Lycoming Township community.
- Revise Township ordinances to regulate new floodplain development and to regulate expansion of existing floodplain development.
- Work with the County and adjacent municipal partners (Old Lycoming Township, Loyalsock Township and Hepburn Township) to develop and adopt interchange overlay districts for interchanges on US15/I-99.
- Plan infrastructure improvements and expansions (sewer & water) that are consistent with planned growth areas.

Loyalsock Township

Loyalsock Township is the second largest municipality in terms of population in Lycoming County. The portion of Loyalsock Township that is the focus in the Lower Lycoming Planning Area is that portion that drains into the Lycoming Creek watershed. Loyalsock Township is to the immediate north of the City of Williamsport, to the east of Old Lycoming Township (separated by Lycoming Creek) and Hepburn Township is to the immediate north of the Township. This portion of Loyalsock Township is subject to many of the same issues and concerns of other municipalities in the planning area. These include flood hazard mitigation and floodplain development, growth pressures from I-99, and stormwater runoff and failing septic systems especially in the vicinity of Bloomingrove Road. Working with the County and the other municipalities in the planning area, the Township is addressing their issues and concerns.

Loyalsock Township has undertaken several community improvement initiatives to address many of the issues and concerns in the Township. Initiatives have included:

- Extension of water service to areas of the Township by the Williamsport Municipal Water Authority.
- Acquisition of properties in the Lycoming Creek floodplain.
- Adoption of Flood Hazard Mitigation Planning.

- Participation with the County and the U.S. Army Corps of Engineers in the Flood Damage Reduction Project
- Participation in the Joint Municipal Flood Response Team

Key Actions for Loyalsock Township

The following is a list of key strategic actions that should be implemented in Loyalsock Township to resolve local issues and augment the initiatives already underway by the Township. For example, the planning process inherently reveals land use or zoning conflicts and inconsistencies. These conflicts should be reviewed, discussed and addressed through the zoning ordinance and map update process.

- Amend the Township Zoning Ordinance to ensure compatibility of land use patterns and densities that define the local character of the Township.
- Amend the Township Zoning Ordinance to limit development in desired protection areas such as a steep slope/ridgetop overlay district.
- Amend Township ordinances to regulate new floodplain development and to regulate the expansion of existing floodplain development.
- Amend property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.
- Plan infrastructure improvements and expansions to serve planned growth areas and support good development practices.
- Explore options to reduce sewer costs.
- Continue to evaluate the need for a paid police department.
- Explore connectivity options for bikeways, walkways, and greenways.
- Explore beautification options and gateway opportunities in and around commercial districts.

- Continue to explore the replacement of the Sheridan Street and Warrensville Road (mill Creek) bridges.
- Make improvements to the urban forest.
- Explore the feasibility of water service to the Heshbon area of the Township.
- Work to provide flood protection to flood prone areas, when cost effective.
- Explore redevelopment options for existing and abandoned commercial, industrial, and residential properties.
- Discourage high and medium density developments served by on-lot septic and on-site wells.
- Continue to develop recreation areas for the benefit of residents, and continue to develop regional recreation areas for the benefit of the region.
- Participate in a regional groundwater study to protect our vital ground water resources.
- Work with neighboring municipalities to assess the need for and placement of cellular towers.
- Promote mixed use development.

Hepburn Township

Hepburn Township lies to the immediate north of Loyalsock Township and to the east of Lycoming Creek which forms the western boundary of the Township. The Township provides a transition from more suburban Loyalsock Township to the very rural and heavily forested areas to the north such as Lewis Township and Gamble Township.

Hepburn Township has been vulnerable to flooding in the Lycoming Creek. Flood hazard mitigation, floodplain development and US 15/I-99 growth pressures have been the major issues in the Township. Stormwater management and failing septic systems especially in the vicinity of Blooming Grove Road have been major issues in the Township. Working with Lycoming County and the other municipalities in the Lower Lycoming Planning Area, Hepburn Township will

develop and adopt strategies that can effectively address these issues.

Hepburn Township has several ongoing community initiatives which will address some of the priority issues in the Township. These include:

- Adoption of Flood Hazard Mitigation Planning
- Working with the County and the U.S. Army Corps of Engineers in the Flood Damage Reduction Project.
- Participation in the Joint Municipal Flood Reduction Response Team
- Developing a new community park.

