

# TIOGA COUNTY

## COMPREHENSIVE PLAN UPDATE - 2030



## GOALS, RECOMMENDATIONS, AND ACTIONS

Natural Resources  
Economy  
Community

Adopted December 2017

**THE  
EADS  
GROUP**

# GOALS, RECOMMENDATIONS AND ACTIONS

## Tioga County Comprehensive Plan Update

### Table of Contents

Section/Subsection	Page
Acknowledgements	iii
<b>Goals, Recommendations and Action Steps – Background</b>	<b>1</b>
Place-Making and Economic Development	2
Future Land Use	3
Future Land Use Map	4
Municipal Land Use/Land Development Regulations Map	6
Development and Conservation Considerations	7
Development and Conservation Map	8
<b>Natural Resources – Recommendations</b>	<b>9</b>
Priority Goal - Integrated Water Resources Management	9
Development Constraints Map	13
Priority Goal – Public and Private Forest Land Management	14
Priority Goal – New Non-Motorized Land and Water Trail Projects and Activities	17
Trail Extensions and Gaps Map	18
Priority Goal/Recommendations Matrix	20
<b>Economy – Recommendations</b>	<b>22</b>
Priority Goal – Coordinated Economic Development Efforts	22
Priority Goal - Partnerships with Agricultural Community	24
Priority Goal - Development of a Coordinated Developmental Process	25
Priority Goal – Formalization of <i>Development Areas</i> and <i>Conservation Areas</i>	27
Public Sewer and Water Map	28
Priority Goal/Recommendations Matrix	33
<b>Community Recommendations</b>	<b>35</b>
Priority Goal - Telecommunication System Improvements	35
Priority Goal - Infrastructure Necessary for Maintaining the Communities	37
Priority Goal - Cooperative Delivery of Public Services	38
Priority Goal - Transportation and Volunteer-Based Services for Elderly, Mental Health and In-Recovery Residents	39
Priority Goal Recommendations Matrix	40
<b>Pennsylvania Municipal Planning Code Interface</b>	<b>43</b>
Land Uses Relating to Important Natural Resources/Minerals	43
Land Uses of Regional Impact and Significance	43

<b>Section/Subsection</b>	<b>Page</b>
<b>Pennsylvania Municipal Planning Code Interface (continued)</b>	
<b>Preservation and Enhancement of Agriculture</b>	<b>44</b>
<b>Historic Preservation</b>	<b>44</b>
<b>Planning for a Reliable Supply of Water</b>	<b>45</b>
<b>Statement of Compatibility with Development in Contiguous Counties</b>	<b>46</b>
<b>Interrelationship among Plan Components</b>	<b>48</b>
<b>Integration with County Hazard Mitigation Planning</b>	<b>50</b>
<b>Appendices</b>	
<b>Appendix A – Adopting Resolution</b>	
<b>Appendix B – Planning Checklist – County Plan Consistency</b>	

# Acknowledgments

---

The *Tioga County Comprehensive Plan update* consists of two documents, this *Goals, Recommendations and Actions* volume and the companion *Existing Conditions*. Funding for the preparation of these documents, including the narratives, tables and maps contained within, was provided by a Municipal Assistance Program (MAP) grant from the Pennsylvania Department of Community and Economic Development (DCED) and from Tioga County. These documents represent the culmination of planning efforts spearheaded by the Tioga County Planning Commission. The current membership of the Tioga County Planning Commission is as follows:

- Donald Norman, Chairman
- Steve A. Banos, Vice Chair
- Karl Kroeck
- John Walker
- Theresa Mahosky
- William Stokes III
- Tom Shaw
- Bill Roosa
- Nancy Smith

Kerry Miller, Planning Director of the Tioga County Planning Department, is equally responsible for guiding the planning process and is credited with providing steady guidance and leadership and for bringing a local perspective to the planning process. In addition, Jim Weaver, former Director of the Tioga County Planning Department, was deeply involved with the early stages of the planning process.

The *Tioga County Comprehensive Plan update* reflects the *Keystone Principles and Criteria for Growth, Investment and Resource Conservation* and the *Pennsylvania Municipalities Planning Code* (MPC) that provides the philosophical and legal underpinning for planning in Pennsylvania. The Plan also reflects an assets-based and issues-oriented approach for planning, which is encouraged by the Pennsylvania Department of Community and Economic Development (DCED). The Plan also adheres to the concept of *Sustainable Future Development*, which essentially is a balanced approach that adapts human activities to the constraints and opportunities of the natural and social systems necessary to support development and everyday life.

## Goals, Recommendations and Action Steps - Background

Current planning philosophy in Pennsylvania emphasizes what is called *real-world planning*, which is taken to mean planning that is related to issues of local interest and importance to Tioga County, its municipalities and ultimately its residents. This *Goals, Recommendations and Action Steps* volume aggregates the planning process into three (3) categories that resonate with Tioga County, comprising a literal and figurative resource-based set of recommendations:

- *Natural Resources* – including the protection of water resources, the connectivity and sustainability of private and public forest land, and provision and promotion of non-motorized trails;
- *Economy* – including the coordination of economic development efforts, fostering partnerships with the agricultural community, and the recognition of *growth* and *conservation* areas; and
- *Community* – including the enhancement of telecommunications and community infrastructures, the cooperative delivery of public services, and the encouragement of transportation and volunteer-based services for segments of the population.

There are interrelationships among the seemingly self-contained issue areas, and it is understood among the impacts of the recommendations. Perhaps the most salient interrelationship involves the term *economy*, which is far more complex than what *economic base* formerly represented in Tioga County. The planning process revealed that the more subjective term of *quality of life* is intrinsically linked with the economy, natural resource base and community life within the County and all are part and parcel of place-making, which is recognized as an essential part of *real-world planning*.

Each subsection includes a detailed description of the context and recommendations with that given issue area, as well as a summary matrix of the recommendations, action items, roles/partnerships, priorities and the page reference for detailed explanation of each action item or recommendation. Priorities and timetables are difficult to categorize, and priorities may change over time. Still, priorities are noted in a two-fold manner:

- A timeline including immediate, short-term (1-3 years), mid-term (4-6 years) and long-term (7+ years); and
- A sense of relative importance including high-, medium – and low-priorities.

These are not hard and fast but are shown as a means of categorizing actions in relation to the level of importance and immediacy perceived as a result of input and discussion during the planning process.

## Place-Making and Economic Development

During the planning process it was recognized that Tioga County has assets and resources that may be attractive to certain elements of the population, but perhaps not to others. For example, those people in search of an unhurried lifestyle in a setting offering ample nature-oriented resources, small town charm and a viable agriculture community would be attracted, while those in search of a fast-paced lifestyle and with urban amenities may not be. Thus, the setting affects the form of future development. There is a changing paradigm in economic development planning, from the more conventional approach of attracting and nourishing *businesses* to the emerging approach of attracting *people*. In the more conventional economic world, people were seen as following the *jobs*, while in the emerging economic world, people are seen as choosing a *location* first then finding or even creating a job. The graphic below illustrates the various features of the conventional and emerging economies.

### **Conventional and Emerging Economy – Feature Comparison**

<b>Feature Category</b>	<b>Conventional Economy Key Features</b>	<b>Emerging Economy Key Features</b>
<i>Underlying Context</i>	Making a location an inexpensive place to do business	An ideal location is rich in talent, creativity and ideas
<i>Attracting Focus</i>	Attracting businesses	Attracting trained and educated people
<i>Natural Environment</i>	High-quality environment more of a luxury that may thwart or be neutral in attracting or retaining businesses	Physical, environmental and cultural amenities a key in attracting and retaining desired workers
<i>Business Success</i>	Depends on fixed competitive skill or resource advantage in an area	Depends on people and organizations in an area that can learn and adapt
<i>Economic Development</i>	Government directed developmental activities and incentives	Partnerships among private business, government and non-profit sectors as developmental assets
<i>Focal Point</i>	Industrial/Manufacturing	Diversity with clustering of related business sectors
<i>Infrastructure</i>	Fossil fuel, sewer/water and highway-dependent	Communications dependent and energy-smart
<i>Locational</i>	People follow jobs	Talented people choose location first then find/create jobs at that location
<i>Growth Outcomes</i>	Fair-to-poor quality environment and limited outdoor open space or recreational opportunities	Open space and recreational opportunities attract and retain people and jobs
<i>Connections</i>	Connection to global opportunities not essential	Connection to global opportunities is critical

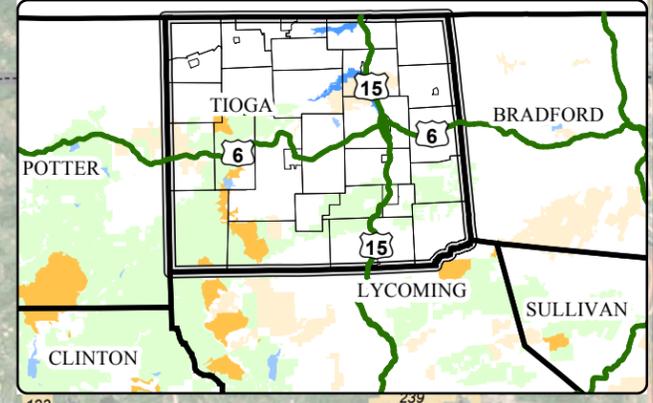
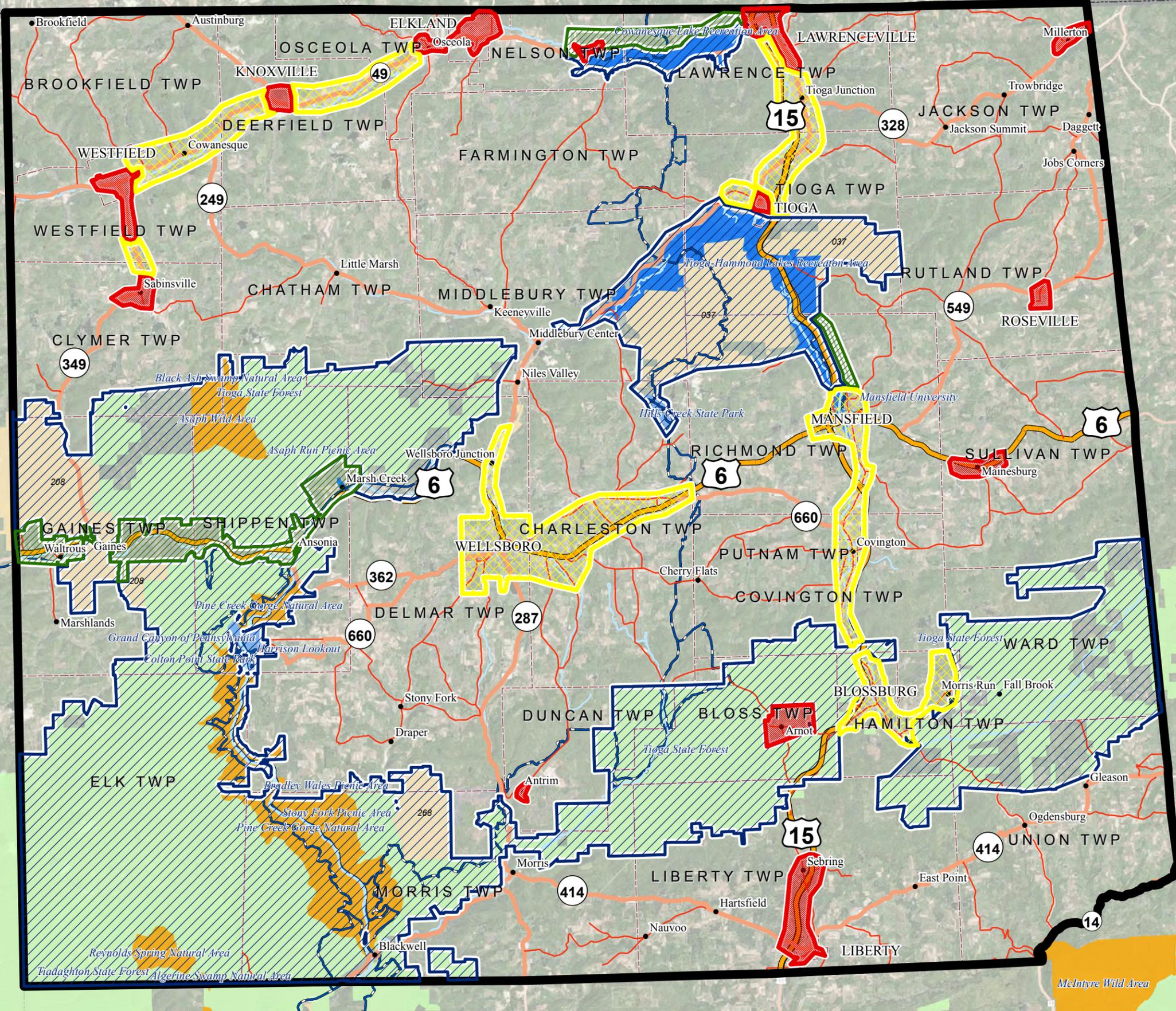
Source: EADS Group variation on a concept developed by Michigan State University Extension for *Placemaking as an Economic Development Tool*; 2017.