Key Actions for Hepburn Township

- Amend the Township subdivision and land development ordinance to provide for adequate management of stormwater runoff.
- Amend the Township zoning ordinance to ensure compatibility of land use patterns and densities with the local character of the community.
- Amend the Township zoning ordinance to limit development in desired protection areas such as steep slope/ ridgetop areas..
- Revise township ordinances to regulate new floodplain development and to regulate the expansion of existing floodplain development.
- Revise Township property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.
- Develop and adopt interchange overlays district in the Township zoning ordinance to address development that may occur at the US 15/I-99 interchanges.
- Plan infrastructure improvements and expansions to serve planned growth areas.
- Effectively utilize land use controls to provide community facilities and infrastructure to support planned growth.

Lewis Township

Lewis Township is located in the headwaters of the Lycoming Creek in the northern end of the Lower Lycoming Planning Area. This is a very large and rural Township that is mostly mountainous and forested. It is a very picturesque area and is home to Camp Susque where one of the Comprehensive Plan visioning meetings was held in spring, 2003. It is the largest municipality in terms of land area in the planning area, but has the least population with only 1139 residents according to the 2000 Census. The village of Trout Run is located in the Township at the intersection of US15/I-99 and PA 14.

Lewis Township has been subject to much of the flooding that has impacted its neighboring municipalities downstream. US 15/I-99 will also impact the Township, especially at the Trout Run location since this area is a cross roads with PA 14. Both roadways handle significant truck traffic proceeding north to New York. One of the big problems that have faced Lewis Township is the Willowan Mobile Home Park and the living conditions associated with the park.

There are several ongoing community improvement initiatives in Lewis Township. These have included:

- Development of a new Township park
- Cultural events such as tractors pulls

Along with these initiatives the Township also operates under several constraints. These include lack of suitable land for development activities because of the steep slopes and floodplain area and also the financial constraints.

Key Actions for Lewis Township

Maintaining close communications with adjacent municipalities in the planning area is of paramount importance to coordinate flood mitigation activities. Maintaining close contact with PennDOT on US15/I-99 improvements will enable the Township to coordinate these activities and be prepared for any impacts on the Township from these improvements. Since the Township is under the County Zoning Ordinance it is important that the County and Township work closely on strategies that require zoning action.

The following is a list of key strategic actions that warrant close attention in Lewis Township.

- Continue to partner with the County on providing County Zoning assistance.
- Develop a conservation easement program to encourage conservancy and land trust organizations to explore easements to preserve sensitive and scenic areas from future development.
- Continue to promote cultural events as part of a tourism strategy to attract visitors to the Township
- Work with the County to limit development in desired protection areas especially steep slope and ridgetop areas. Develop overlay districts to provide this protection.
- Work with the County to regulate new floodplain development and regulate the expansion of existing floodplain development.
- Institute property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.
- Work with the County to institute an interchange overlay district that would regulate future development in the Trout Run vicinity
- Incorporate regulations to target and enforce the disposal of junk cars and other materials in the Township.
- Develop on-lot wastewater management districts for effective on-lot disposal practices.

Plan Review and Maintenance

Recent amendments to the MPC [Section 302(d)] require county comprehensive plans to be updated every 10 years, as contrasted with municipal and multi-municipal comprehensive plans, which must be reviewed every 10 years [Section 301(c)]. However, the Lower Lycoming Creek Comprehensive Plan will only be useful if it is regularly used and updated. For this to occur, it is recommended that the Board of Commissioners and Planning Commission perform the following actions:

- Annually evaluate the Comprehensive Plan and, if necessary, make modifications to the plan to ensure it remains useful in terms of guiding the decisions made regarding the future growth and preservation of the County.
- The Planning Commission should submit an annual written report to the Board of Commissioners summarizing its conclusions on the evaluation of the Comprehensive Plan, the past year's major activities, the upcoming year's major projected activities, and crucial issues that will or may impact the County, as well as its municipalities and contiguous counties.