## Future Land Use

The Pennsylvania Municipalities Planning Code (MPC) requires that County Comprehensive Plans treat future land uses in some fashion. Gradually it has been recognized that future land use recommendations at the County level are somewhat more conceptual, especially in counties like Tioga where land use decisions are primarily local municipal matters. The future land use recommendations are suggested as guidance for local municipal decision-making. MPC also requires counties to identify land uses as they relate to important natural resources and the utilization of existing minerals, and for the preservation and enhancement of prime agricultural land and encourage the compatibility of land use regulation with existing agricultural operations.

The *Future Land Use Map* on the following page reflects the synthesis of information from the *Background Conditions* section of the Comprehensive Plan process, specifically data layers from the *Development Constraints, Public Sewer and Water, Traffic Volumes* and *Existing Land Use* mapping. Guidance is offered on the interpretation and application of the conceptual land use categories used in the *Future Land Use Map*:

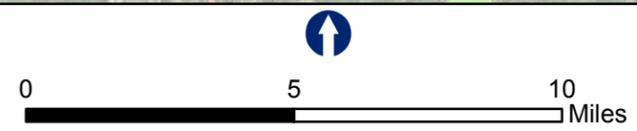
- ***Commercial Development/Growth Area*** – These areas have the perceived capacity and developmental pressures to sustain more intense and/or highway-oriented retail, services and/or light industrial development and redevelopment, subject in part to sound site planning and land development activities. These areas include the Delmar-Wellsboro-Charleston Corridor along US Route 6 and secondary feeder roads, the PA Route 49 Corridor roughly between Westfield and Elkland which includes the Westfield Business Park, and the Mansfield-Blossburg Corridor at critical US Route 15 interchanges and along SR 2005 (former Route 15) and Business Route 15.
- ***Village Preservation/Growth Area*** – These areas largely comprise the boroughs of the county as well as several unincorporated villages, all with defined historic mixed-use settlement patterns and one or more of the infrastructure components necessary for development or redevelopment.
- ***Low Density Tourism Development/Growth Area*** – As the name suggests, these areas are in or border nature and/or recreational tourism areas, along US Route 6 west of Wellsboro, and in the central and northern Lakes region. Low density reflects the lack of infrastructure and other land use developmental/preservation considerations. Development should reflect the surrounding tourism areas and land use considerations.
- ***Natural Resources Area*** – These areas comprise rather large swathes of southern and western sections of the county, and a portion of the northern Lakes region, comprising federal land or state land – parks, forests and gamelands, as well as pockets of private land within and surrounding these public largely forested areas.
- ***Low Density Rural/Agricultural Area*** – The remainder of the county including privately-owned agricultural, forested, scattered low-density residential and open space lands. Continuation of less intense land uses associated with private rural land devoid of community infrastructure is suggested.



-  Commercial Development/Growth Area
-  Village Preservation/Growth Area
-  Low Density Tourism Development/Growth Area
-  Natural Resources Area
-  Low Density Rural/Agricultural Area (areas not within one of the above categories)
-  Municipal Boundary
-  Wild & Natural Area
-  State Gameland
-  State Park
-  State Forest
-  Federal Land



TIOGA COUNTY  
PLANNING COMMISSION



TIOGA COUNTY  
COMPREHENSIVE PLAN UPDATE  
2016-2017

TIOGA COUNTY  
FUTURE LAND USE

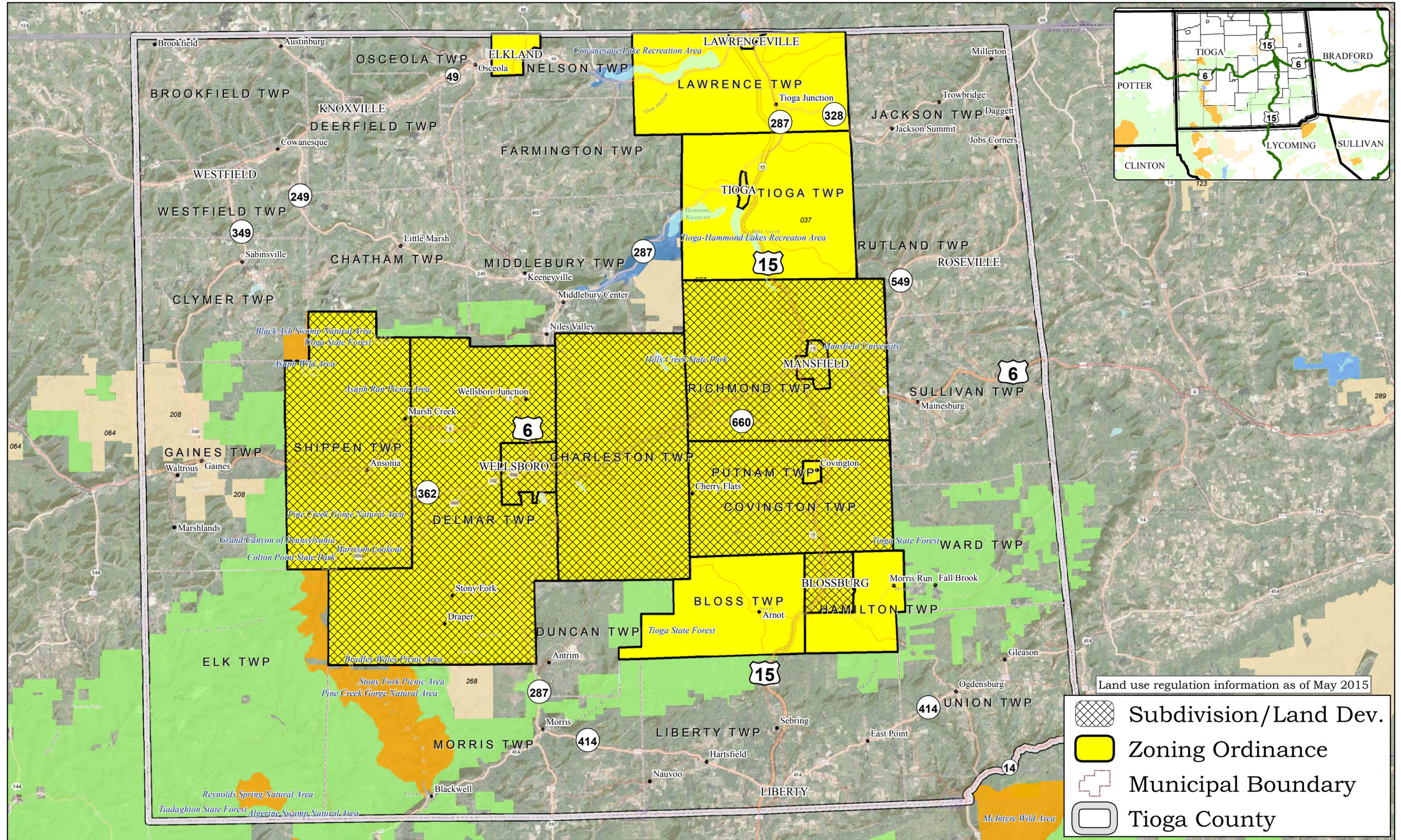
Future land use and land development considerations are perhaps the prime focus of comprehensive planning, although at the County level there are some limitations especially in the case of Tioga County that has a County SALDO but not a county zoning ordinance. In essence, the level of regulatory guidance on land use is left to each municipality, and the County may only suggest or recommend municipal land use policies that implement the spirit and intent of the County's Future Land Use Map. The *Municipal Land Use/Land Development Regulations Map* on the following page graphically depicts the municipalities having land use (i.e. Zoning) and land development (i.e. SALDO) regulations in effect.

- ***Municipal Land Use Regulations*** – Sixteen (16) municipalities enacted and enforce zoning regulations in the County, including those in central Tioga County along US Route 6, those communities along the US Route 15 corridor and the Borough of Elkland.
  - *Commercial Development Growth Areas* - The Route 49 Corridor communities lack land use regulations, but the other municipalities encompassing the remaining two Corridors have zoning;
  - *Village Preservation Growth Areas* – Relatively few communities or sections thereof in this category are covered by local land use regulations, including the Boroughs of Elkland, Lawrenceville and Tioga. The unincorporated villages within townships are not covered by land use regulations;
  - *Low Density Tourism Development Growth Areas* – The portions in Lawrence Township along both Routes 49 and 15 as well as the linear area north of Mansfield in Tioga and Richmond Townships are in zoned municipalities, while the portion on Route 6 west of Wellsboro Junction are not;
  - *Natural Resources Area* – While much of this far-flung area is in non-zoned municipalities, the proposed protected resources are in land owned by state or federal agencies, which offers some degree of protection and stewardship. Several segments are within the zoned Townships of Delmar, Shippen, Tioga and Lawrence; and
  - *Low Density Rural/Agricultural Area* – Rather large swaths of land in this category are within zoned communities in the central and northcentral sections of the County, including the Townships of Delmar, Charleston, Richmond, Putnam, Lawrence and Tioga; however, large areas are in unzoned sections of the County.

*Summary* – The reach of the County Plan Land Use recommendations will vary with the municipality. Local land use regulations may be revised as/if needed to fulfill the intent of the recommended land use categories in the 16 zoned municipalities, but the land use recommendations may lack the direct force for implementation in the other municipalities.

- ***Municipal Land Development Regulations*** – Eight (8) municipalities in central Tioga County enacted and enforce municipal SALDO regulations, with the remainder dependent upon the County SALDO. Future land use recommendations dependent upon or related to site planning and design considerations (i.e. access points, parking areas, lighting, etc.) are generally encompassed in SALDO regulations.

*Summary* - County recommendations have a more direct impact since subdivisions and land developments in most municipalities are covered by the County SALDO. However, the municipalities with local SALDO in place are the common focus of developmental pressures, and relevant future land use recommendations may be revised as/if needed to fulfill the intent of the recommendations in the interest of well-planned development.

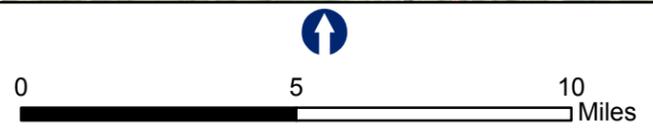


Land use regulation information as of May 2015

-  Subdivision/Land Dev.
-  Zoning Ordinance
-  Municipal Boundary
-  Tioga County



TIOGA COUNTY  
PLANNING COMMISSION



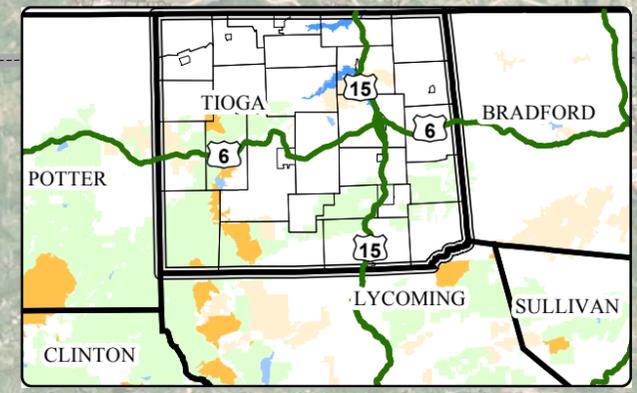
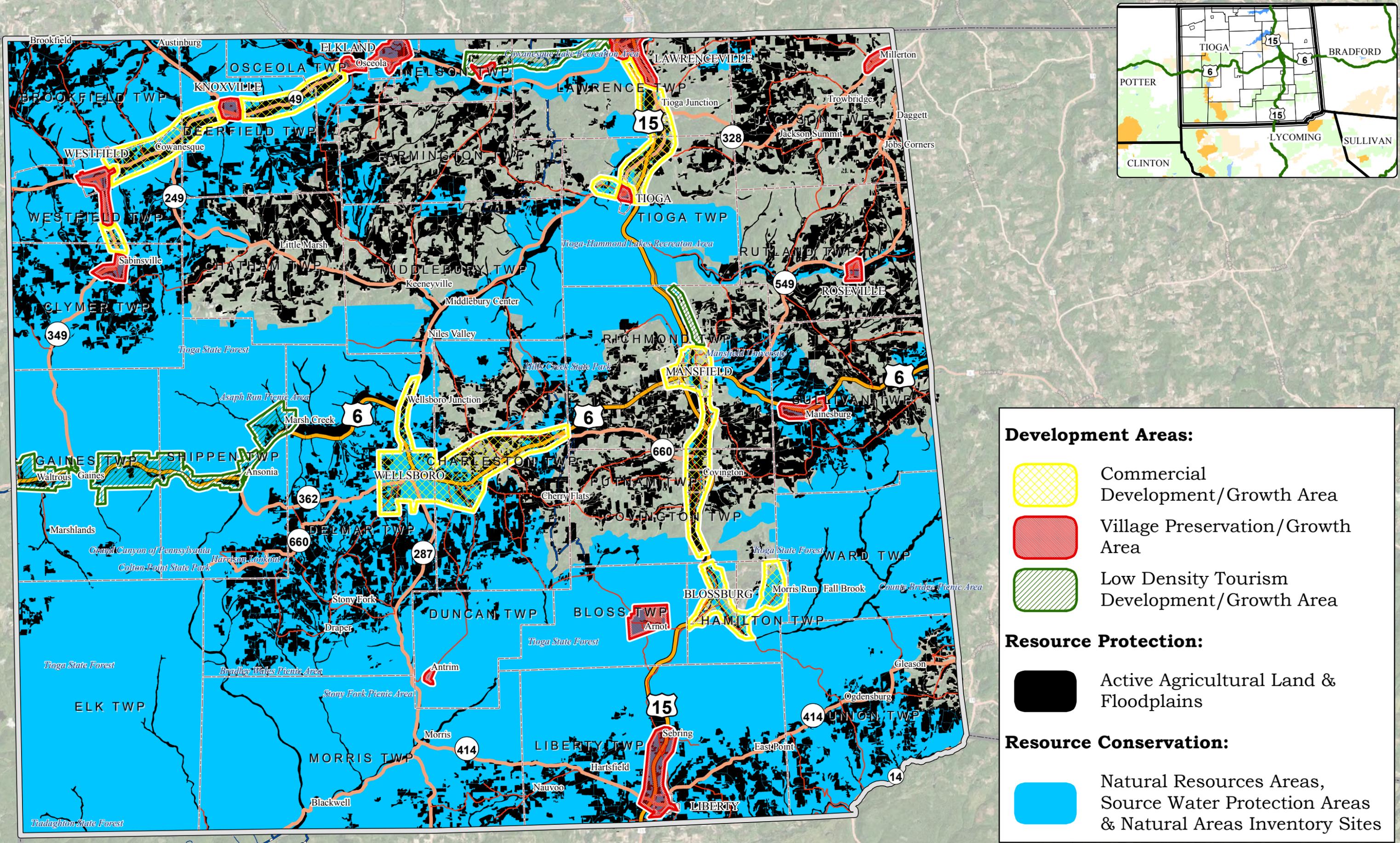
TIOGA COUNTY  
COMPREHENSIVE PLAN UPDATE  
2016-2017

MUNICIPAL LAND USE/  
LAND DEVELOPMENT  
REGULATIONS

## Development and Conservation Considerations

The *Development and Conservation Map* on the following page represents generalized recommendations related to land development, resource protection and resource conservation and serves as a guide for developmental and conservation planning and project reviews at the county and local level. It reflects the synthesis of information from the *Background Conditions* section of the Comprehensive Plan process, specifically data layers from the *Development Constraints, Public Sewer and Water*, and *Existing Land Use* mapping, as well as the *Future Land Use Map* from the prior subsection. This map further implements future land use recommendations in a manner that calls certain assets and resources into attention. Guidance is offered on the interpretation and application of the conceptual categories used in the *Development and Conservation Map*:

- ***Commercial Development/Growth Area*** – As noted in the *Future Land Use Map*, these areas have the perceived capacity and developmental pressures to sustain more intense and/or highway-oriented retail, services and/or light industrial development and redevelopment, subject in part to sound site planning and land development activities. These areas may exhibit some underlying features that merit special site planning and engineering considerations for development to occur (i.e. floodplain management, natural resource remediation/avoidance, etc.).
- ***Village Preservation/Growth Area*** – As noted in the *Future Land Use Map*, these areas largely comprise the boroughs of the county as well as several unincorporated villages, all with defined historic mixed-use settlement patterns. Again, some underlying features within these areas merit special site planning and engineering considerations for development or redevelopment to occur.
- ***Low Density Tourism Development/Growth Area*** – As noted in the *Future Land Use Map*, these areas are in or border nature and/or recreational tourism areas, along US Route 6 west of Wellsboro, and in the central and northern Lakes region. Again, some underlying features within these areas merit special site planning and engineering considerations for low-density development to occur, compatible with the mostly nature-tourism based assets protected or featured.
- ***Resource Protection Area*** – These areas consist of active agricultural lands and floodplains. While not expressly conservation lands, they have characteristics that may limit the degree, nature or location of future development. Thus, well-planned site development is suggested.
- ***Resource Conservation Area*** – These areas include publicly owned state and federal lands as well as pockets of private land within and surrounding, important natural heritage areas and supporting habitats, source water protection areas and connecting corridors among these resources where development is not encouraged. In some areas, very low intensity development may be possible adjacent to the identified Development Area, again with well-planned site development in concert with the natural resource base of the land.



## Natural Resources - Recommendations

### **Priority Goal - Integrated Water Resources Management**

Incorporate coordinated planning, development, protection and management of water, land and related resources in a manner that fosters sustainable economic activity, improves or sustains environmental quality, ensures public health and safety and provides for the sustainability of communities and ecosystems, which:

- Ensures the maintenance and sustainability of source water protection, surface waters and headwater areas in the County via a culture of stewardship embracing public lands and privately owned land and regulatory protections as and if necessary.
- Encourage planning and implementation of best management practices in storm water management in subdivisions and land developments.
- Encourage structural and non-structural flood plain management measures that protect public safety and property within the context of community and economic development.

### Background

Having high quality water resources in Tioga County is vital to its overall long term growth, its ability to meet the needs of residents, business and industries and in maintaining the outdoor/natural characteristic of the County. Effective water resource management in Tioga County will require an integrated approach involving many partners rather than a fragmented one. The Tioga County Planning Commission appreciates the connected nature of its water systems and understanding that an integrated approach leads to beneficial development and management of water resources.

Water resources are essential to the health and well-being of all life – plants, wildlife, and humans. In particular, the assurance that drinking water will be safe and plentiful in the long-term for domestic water supply systems as well as for water wells is of vital importance. Source water protection is a critical part of integrated water resource management. Source water protection concerns and initiatives are not new in the County; in fact the Tioga County Source Water Protection Coalition has been at the forefront of this topic since its formation in 2011. In essence, the protection and improvement of water at the source is a logical and cost-effective way to deal with water quality issues, and when accompanied by sound downstream wastewater and stormwater discharge management, may reduce the need for capital intensive treatment measures. Source water protection assures safe drinking water as well as clean water for habitat propagation and sustainability. Source water protection is multi-faceted involving water quality monitoring, spill response and careful site planning. The latter is within the purview of the Tioga County Planning Commission (TCPC) in its role reviewing subdivisions and land developments under the County SALDO, or providing advisory comments to the eight (8) municipalities having their own SALDO during the review of subdivisions and land developments under their respective SALDO processes.

### Recommendations

Continually pursue a developmental and conservation strategy that balances natural resource protection in Resource Conservation Areas with appropriate types of economic development and growth in the various Growth Areas by directing new development to areas with available or planned utilities, or near other development sites, and that are set back a sufficient distance

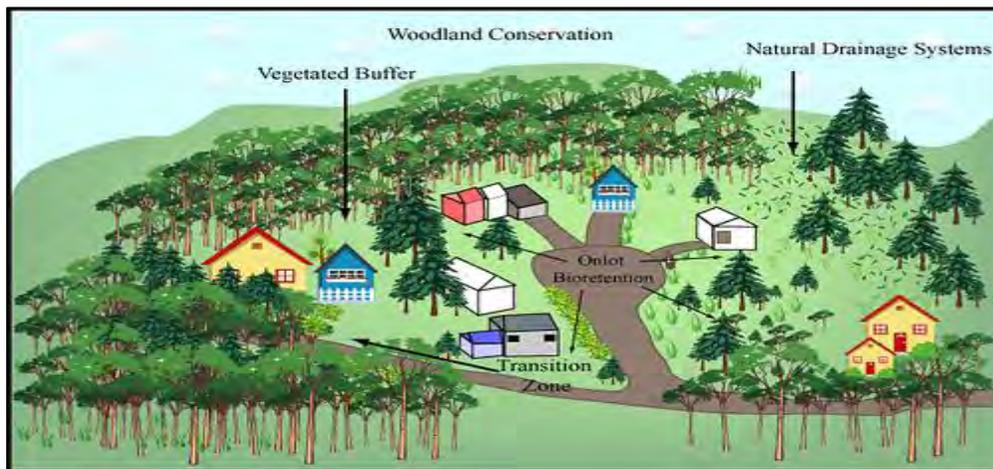
and/or buffered in some way from ecologically, naturally and/or topographically sensitive areas. This strategy may be implemented indirectly via TCPC's role as providing advice and guidance to municipalities and potential developers, and directly via its role in reviewing subdivisions and land developments.