Acronyms and Glossary of Terms

References

Acronyms and Glossary of Terms

AADT:	Average Annual Daily Traffic (volume)
ALLARM:	Alliance for Aquatic Resource Monitoring
ASA:	Agricultural Security Area
BMP:	Best Management Practice
CAFCA:	Central Area Fire Chiefs Association
CAFO:	Concentrated Animal Feeding Operation
CHP:	Coldwater Heritage Partnership
CIP:	Capital Improvements Program
COE:	US Army Corps of Engineers
CSO:	Lycoming County Comprehensive Combined Sewer Overflow (Study)
DCED:	Pennsylvania Department of Community and Economic Development
DCNR:	Pennsylvania Department of Conservation and Natural Resources
DEP:	Pennsylvania Department of Environmental Protection
ECOMAP:	Ecological Classification and Mapping
EDPS:	Lycoming County Economic Development and Planning Services
EMS:	Emergency Medical Services
EOC:	Emergency Operations Center
EOP:	Emergency Operations Plan
EPA:	United States Environmental Protection Agency

FAA:	Federal Aviation Administration
FMA:	Flood Mitigation Assistance Program
FEMA:	Federal Emergency Management Agency
FHWA:	Federal Highway Administration
GED:	General Education Degree
GIS:	Geographic Information Systems
HAZ-MAT:	Hazardous Materials
HMGP:	Hazard Mitigation Grant Program
IPC:	Industrial Properties Corporation
IS:	Information System
ISTEA:	Intermodal Surface Transportation Efficiency Act
IU:	Intermediate Unit
KIZ:	Keystone Innovation Zone
KOZ:	Keystone Opportunity Zone
LBCS:	Land-Based Classification System
LCPC:	Lycoming County Planning Commission
LEPC:	Local Emergency Planning Committee
LLC:	Lower Lycoming Creek Planning Area
LMA:	Labor Market Area
LQ:	Location Quotient
MATP:	Medial Assistance Transportation Program
MCD:	Minor Civil Division
MCMAA:	Muncy Creek Mutual Aid Association
MH/MR:	Mental Health/Mental Retardation
MPC:	Pennsylvania Municipalities Planning Code
MSA:	Metropolitan Statistical Area
NASIC:	North American Standard Industrial Classification
NFIP:	National Flood Insurance Program
NPS:	National Park Service
NPDES:	National Pollution Discharge Elimination System
NRCS:	Natural Resource Conservation Service
NRPA:	National Recreation and Park Association
OLDS:	On-Lot Disposal System
PADEP:	Pennsylvania Department of Environmental Protection
PADOT:	Pennsylvania Department of Transportation
PAT:	Planning Advisory Team
PEMA:	Pennsylvania Emergency Management Agency
PFBC:	Pennsylvania Fish and Boat Commission
PGC:	Pennsylvania Game Commission

PHMC:	Pennsylvania Historical and Museum Commission
PNDI:	Pennsylvania Natural Diversity Inventory
PSATS:	Pennsylvania State Association of Township Supervisors
PSSA:	Pennsylvania System of School Assessment
PSU:	Pennsylvania State University
RCP:	River Conservation Plan
SARA:	Superfund Amendments and Reauthorization Act of 1986
SEDA-COG:	Susquehanna Economic Development Association – Council of Government
SIC:	Standard Industrial Classification
TEA-21:	Transportation Equity Act for the 21st Century
TIP:	Transportation Improvement Program
TU:	Trout Unlimited
UCC:	Uniform Construction Code
WATS:	Williamsport Area Transportation Study
WSA:	Williamsport Sanitary Authority

Act 167 (also known as the Stormwater Management Act): Pennsylvania regulation enacted to correct existing stormwater management problems and to prevent future problems through stormwater planning at the watershed level. See also Watershed Stormwater Management Plan.

Act 537 (also known as the Sewage Facilities Act): Pennsylvania regulation enacted to correct existing sewage disposal problems and prevent future problems, through proper planning of all types of sewage facilities, permitting of individual and community OLDS, as well as uniform standards for designing on-lot disposal systems (OLDS).

Agriculture: The production, keeping, or maintenance, for sale, lease, or personal use, of plants and animals useful to man, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts, and berries; vegetables; nursery, floral, ornamental, and greenhouse products; or lands devoted to a soil conservation or forestry management program.

Agricultural Operation: An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic horticultural, silvicultural and aquacultural crops and commodities. The term includes enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.

Arterial Highway: A Principal Arterial provides land access while retaining a high degree of thru traffic mobility and serves major centers of urban activity and traffic generation. They provide a high speed, high volume network for travel between major destinations in both rural and urban areas. A Minor Arterial gives greater emphasis to land access with a lower level of thru traffic mobility than a principal arterial and serves larger schools, industries, hospitals and small commercial areas not incidentally served by principal arterials.

Center for Local Government Services: The Governor’s Center for Local Government Services located within the Department of Community and Economic Development.

Collector Road: A Collector Road serves dual functions—collecting traffic between local roads and arterial streets and providing access to abutting properties. It serves minor traffic generators, such as local elementary schools, small individual industrial plants, offices, commercial facilities, and warehouses not served by principal and minor arterials.

Commercial Land Use: Land uses that generally include those establishments engaged in retail trade or services.

Community Park: Focuses on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces; usually serves two or more neighborhoods and a ½ to 3-mile radius; and has an optimal size of between 20 and 50 acres, but should be based on the land area needed to accommodate the desired uses.

County: Any county of the second class through eighth class.

County Comprehensive Plan: A land use and growth management plan prepared by the county planning commission and adopted by the county commissioners

which establishes broad goals and criteria for municipalities to use in preparation of their comprehensive plan and land use regulation.

Dwelling Unit: A building or structure designed for living quarters for one (1) or more families, including manufactured homes which are supported either by a foundation or are otherwise permanently attached to the land, but not including hotels, boarding/rooming houses or other accommodations used for transient occupancy.

Flood, 100-year: A flood which is likely to be equaled or exceeded once every 100 years (i.e., that has a one (1%) percent chance of being equaled or exceeded in any given year). A study by the Federal Insurance Administration, the United States Army Corps of Engineers, the United States Department of Agriculture's Soil Conservation Service, the United States Geological Survey, the Susquehanna River Basin Commission, the Department of Environmental Protection, or a licensed professional registered by the Commonwealth of Pennsylvania to perform such a study is necessary to define this flood.

Flood Fringe: That portion of floodplain outside the floodway.

Floodplain: A flood plain may be either/or a combination of: (a) a relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse, during a 100-year design frequency storm; or (b) any area subject to the unusual and rapid accumulation of runoff or surface waters from any source.

Floodway: The channel of a stream, river, or other body of water, and any adjacent floodplain areas, that must be kept free of encroachment in order that the 100-year flood can be carried without increasing flood heights by more than one (1) foot at any point and without creating hazardous velocities.

Forestry: The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

Freeway: Limited access roads designed for large volumes of traffic between communities of 50,000 or more to major regional traffic generators (such as central business districts, suburban shopping centers and industrial areas); freeways should be tied directly to arterial roads,

with accessibility limited to specific interchanges to avoid the impediment of through traffic.

Household: A family living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate bathroom and kitchen facilities.

Hydric Soil: A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.

Industrial Land Use: This land use category generally includes: (1) establishments engaged in transforming raw materials into new products, usually for distribution to other regions and not for sale on-site, and (2) establishments engaged in wholesale trade, storage or distribution with little or no retail trade or service.

Local Roads: Those that are local in character and serve farms, residences, businesses, neighborhoods and abutting properties.

Location Quotient: The degree to which the local area specializes in a particular industry relative to a comparison region.

Minerals: Any aggregate of mass or mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat, crude oil and natural gas.

Municipalities Planning Code (MPC): The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and reenacted , 53 P.S. ___10101 et seq.

Natural Resource Production Uses: A lot of land or part thereof used for the purpose of, but not limited to, mineral extraction and forestry operations. (See also definitions for Minerals and Forestry.)

Open Space: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for

the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Pennsylvania Municipalities Planning Code (MPC): See definition of Municipalities Planning Code (MPC).

Prime Farmland Soils: Prime farmland, as identified by the U.S. Department of Agriculture, is the land that is best suited to producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment.

Prime Agricultural Soils: Prime farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed with modern farming methods. It can be farmed continuously or nearly continuously without degrading the environment and will produce the most with the least amount of energy. This land is the most responsive to management and requires the least investment for maximum productivity.

Principal Arterial Highway: Principal Arterials provide land access while retaining a high degree of thru traffic mobility and serve major centers of urban activity and traffic generation. They provide a high speed, high volume network for travel between major destinations in both rural and urban areas.

Public/Institutional Use: Land use category that typically involves establishments or properties providing educational, cultural, or social services for the community. This category includes uses such as public and private schools, municipal offices and grounds, churches, and cemeteries.

Public/Quasi-Public Land Use: Areas or buildings where the public is directly or indirectly invited to visit or permitted to congregate.