- **ACTION:** Integrate the Natural/Physiographic features information, including areas identified in the *Tioga County Natural Areas Inventory*, and related mapping prepared in this Plan Update to prepare a *Developmental Constraints Map* (see following page), which in turn is used to develop a generalized *Future Land Use Recommendations Map* and *Conservation and Development Map* that identifies Development Opportunity Areas and Resource Protection and Conservation Areas.
  - **Sub-Action:** TCPC considers augmenting the Design Standards subsection of the County SALDO to include treatment of the following resource-related considerations:
    - Buffer area standards for major subdivisions and land developments;
    - Preservation/Protection of existing vegetation (i.e. incentivized by including preserved vegetation in calculating buffer areas);
    - Riparian buffer protection;
    - Top soil protection and grading;
    - Individual/on-lot water supply requirements; and
    - On-lot sewer requirements.
  - **Sub-Action:** Encourage the eight (8) municipalities having local SALDO's to consider similar resource-related requirements in their respective ordinances.
- **ACTION:** In a related matter, TCPC considers incorporating and adopting *Low Impact Development (LID) Standards* to strengthen source water protection measures via the following:
  - **Sub-Action:** Include coordinated and consistent LID requirements within the County SALDO;
  - **Sub-Action:** Encourage the eight (8) municipalities with local SALDO's to consider and incorporate the LID concept; and/or
  - **Sub-Action:** Encourage the sixteen (16) municipalities with local Zoning ordinances to consider and incorporate the LID concepts in appropriate dimensional requirements and/or supplementary requirements.

The role of LID site planning is to allow for full development of the property while maintaining the essential site hydrologic functions. LID principles are based on controlling stormwater at the source by the use of micro-scale controls that are distributed throughout the site, such as:

- *Bio-retention cells* including grass buffer strips, sand beds, ponding areas, planting soils, vegetation, etc.;
- *Grass swales* that function as a mechanism to reduce runoff velocity and as filtration/infiltration devices, which may be less costly than installing curb and gutter/storm drain inlet and storm drain pipe systems;

- *Vegetative roof covers* or “green roofs”, which are an effective means of reducing stormwater runoff in more developed areas by reducing the percentage of impervious surfaces;
- *Permeable pavements* in low traffic areas (e.g. parking lots and sidewalks) that can be an effective means of reducing the percent of imperviousness while actually resulting in improved water quality;
- *Rain gutter disconnects* where rooftop runoff is redirected into grass swales, bio-retention systems and other functional landscape devices, rather than conveyed via gutters directly into storm sewers. Redirecting runoff from rooftops into functional landscape areas can significantly reduce pollutant laden runoff flow to surface waters.



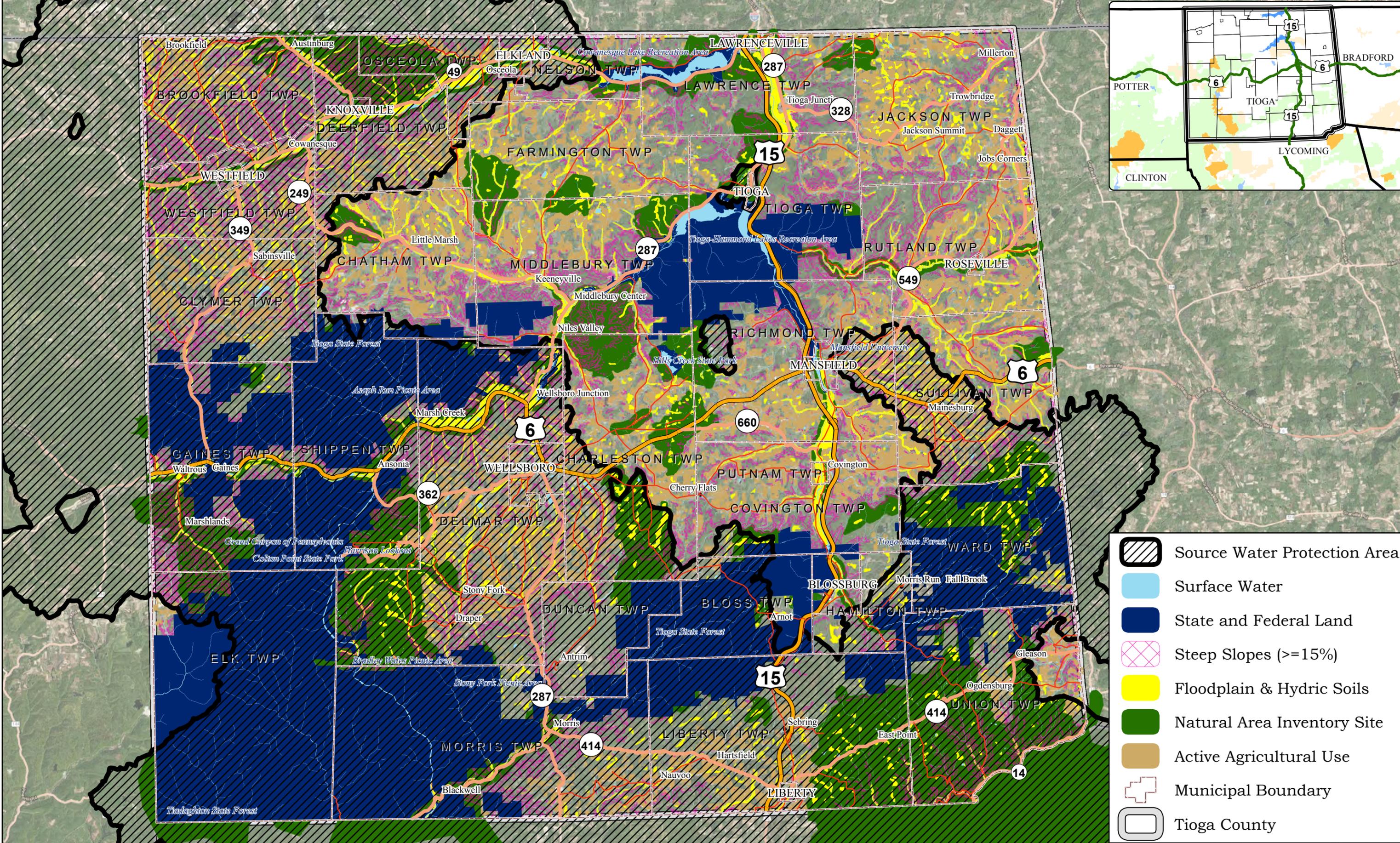
This is unlike conventional site storm water management approaches that typically convey and manage runoff into sewer pipes or large facilities located at the base of drainage areas. These multifunctional site designs incorporate alternative stormwater management practices such as functional landscape that act as stormwater facilities, flatter grades, depression storage and open drainage swales. In essence, LID is an approach to subdivisions and land development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product.

- In undeveloped areas such as many of the townships, a holistic LID design can be incorporated in the early planning stages. Typical new construction LID techniques include protecting open spaces and natural areas such as wetlands, installing bio-retention areas (i.e. vegetated depressions) and reducing the amount of pavement.
- In developed areas such as the boroughs and villages, communities can add LID practices to provide benefits and solve problems, with typical post-development LID practices ranging from directing roof drainage to an attractive rain garden to completely retrofitting streets with features that capture and infiltrate rainwater.

Many of the LID techniques are compatible with and included in the *Conservation Subdivision Approach*, which will be reviewed later that strives to protect the natural

environment of an area by controlling growth and applying land use with an eye toward sustainability. Open space landscapes and vistas are intentionally preserved, along with high quality wildlife habitats and existing farmland and rural communities.

- **ACTION:** Outreach and transmission of information to the Tioga County Development Corporation (TCDC), the Tioga County Conservation District, local government officials and the general public of the location of the areas proposed as Developmental Opportunity Areas and Conservation Areas via interactive mapping posted on the TCPC or County GIS web page, interagency meetings, training workshops following this Plan Update, and in discussions between TCPC staff and the development community.
  - **Interrelationship:** The TCDC outreach can be included in the *Economy* Action recommending a County multi-agency economic development task force.
  - **Interrelationship:** This Action item is directly related to the *Economy* Action recommending TCPC as a key point of contact.
- **ACTION:** Post all natural and physiographic resource mapping, including the *Developmental Constraints Map, Future Land Use Map and the Conservation and Development Map* which locally synthesizes these resources, on the TCPC website.
- **ACTION:** Reference the mapping of Development Constraints (see following page), Development/Growth Areas and Conservation Areas and Future Land Use Recommendations as part of the TCPC review process of subdivisions and land developments, transmit the mapping to County municipalities for use in their respective subdivision and land developments reviews, in updates to local zoning and SALDO regulations, and in strategic developmental planning related to proposed public and private development.
  - **Sub-Action:** Assist officials of the eight (8) municipalities having local zoning with incorporating the intent of the applicable Development Constraints and Development and Conservation Areas mapping and Future Land Use Recommendations into their zoning ordinances and land use review processes.
  - **Sub-Action:** Assist officials of the sixteen (16) municipalities having local SALDOs with incorporating the intent of the applicable Development Constraints and Development and Conservation Areas mapping and Future Land Use Recommendations into their SALDO and subdivision/land development review processes.
- **ACTION:** TCPC works with the County GIS Department to develop a regulatory approach requiring Gas operators to provide locational information on their gathering lines and compressor stations. This information will become part of the GIS Department's mapping database.
- **ACTION:** Support the Tioga County Conservation District and/or other watershed based organizations to actively complete projects that reforest barren or degraded riparian stream buffers and to complete projects that address acid mine drainage (AMD) discharges.

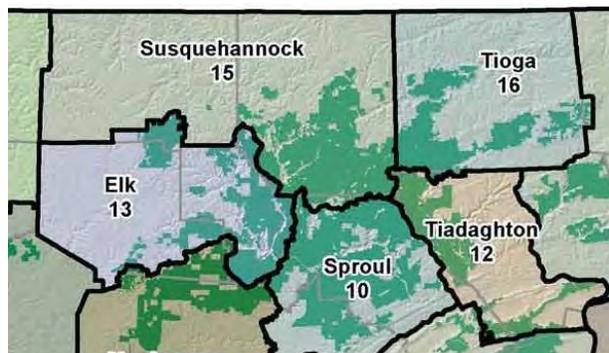


## Priority Goal – Public and Private Forest Land Management

Encourage the connectivity and sustainability of forest habitats and resources in the County. Within the publicly owned forests, this will be accomplished via implementation of recommendations of the *2016 State Forest Resource Management Plan*. Within the privately owned forest land, this will be accomplished via appropriate management practices, partnerships among landowners and stewardship initiatives such as those encouraged by the Tioga County Woodland Owner’s Association. State Forest land and privately owned forests are important components of the economic and environmental context of the County.

### Background

Approximately 25% of the land area in the County is under public ownership with the vast majority of this being State-owned Forest Lands, which in conjunction with State Forest Land in adjoining sections of Potter, Clinton and Lycoming Counties, forms a large concentration of uninterrupted State Forest (see inset map excerpt to the right from the *2016 State Forest Resource Management Plan*). Larger tracts of presently uninterrupted



non-public land located in townships in the central (i.e. Delmar, Charleston, Richmond, Covington, Bloss and Hamilton) and northcentral (i.e. Lawrence and Tioga) sections of the County are covered by local land use regulations. Large tracts of presently uninterrupted non-public land in townships in northwestern (i.e. Brookfield, Clymer, Deerfield and Chatham), northcentral (i.e. Nelson, Farmington and Middlebury), northeastern (i.e. Jackson and Rutland), southcentral (i.e. Duncan, Morris and Liberty), and southeastern (i.e. Sullivan, Ward and Union) are not covered by local land use regulations. The *PA Wilds Planning Study (2009)* identified a number of Scenic Transportation Corridors (i.e. Pine Creek Gorge, US Route 6, US Route 15 and PA Route 287) and designated scenic views (i.e. primarily associated with the Pine Creek Trail) in Tioga County, all connected with forested land (i.e. public and private) and nearby natural resource assets.

In terms of the publicly-owned State Forest Land, among the items reviewed in the *2016 State Forest Resource Management Plan* is a land classification management system used by the Bureau of Forestry for the following internal goals:

- To use landscape-level units built on ecological parameters to inventory, analyze, and plan management activities.
- To identify, designate, and manage special management areas to conserve unique ecological, geological, cultural, or social values.

Two State Forest land classification management categories of special interest for land use planning in Tioga County are the Wild Areas and the Natural Areas, which are generally located in western and southwestern sections of the County (these areas are depicted together on the resource mapping included in this Comprehensive Plan). In the Tioga State Forest District 16, there are 2,783 acres of Wild Areas and 14,518 acres of Natural Areas. The *2016 State Forest Resource Management Plan* notes the following management description for each:

- The *Natural Area Management Zone* applies to areas that have been designated or are pending designation as state forest natural areas. Natural areas are defined as areas of unique scenic, historic, geologic, or ecological value which will be maintained in a natural condition by allowing physical and biological processes to operate, usually without direct human intervention. These areas are set aside to provide locations for scientific observation of natural systems, to protect examples of typical and unique plant and animal communities, and to protect outstanding examples of natural interest and beauty. (NOTE: Includes the Pine Creek Gorge, Reynolds Spring, Black Ash Swamp and Algerine [on Lycoming County border] Natural Areas – See *Future Land Use Map*)
- The *Wild Area Management Zone* applies to areas that have been designated or are pending designation as state forest wild areas. A wild area is defined as an extensive area which the general public will be permitted to see, use, and enjoy for such activities as hiking, hunting, fishing, and the pursuit of peace and solitude. No development of a permanent nature will be permitted so as to retain the undeveloped character of the area and conserve ecological resources. (NOTE: Includes Asaph Wild Area- See *Future Land Use Map*)

The concept of *Forest Connectivity* is also of interest for land use planning. The *2016 State Forest Resource Management Plan* notes the following forest connectivity issues:

Alteration of forested areas can intersperse mature forest blocks with younger, viable, newly disturbed forest, or can result in isolated forest patches within zones of non-forest land. For some species, the loss of connectivity between forest habitats can result in a reduction of local genetic diversity within a now isolated forest habitat. As isolated forest “patches” and core forests are further fragmented by non-forest, remaining patches become more susceptible to invasion by exotic species and pathogens due to increased forest edge. In extreme cases, a species’ success in isolation can result in new adaptations and potential speciation.

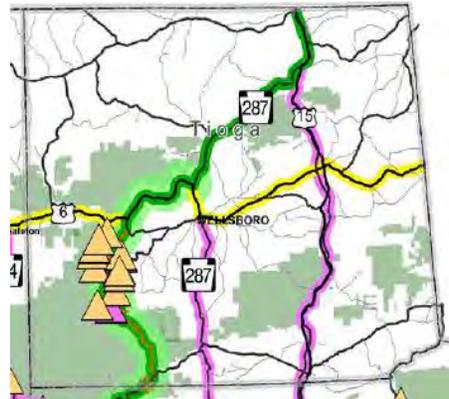
While Bureau of Forestry management efforts have purview over connectivity and fragmentation issues on State Forest land, local land use and/or land development regulations may address these topics for private land.

### Recommendations

Tioga County will follow the recommendations provided in the *2016 State Forest Resource Management Plan* to guide land use in much of the forested portions of the County.

- **ACTION:** TCPC encourages partnerships between the State Forest principals and the Tioga County Woodland Owner’s Association.
- **ACTION:** TCPC encourages a multi-pronged effort addressing the connectivity and sustainability of forest habitats and resources, recreational and tourism uses, timber production/harvesting, wildlife considerations, and water resource protection.
- **ACTION:** TCPC encourages a dialogue among principals on the mutual impacts between privately- and publically-owned forestland.

- **ACTION:** TCPC follows the *Guidelines and Definitions for Natural Areas & Wild Areas* published by the Pennsylvania Department of Conservation and Natural Resources (PA DCNR) and works with the Tioga District Forester to identify new areas within the Tioga State Forest in the County that meet the criteria and character for designation as a Natural or Wild Area. Recommendations for new Natural or Wild Areas will be submitted by the District Forester to the State Forester.
  
- **ACTION:** TCPC works with townships in central (i.e. Delmar, Charleston, Richmond, Covington, Bloss and Hamilton) and northcentral (i.e. Lawrence and Tioga) sections of the County where large tracts of uninterrupted non-public lands are located to revise portions of the their land use regulations to be more in line with the connectivity and land use classification recommendations made in the *State Forest Resource Management Plan*.
  
- **ACTION:** TCPC engages townships in northwestern (i.e. Brookfield, Clymer, Deerfield and Chatham), northcentral (i.e. Nelson, Farmington and Middlebury), northeastern (i.e. Jackson and Rutland), southcentral (i.e. Duncan, Morris and Liberty), western (i.e. Gaines) and southeastern (i.e. Sullivan, Ward and Union) where large tracts of uninterrupted non-public lands are located and are not covered by local land use regulations to consider the development of local land use regulations and/or guidance documents that reflect the forest management approach/intent made in the *2016 State Forest Resource Management Plan*.
  - **Sub-Action:** Since subdivisions and land developments in all of the referenced municipalities are governed by the County SALDO, as an alternative to local land use regulations, certain design standards may be incorporated in a revised County SALDO that can help regulated local subdivisions and land developments that may affect forest land.
  
- **ACTION:** TCPC considers design standard additions/revisions to the County SALDO that address the intent of forest connectivity and management.
  - **Sub-Action:** Subdivision and land development applications may include graphic identification of existing forested land on the subject property and immediate abutting lands;
  - **Sub-Action:** Subdivision and land development applications may include design standards guiding the preservation of existing vegetation on the subject property; and
  - **Sub-Action:** Elements of the *PAWilds Design Guide Best Practices for Roadway Corridors* related to forest connectivity may be incorporated including impact lessening guidelines for commercial development, communication towers, lighting viewshed protection and tree preservation, especially along identified *Scenic Transportation Corridors* (see inset map excerpt from *PAWilds Planning Study*).



### **Priority Goal – New Non-Motorized Land and Water Trail Projects and Activities**

Tioga County is home to significant regional and local use non-motorized trails and waterways that support the Outdoor/Natural Resource experience of the County and further improves that quality of life of County residents. The existing trail network is included in the *Recreation Assets Map* in the Background Conditions section of this Plan. The planning process identified considerable interest in trail segments and extensions that together create an inter-connected network, including the following:

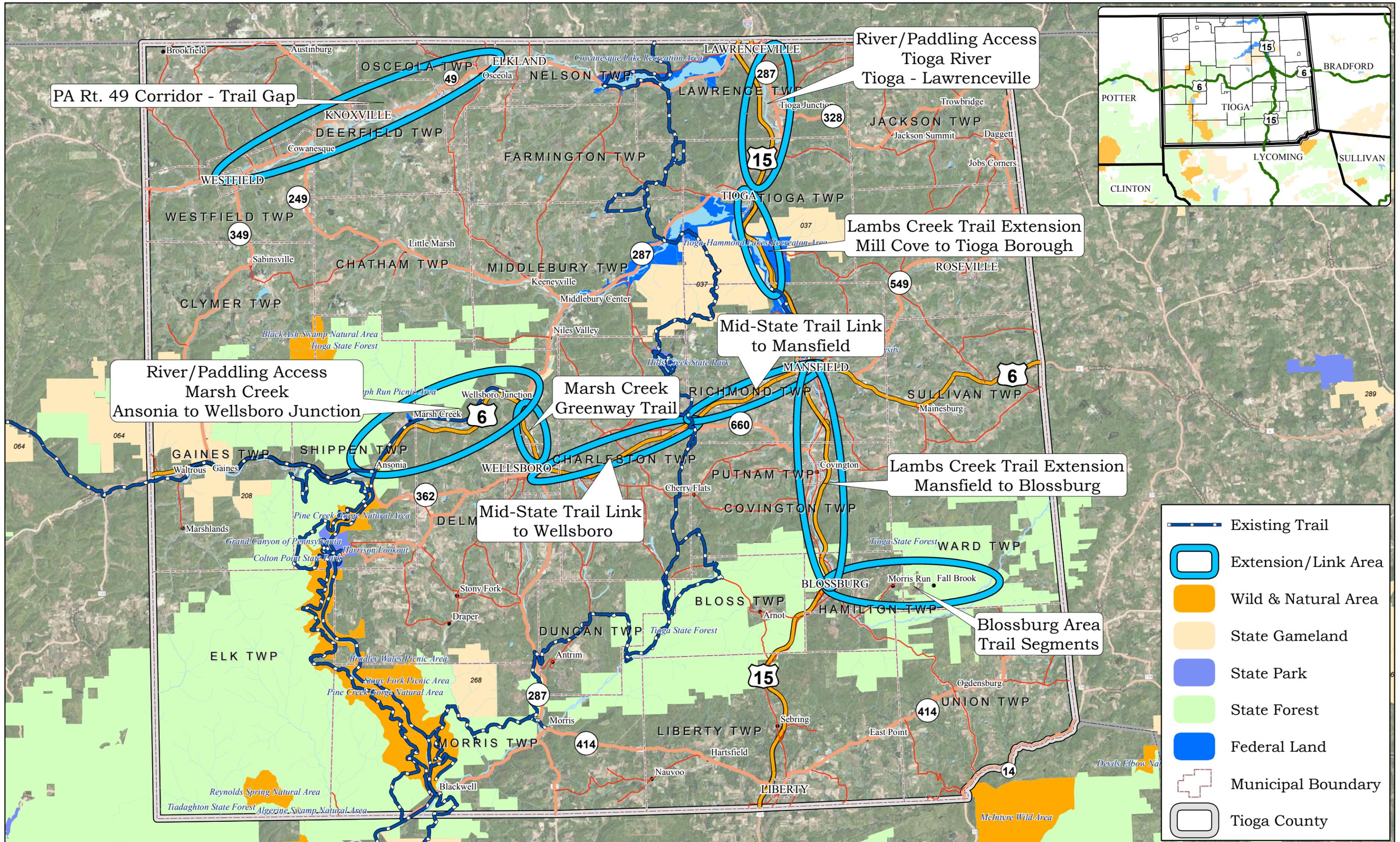
- Marsh Creek Greenway/Pine Creek Trail Extension – extension of the Trail from Wellsboro Junction Trail Head to former Railroad Depot in Wellsboro. Would implement a recommendation from the *WCDD Multi-Municipal Comprehensive Plan (2014-15)*.
- Lambs Creek Trail Extensions
  - An extension northward from the present terminus through Mill Cove, to the Welcome Center on US Route 15, ultimately to Tioga Borough.
  - An extension southward through Mansfield to Blossburg, with the potential for relocating the Mansfield Trail Head (NOTE: input suggests it is hard to find, unattractive adjacent land uses, etc.)
- Mid-State Trail Links
  - Between the trail parking area on Rt. 6 and Wellsboro – Would implement a recommendation from the *WCDD Multi-Municipal Comprehensive Plan (2014-15)*
  - Between the trail parking area on Rt. 6 and Mansfield.
- Major gap on the PA Rt. 49 corridor between Westfield and Lawrenceville – an analysis of routing alternatives is required
- Blossburg Area Trail segments noted
  - Between County Bridge Picnic Area in Ward Township and Blossburg
  - Between Blossburg and Sand Run
- River/Paddling Access – Water trail components
  - Tioga River between Tioga and Lawrenceville – locations suggested includes the parking area below dam in Tioga and in and around bridge behind Williamson High School on Junction Cross Road
  - Marsh Creek between Ansonia and Wellsboro Junction

The above are graphically depicted on the *Trail Extensions and Gaps Map* on the following page.