Recharge: The addition to, or replenishing of, water in an aquifer.

Recreational Land Use: This land use category typically includes public and private parks and recreation areas.

Retail: The selling of goods or merchandise to the public for personal or household consumption and rendering

services incidental to the sale of such goods. [Comment: An important characteristic of a retail trade establishment is that it buys goods for resale.]

Single Family Residential: Residential development consisting of the following types:

1. Dwelling, Single Family, Attached (Row): A dwelling designed, occupied or used by one family, having two (2) party walls in common with other buildings and no side yards, commonly called row houses or townhouses.

2. Dwelling, Single Family, Detached: A dwelling used by one (1) family, having one (1) side yard, one (1) party wall in common with another dwelling.

3. Dwelling, Single Family, Semi-Detached: One building arranged or designed for dwelling purposes where two dwelling units exist, separate from each other by a party wall and having two (2) side yards.

Slope: The deviation of a surface from the horizontal, usually expressed in percent degrees. (Comment: Slope percent is calculated by dividing the vertical distance by the horizontal distance times 100.)

Sustainable Agriculture: Sustainable agriculture was addressed by Congress in the 1990 "Farm Bill" [Food, Agriculture, Conservation, and Trade Act of 1990 (FACTA), Public Law 101-624, Title XVI, Subtitle A, Section 1603 (Government Printing Office, Washington, DC, 1990) NAL Call # KF1692.A31 1990]. Under that law, "the term sustainable agriculture means an integrated system of plant and animal production practices having a site-specific application that will, over the long term:"

- satisfy human food and fiber needs
- enhance environmental quality and the natural resource base upon which the agricultural economy depends
- make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural
- biological cycles and controls
- sustain the economic viability of farm operations
- enhance the quality of life for farmers and society as a whole.

Wastewater: Water carrying waste from homes, businesses, and industries that is a mixture of water and dissolved or suspended solids; excess irrigation water that is runoff to adjacent land.

Watershed Stormwater Management Plan: Defined in the context of Pennsylvania Act 167, it provides the framework for improved management of the storm runoff impacts associated with the development of land. The purposes of the Act are to encourage the sound planning and management of storm runoff, to coordinate the stormwater management efforts within each watershed, and to encourage the local administration and management of a coordinated stormwater program.

Wetlands (Freshwater): An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

References

Planning Documents

- Grafius, McClures and Millers Run Watershed Plan (2000)
- Lower West Branch Susquehanna River Conservation Plan (2003)
- Lycoming County Comprehensive Plan (1994, as amended)
- Lycoming County Open Space, Recreation, and Greenways Plan (draft 2004)
- Lycoming County Scenic Resource Inventory (1973)
- Lycoming County Water Supply Plan (2001/2003 Update)
- A Natural Areas Inventory of Lycoming County, Pennsylvania, 1993
- The Pathfinders, The Williamsport / Lycoming County, Pennsylvania Area Workforce Report (July 2002)
- State Forest Management Plan (draft 2004) and District Plan for Tiadaghton State Forest (draft 2004)
- Susquehanna River Greenway Plan (planning activities)
- Williamsport Area Transportation Study (WATS) Long Range Transportation Plan

Adopted County and Municipal Regulations

- Hepburn Township Zoning Ordinance (1986)
- Lewis Township Subdivision and Land Development Ordinance
- Loyalsock Township Zoning Ordinance (1998)
- Loyalsock Township Subdivision and Land Development Ordinance (1998)
- Lycoming Township Zoning Ordinance (1986, as amended)
- Lycoming Township Subdivision and Land Development Ordinance (2001)
- Old Lycoming Township Zoning Ordinance (1992, as amended)
- Old Lycoming Township Subdivision and Land Development Ordinance (1994)
- Lycoming County Subdivision and Land Development Ordinance (1972, as amended)
- Lycoming County Zoning Ordinance (1991, as amended)

Guidance Publication by Lycoming County EDPS

- How to Guide Your Community's Growth through Comprehensive Planning and Consistent Land Use Controls (draft 2002)

Sources of Statistical Data

- The Center for Rural Pennsylvania
- Industrial Properties Corporation
- Lycoming County GIS Database
- Pennsylvania Department of Community and Economic Development
- Pennsylvania Department of Health
- U.S. Census
- U.S. Department of Labor, Bureau of Labor Statistics
- Williamsport / Lycoming Chamber of Commerce