### Recommendations

The following set of recommendations gives guidance on outcomes and responsibilities aimed at bettering the non-motorized and water trail resources within the County. The achievable outcome will be an increase in a resident/visitors experience with and on these resources which will lead to a better Tioga County experience.

1. Refinement of the above trail project listing into a priority list of new non-motorized land and water trail projects and trail related activities for the *Tioga County Trail Authority* to pursue, which together enhance non-motorized trail connectivity among the various existing trail segments, nature-tourism and sporting resources, and County communities.



PA Rt. 49 Corridor - Trail Gap

River/Paddling Access  
Tioga River  
Tioga - Lawrenceville

Lambs Creek Trail Extension  
Mill Cove to Tioga Borough

Mid-State Trail Link  
to Mansfield

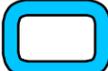
River/Paddling Access  
Marsh Creek  
Ansonia to Wellsboro Junction

Marsh Creek  
Greenway Trail

Mid-State Trail Link  
to Wellsboro

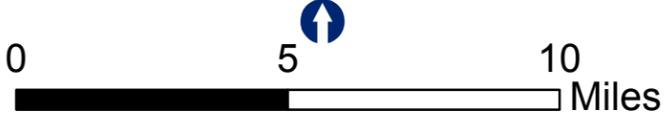
Lambs Creek Trail Extension  
Mansfield to Blossburg

Blossburg Area  
Trail Segments

-  Existing Trail
-  Extension/Link Area
-  Wild & Natural Area
-  State Gameland
-  State Park
-  State Forest
-  Federal Land
-  Municipal Boundary
-  Tioga County



TIOGA COUNTY  
PLANNING COMMISSION



TIOGA COUNTY  
COMPREHENSIVE PLAN UPDATE  
2016-2017

TRAIL EXTENSIONS  
AND LINKS

- **ACTION:** Development of identification and directional signage, advertising and web posting of the land and water trail network that connects existing population centers, State Parks/Forests and other nature tourism/sporting resources in the Plan.
  - **ACTION:** Building on the inventory of existing and proposed land and water trails prepared in this Plan, prioritize a realistic and implementable framework of non-motorized trail projects that will enhance the existing trail network through new trail development and expansions and by improving connectivity between existing trails (and segments), populations centers, State Parks/Forests and other nature tourism/sporting resources to guide the Tioga County Trail Authority over the next 10+ years.
2. Encourage the *Tioga County Trail Authority* to expand its future role to develop, identify and market water access points on the Tioga River and Marsh Creek water trails.
- **ACTION:** Assure that the water trail portion of the implementation framework includes water access points on the Tioga River and Marsh Creek.
  - **ACTION:** The *Tioga County Trail Authority* takes the lead on formally establishing public water access points on the Tioga River and Marsh Creek and coordinates with the *Tioga County Visitors Bureau* to prepare a Tioga County Paddling Guide that documents public access point and the paddling experience on the Tioga River and Marsh Creek.
3. Encourage cooperation and provide a forum among the *Visit Potter-Tioga*, the four State Forests, the three State Parks, the Army Corps of Engineers and the Step Outdoors Network to develop a joint trail marketing initiative, coordinated with enhance directional signage to water and land trails.
- **ACTION:** The Tioga County Planning Commission assures that the recently merged *Visit Potter-Tioga* (i.e. bringing together the former *Tioga County Visitors Bureau* and the *Potter County Visitors Association*), the four (4) regional State Forests, the US Army Corps of Engineers, the State Parks, the Step Outdoors Network and other allied recreation and trail organizations develop a consistent directional signing and web-based trail marketing initiative focused on existing and future non-motorized land and water trail segments and networks, as well as development of a driving tour that connects these resources.

PRIORITY GOAL/Recommendation <i>NATURAL RESOURCES</i>	Action/Sub-Action	Priority	Implementing Agencies (primary in bold)		Page Reference
			TCPC Role	Partners	
<b>INTEGRATED WATER RESOURCES MANAGEMENT</b>  <b>Pursue a developmental and conservation strategy that balances natural resource protection in Conservation Areas with economic growth in Development Opportunity areas.</b>	Integrate physiographic and land use mapping into the planning and review process	Short-term			
	<ul style="list-style-type: none"> <li>Incorporate resource-based design standards in County SALDO</li> </ul>	Short-term	<b>Implementing</b>		10
	<ul style="list-style-type: none"> <li>Encourage resource-based design standards in municipal SALDO</li> </ul>	Short-term	Technical Assistance	<b>Municipalities</b>	10
	Integrate LID standards in County/local review processes	Short-Mid term			10
	<ul style="list-style-type: none"> <li>Incorporate LID standards in County SALDO</li> </ul>	Short-term	<b>Implementing</b>		10
	<ul style="list-style-type: none"> <li>Encourage LID standards in municipal zoning and/or SALDO</li> </ul>	Mid-term	Technical Assistance	<b>Municipalities</b>	10
	Outreach and transmission of Development and Conservation areas	Short-term	<b>Communication</b>	TCDC, TCCD, developers	12
	Posting of physiographic mapping on TCPC website	Short-term	<b>Implementing</b>		12
	Transmit Future Land Use, Development/Conservation Area and Development Constraints mapping to municipalities	Short-Mid term	<b>Communication</b>		
	<ul style="list-style-type: none"> <li>Assist in incorporating into municipal zoning</li> </ul>	Mid-term	Technical Assistance	<b>Municipalities</b>	12
	<ul style="list-style-type: none"> <li>Assist in incorporating into municipal zoning</li> </ul>	Mid-term	Technical Assistance	<b>Municipalities</b>	12
	Assist in obtaining gas industry gathering lines and compressor stations locational information and incorporating it into the County's mapping database.	Mid-term	Technical Assistance	<b>Tioga County GIS Department</b>	12
	Reforestation of Riparian Buffers and continued AMD Projects	Mid- Long term	Support	<b>TCCD Watershed organizations</b>	12
<b>PUBLIC AND PRIVATE FOREST LAND MANAGEMENT</b>  <b>Use the 2016 State Forest Resource Management Plan as an advisory guide for land use in forested portions of the County</b>	Encourage and fostering of dialogue and partnerships among public and private forest land owners to further connectivity and sustainability of forest for multiple uses	Long-term	Communication	<b>PA Bureau of Forestry PA Game Commission Tioga County Woodland Owner's Association. Private owners</b>	15
	TCPC assists municipalities in revising municipal zoning reflecting connectivity and land use recommendations	Long-term	Technical Assistance	<b>Municipalities</b>	16
	TCPC assists non-zoned municipalities in addressing connectivity and land use recommendations in the most appropriate manner for each municipality				
	TCPC works with the Tioga District Forester to identify new Wild and Natural Areas within the Tioga State Forest in the County	Short-term	Support	<b>Tioga District Forest</b>	16
TCPC Incorporates appropriate design standards for forest connectivity and management in County SALDO	Short-term	<b>Implementing</b>		16	

PRIORITY GOAL/Recommendation <i>NATURAL RESOURCES</i>	Action/Sub-Action	Priority	Implementing Agencies (primary in bold)		Page Reference
			TCPC Role	Partners	
<b>NEW NON-MOTORIZED TRAILS</b>					
<b>1. Refinement of the trail project listing of this Plan into a priority list of new non-motorized land and water trail projects and trail related activities</b>	Development of identification and directional signage, advertising and web posting of the land and water trail network	Short-term	Technical Assistance	<b>Tioga County Trail Authority</b> Visit Potter-Tioga	19
	Prioritize a realistic and implementable framework of non-motorized trail projects that will enhance the existing trail network and improve connectivity among diverse resources	Mid-term	Technical Assistance	<b>Tioga County Trail Authority</b>	19
<b>2. Encourage the <i>Tioga County Trail Authority</i> to expand its future role to develop, identify and market water access points on the Tioga River and Marsh Creek water trails.</b>	Assure that the water trail portion of the implementation framework includes water access points on the Tioga River and Marsh Creek.	Mid-term	Technical Assistance	<b>Tioga County Trail Authority</b>	19
	Establishment of public water access points on the Tioga River and Marsh Creek and coordinates with Visit Potter-Tioga to prepare a Tioga County Paddling Guide	Mid-term	Technical Assistance	<b>Tioga County Trail Authority</b> Visit Potter-Tioga	19
<b>3. Encourage a multi-agency forum on the marketing of land and water trails</b>	Develop a consistent and coordinated directional signing and web-based trail marketing initiative focused on existing and planned non-motorized land and water trail segments and networks, as well as the development of a driving tour that connects these resources	Mid-Long term	Technical Assistance	<b>Visit Potter-Tioga</b> Step Outdoors Network Tioga County Trail Authority PADCNR Bureau of Forestry	19

## Economy – Recommendations

### Priority Goal – Coordinated Economic Development Efforts

Pursue a multi-faceted and balanced economic development effort that emphasizes the following:

- Fostering an entrepreneur-friendly environment in the County with developmental agencies, Mansfield University, school districts, and other allied training and educational institutions encouraging entrepreneurial development, “maker’s spaces”, technical training, and the marketing and sale of locally made products;
- Continuing and expanding more conventional and/or on-going developmental efforts focused on the reuse of vacant industrial sites/buildings (i.e. former Westfield Tannery site, former Osram plant/site, etc.), encouraging development at key interchanges on US Route 15 (i.e. Future I-99 Corridor), revitalizing older commercial centers in the boroughs and villages, encouraging agricultural products and processes and continuing tourism development and marketing efforts; and
- Expanding developmental and job opportunities in the midstream (i.e. collection, storage and transport of natural gas) and downstream (i.e. refining and processing of fuels for manufacturing and other uses) segments of the shale gas segment.

### Background

While economic development efforts in the County have attained some notable successes in recent years, there are concerns over a number of issues facing the economic base:

- There is a concern over the exodus of young people seeking more diverse career and employment opportunities elsewhere, an issue reflected in demographic patterns, and the need to attract an element of young professionals and/or entrepreneurs who may treasure the unhurried rural quality of life offered in the County;
- There is a feeling that in many respects economic development efforts may have been disjointed and may not have focused enough on the encouragement of small entrepreneurs and the retention and strengthening of the agricultural base;
- While the County has been a focal point for shale gas development within the past decade, it has primarily involved the upstream drilling portion of that segment;
- County businesses were once visited to better understand their needs and issues under a Northern Tier Regional Planning Commission Program carried out with State funding but that program was terminated when the State funding ended.
- While the US Route 15 interchanges and the US Business Route 15 and US Route 6 (i.e. especially between Wellsboro and Mansfield) corridors have experienced and/or triggered development in recent years, there remains ample room for additional well-planned development that depends on convenient and direct highway access.
- Mansfield University has developed and maintained a modern campus and remains as an economic engine for the region but faces enrollment challenges along with a number of other State universities in Pennsylvania.

## Recommendations

Tioga County finds itself in a unique position at the present time, due to a host of factors affecting the economy, including recent changes within the Tioga County Development Corporation (TCDC), the changes effectuated by the shale gas industry, the growing strength of the tourism and hospitality segment, and the continuing loss of young people. To best navigate through and manage these factors to achieve positive outcomes for the County, the County with assistance by the Tioga County Planning Commission (TCPC) will assume a proactive role in refocusing and diversifying the economic base, in stemming the outflow of young residents and in overall coordination of development efforts with other partners.

- **ACTION:** The County *establishes a multi-agency and multi-disciplinary economic development task force* as a prelude to redefining and redirecting economic development efforts, bringing together county government, secondary/post-secondary educational institutions, technical training agencies, local development/promotion agencies, tourism agencies/resources, utility/telecommunications providers, tourism and related agencies/businesses, agricultural and agri-business representatives, financial sector representatives and a cross-section of small- and large business representatives. The task force will aid in realistically identifying and resolving obstacles to and opportunities for multi-faceted economic development, while reviewing and possibly revising the roles of TCDC and TCPC in the developmental marketing and implementation, process including the following Sub-Actions:
  - **Sub-Action:** New development in Development Opportunity Areas, Brownfield redevelopment/reuse in former industrial sites;
  - **Sub-Action:** Expanding shale gas opportunities beyond drilling into more of the midstream and downstream segments;
  - **Sub-Action:** Revitalization of borough/village commercial centers;
  - **Sub-Action:** New industrial/commercial development areas; and
  - **Sub-Action:** Youth retention by matching people, training and employers.
  
- **ACTION:** As a follow-up to the dialogue and guidance by the aforementioned *task force*, TCDC accordingly expands developmental programs, which may include placing a greater emphasis on entrepreneurial development and small-business development as part of the overall economic development efforts, including the following Sub-Actions
  - **Sub-Action:** The expansion of the TCDC micro-loan program;
  - **Sub-Action:** The development of incubator, and/or “ideas forum”, and/or “maker’s spaces” in coordination with Mansfield University and other training/education providers focusing on small businesses and entrepreneurs providing local products, services and process.
  - **Sub-Action:** The coordination of a business outreach effort whereby businesses and industries are regularly visited and surveyed by TCDC with the assistance of a peer-to-peer outreach partners.

## **Priority Goal - Partnerships with Agricultural Community**

Maintain a partnership with the agricultural community and supportive agricultural agencies in the preservation and expansion of agricultural products, practices and markets, in the continuation of the multi-generational *Culture of Stewardship* within the agricultural community, in the enactment and enforcement of farmer-friendly regulations that recognize the unique role of the farmer in land-based stewardship, and in the preservation of the farmer, him or herself, as an important component of the County economic base.

### Background

The agricultural community appears to have recognized the changes that have occurred in the agricultural industry in the County and are anticipating further changes as well. This has necessitated thinking about new markets and products, cost savings in terms of feed, seed, equipment and distribution, agricultural land preservation and preservation of the farmer.

### Recommendations

The County coordinates with the agricultural community – farmers, agricultural services and producers – in strengthening and reinforcing its economic role.

- **ACTION:** The TCPC establishes and maintains an *agricultural task force* bringing together the varied agricultural community, embracing dairy-, crop- and other animal-farmers, governmental agencies providing assistance and service to farmers, providers of agricultural services and products and the elementary/secondary/post-secondary educational providers.
  
- **ACTION:** TCPC in coordination by the agricultural task force continue to brand a *Culture of Stewardship* amongst Tioga County farmers by promoting high standards of conservation, promoting crop types that can be readily connected to local markets and emphasizing the relationship among soil health, manure management, riparian stewardship and clean water. As an extension of this initiative, with the coordination by the agricultural task force, the following Sub-Actions are recommended:
  - **Sub-Action:** Introduce/educate existing farmers on new markets by identifying and promoting locally wanted crops, organic farming opportunities and other alternative market opportunities;
  - **Sub-Action:** Expand and promote additional farm-to-table and agri-tourism initiatives building on efforts of the Potter/Tioga Maple Producers Association, local honey producers and local farmers markets.
  - **Sub-Action:** Identify and inventory federal, state and local regulations deemed to create unnecessary and/or duplicative obstacles to farming practices, then develop a strategy advocating changes to those regulations in consultation with the staffs of area state and federal legislators;
  - **Sub-Action:** Develop a *succession planning effort* that connects older farmers who are no longer able to farm their land or who are close to this point with new emerging farmers – in the form of a farming internship, farm apprenticeship type and loan programs for new farmers.

- **ACTION:** Directly coordinate with agricultural schools (i.e. Penn State) to promote/market the availability of quality farmland in Tioga County and opportunities for farming in the County.
- **ACTION:** Connect farmers with educational opportunities focused on Land Rental/Agreements, Estate Planning (i.e. farm succession/transition planning) and Agricultural Land Preservation.

### **Priority Goal - Development of a Coordinated Developmental Process**

Simplify and coordinate the subdivision, land development and general economic development process as a whole via the identification of the TCPC as the “key contact” as a partner with the TCDC in a process that affords the development community with information and a checklist of contacts/officials, relevant utilities, permits, applicable regulations, approvals and funding resources that are applicable to specific projects and developments.

#### Background

As noted earlier, the development process is viewed as being too disjointed, even confusing to potential developers. The proverbial “one-stop-shop” is a lofty expectation but perhaps unattainable given the myriad of permits, requirements, review agencies and potential funding sources affecting development.

#### Recommendations

TCPC formalizes a greater role in the development process. This is seen as a natural evolution since the County planner has become a key point of contact for information needed by potential developers.

- **ACTION:** As an implementation measure of this plan update, as refined with the proposed economic development task force, use a *Planning Checklist* (See Appendix) prepared under the county planning process for developers that can be used in reviewing subdivisions and land developments under the County SALDO, advisory consultation with municipalities and other project reviews, identifying the following as/if required:
  - Description of potential permits that may be applicable, including but not limited to
    - Erosion and Sedimentation Control
    - National Pollutant Discharge Elimination System (NPDES) construction and discharge
    - PA Department of Environmental Protection (PADEP) sewage facilities, water quality and water supply permits
    - Other various PADEP permits (i.e. waste, air, stream crossing/encroachments, oil/gas well, water supply, etc.)
    - Access permits (i.e. PennDOT Highway Occupancy for State highways, municipal permits for local roads/streets)
    - PA Historical and Museum Commission (i.e. for most projects having state or federal funding)
    - Building Permits (i.e. municipal under the PA Uniform Construction Code)
    - Municipal SALDO (i.e. for the 8 municipalities with local ordinances)
    - Municipal Zoning (i.e. for the 16 municipalities with local ordinances)

- Description of and providers of technical and potential financial assistance, including:
  - PA Department of Community and Economic Development (PADCED) – community development programs
  - PA DCED – economic development programs
  - Appalachian Regional Commission (via NTRPDC) supplementary and access road programs
  - PA Commonwealth Financing Authority (CFA) – Marcellus Legacy Grants including Baseline Water Quality Data Program, Greenways, Trails and Recreation Program, Abandoned Mine Drainage Abatement and Treatment Program
  - PA CFA – Sewage Facilities, Multi-Modal Transportation and other programs
  - PennDOT Multi-Modal and Enhancement Funds
  - PA Department of Environmental Protection programs - environmental education, pollution prevention, small business, energy conservation, and other programs
  - PA Department of Conservation and Natural Resources CNR programs – motorized and non-motorized trails, recreation planning/implementation, riparian forest buffer and other programs
  - PA Department of Agriculture grant/loan programs – specialty and value-added crops, organic crop cost share, loan funds for new farmers, and other programs
  - US Department of Agriculture grant/loan programs – farm loans, housing assistance, rural development (i.e. utility/telecommunications, community facility, business assistance) and other rural development programs
  - PA Historical and Museum Commission programs – planning and construction assistance programs
  - Brownfields programs – US Environmental Protection Agency and PADCED Industrial Sites Reuse Program
- Contacts for the above referenced permits/services/assistance
- **ACTION:** The County considers the expansion of the TCPC staff, adding an entry level planning position to augment the existing one-person office, freeing up the Executive Director to be the “key contact” role noted above.
- **ACTION:** TCPC maintains a proactive role in relation to efforts by local governments and agencies that are applying for state and/or federal funding for community and economic development projects by sending letters of support and project review letters that note that the respective projects are consistent with the recommendations of the County Plan Update.

### **Priority Goal – Formalization of *Development Areas* and *Conservation Areas***

Identify and maintain *growth areas* and *conservation areas* in the County reflecting appropriate local characteristics such as presence or absence of community infrastructure, existing business districts/areas, critical natural resources, agricultural activities and the regional transportation system.

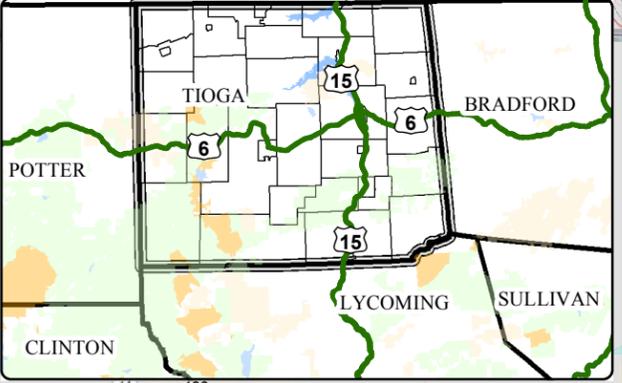
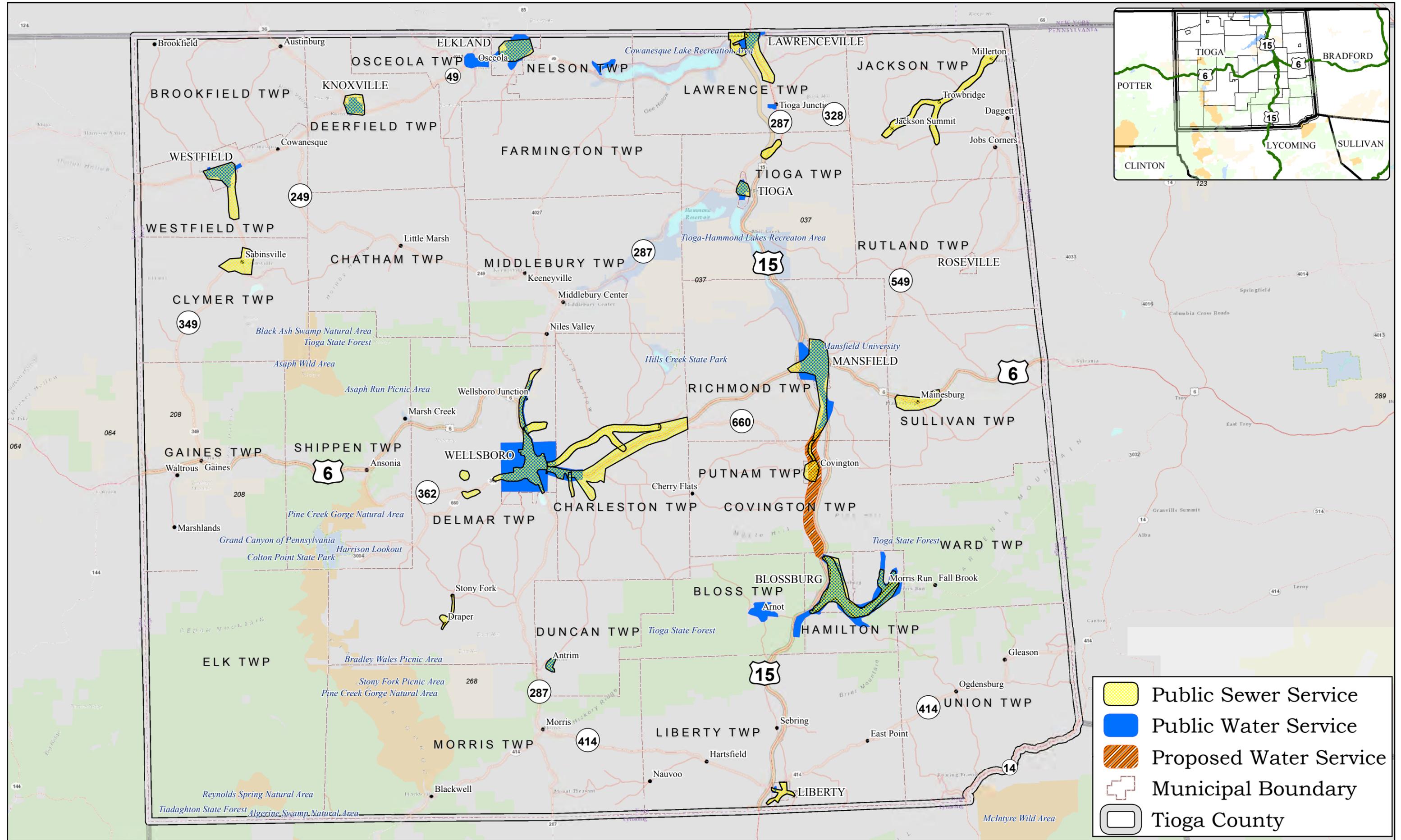
#### Background

Often the discussion of *development* and *conservation* portrays these terms as mutually opposed and irreconcilable concepts. However, the concept of “targeting” is especially critical since certain areas may have the requisites for *development* and other areas having significant critical resources may be more appropriate for *conservation*. Both have a place in Tioga County. The term *growth area* is used in many municipal, multi-municipal and county plans in Pennsylvania, but may be somewhat of a misnomer in Tioga County since this plan views *development* as embracing both new development (i.e. *growth*) in certain areas as well as redevelopment (i.e. reclaiming Brownfield sites and/or revitalization and in-fill development in built-up borough/village centers).

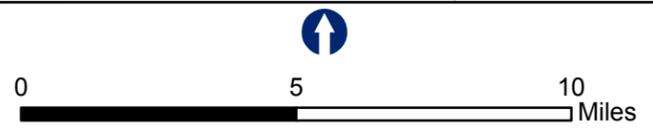
#### Recommendations

This Plan Update must address and reconcile these seemingly disparate concepts in a rational and practical manner.

- **ACTION:** The Plan Update integrates the Physical and Natural Features information, including areas identified in the County’s *Natural Areas Inventory*, and related mapping prepared in this Plan Update to prepare a *Developmental Constraints Map* (see page 13) and information on public sewer and water service areas identified on the *Public Sewer and Water Map* (see following page), which together, were used to develop a generalized *Future Land Use Recommendations Map* (see page 4) that was refined to depict proposed development, protection and resource conservation areas on the *Development and Conservation Areas Map* (see page 8).
  - **Sub-Action:** Tioga County Planning Commission (TCPC) uses the informational layers synthesized on the above referenced mapping in the review of subdivisions and land developments in its role in administering the County SALDO, within the process outlined in the *Planning Checklist* made part of this planning effort.
  - **Sub-Action:** TCPC uses the informational layers synthesized on the above referenced mapping in the advisory review of subdivisions and land developments under in its role of technically assisting municipal SALDO reviews, within the process outlined in the *Planning Checklist* made part of this planning effort.
  - **Sub-Action:** TCPC uses the informational layers synthesized on the above referenced mapping in the conceptual review of proposed developmental proposals in its role as a key point of contact in coordinated economic development efforts, within the process outlined in the *Planning Checklist* made part of this planning effort.
  
- **ACTION:** TCPC coordinates with the sixteen (16) municipalities having local zoning regulations to identify the Development Areas and Resource Protection and Conservation Areas (see *Development and Conservation Areas Map* in the appropriate zoning districts).



TIOGA COUNTY  
PLANNING COMMISSION



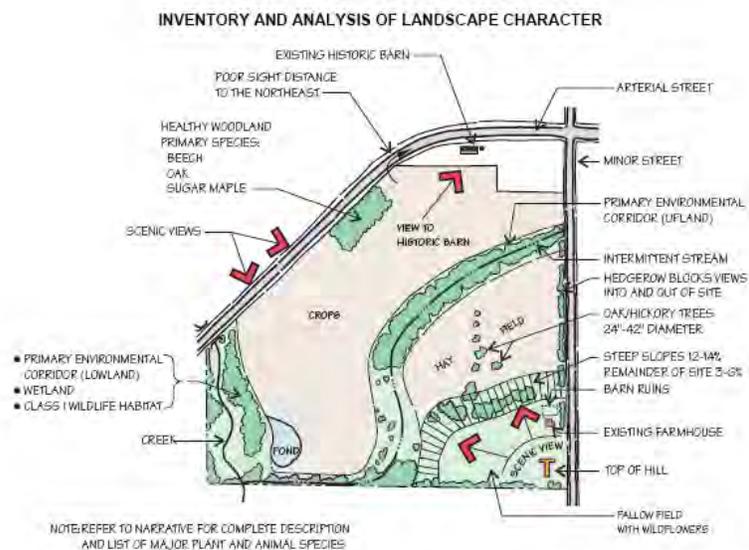
TIOGA COUNTY  
COMPREHENSIVE PLAN UPDATE  
2016-2017

PUBLIC SEWER  
AND WATER

- **ACTION:** TCPC coordinates with the remaining municipalities not having zoning regulations in effect to encourage development in the Development Areas and careful review with proposals in the Resource Protection and Conservation Areas in municipal actions such as future infrastructure planning, the review of future subdivisions and land developments under their respective SALDO's and when/if local zoning regulations are considered in the future.
- **ACTION:** Since the *Conservation Subdivision Approach* is a means of encouraging clustered development, especially in areas having the appropriate community infrastructure and in a manner that preserves important local natural and physical features, it is recommended that TCPC incorporates the option for the *Conservation Subdivision Approach* into the Tioga County SALDO, amending and/or supplanting the existing Section 705 Cluster Development requirements.
  - **Sub-Action:** In addition, TCPC encourages the eight (8) municipalities having local SALDO's to incorporate some version of this *Approach* as a developmental option into their respective Ordinances, particularly for portions of those municipalities having adequate sanitary sewer and water service.

*Summary:* This approach includes several steps

1. *Inventory/Site Analysis:* The analysis should identify existing features that determine the landscape character of a site and analyze those features to determine the desirability of preserving them. A site analysis should also identify features that present obstacles that must be considered and overcome in the design. The inventory of existing conditions should include all natural and human-made features of a site. Some of these (primary features) will be natural areas protected by regulations such as floodplains, wetlands and water bodies. Other areas (secondary features) that are developable but contain certain features that may lend character to the rural landscape should also be identified. Such areas could include a stand of trees atop a rise, diverse woodlands, meadows, farm fields, wildlife habitats, scenic viewsheds, steep slopes, and historic buildings or ruins. Other site features that must be accommodated in the design may include power line rights-of-way, transmission towers, utility easements, and drainage ways.



2. *Delineation of Preservation Areas:* After determining the existing conditions on a site, the next step is to determine which areas should be preserved in a Preserved Areas Plan. Areas of primary (i.e. environmentally sensitive and/ or regulated) and secondary (i.e. contributes to rural landscape) priority for preservation may be identified. The more open space areas are connected, the more valuable they become, since fragmented open space areas lead to disrupted wildlife migration paths, nonfunctional wildlife corridors, inefficient farming operations, and piecemeal trail systems. Areas of disconnected open space preserved on a variety of development parcels, while valuable to some degree, cannot have the same impact on preservation of landscape character as continuous open space does.

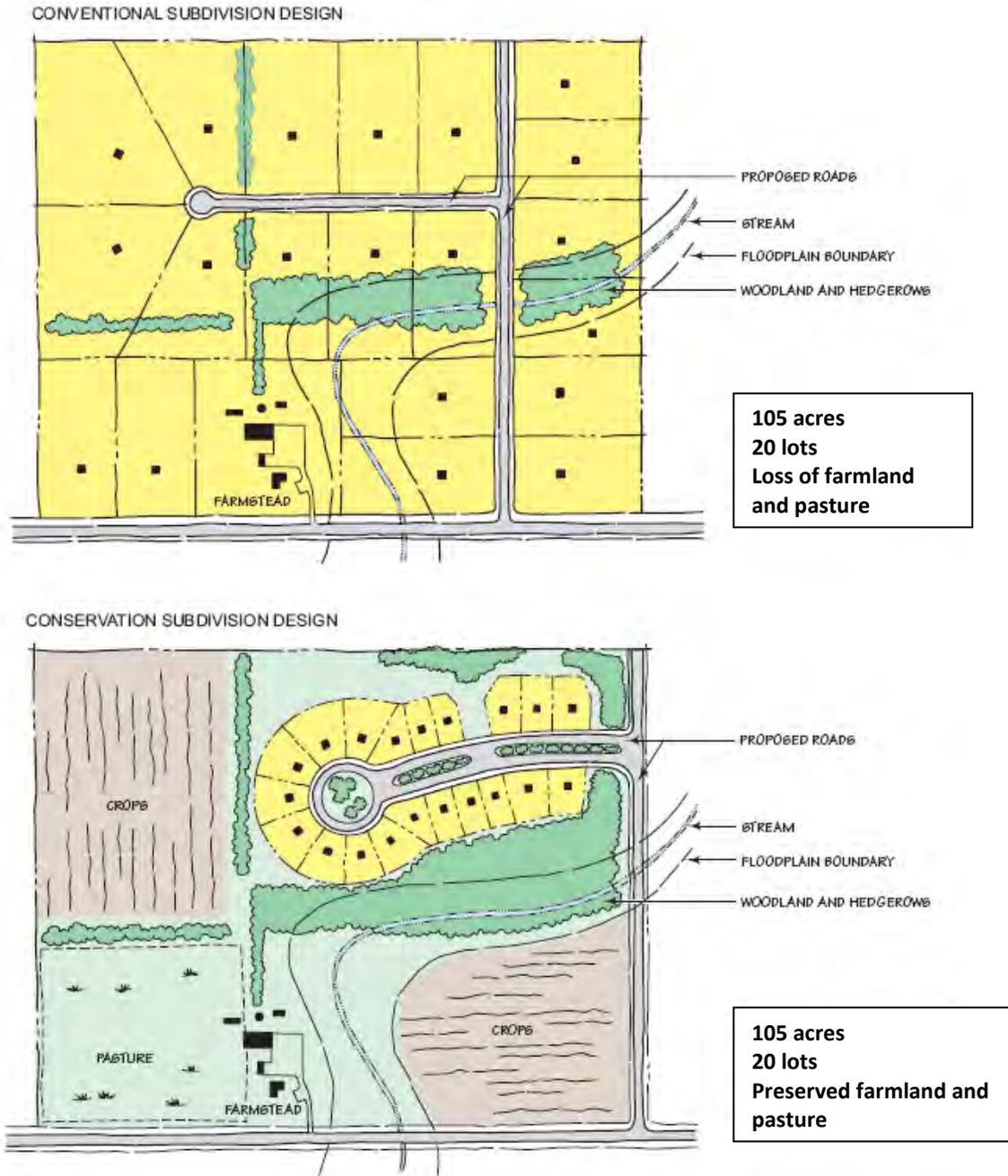


3. *Conceptual Design:* When preservation areas are set aside, their outlines give shape to the building areas. On many development parcels, the areas available for building will be larger than the area needed to accommodate the permitted number of lots. Thus, the third step in the conservation subdivision design process is to determine more specifically the preferred locations of building lots and how best to provide access to them with street, as graphically depicted to the right.



4. *Examples of Designs:* There are a number of stylized illustrations of the results of the Conservation Subdivision design process. A comparison with examples of the "conventional" approach is instructive as well, and appears on the following pages. While each is different, the common threads are smaller lot sizes, retention of certain resources associated with rural areas and working with the site-specific characteristics of a given parcel without destroying them.

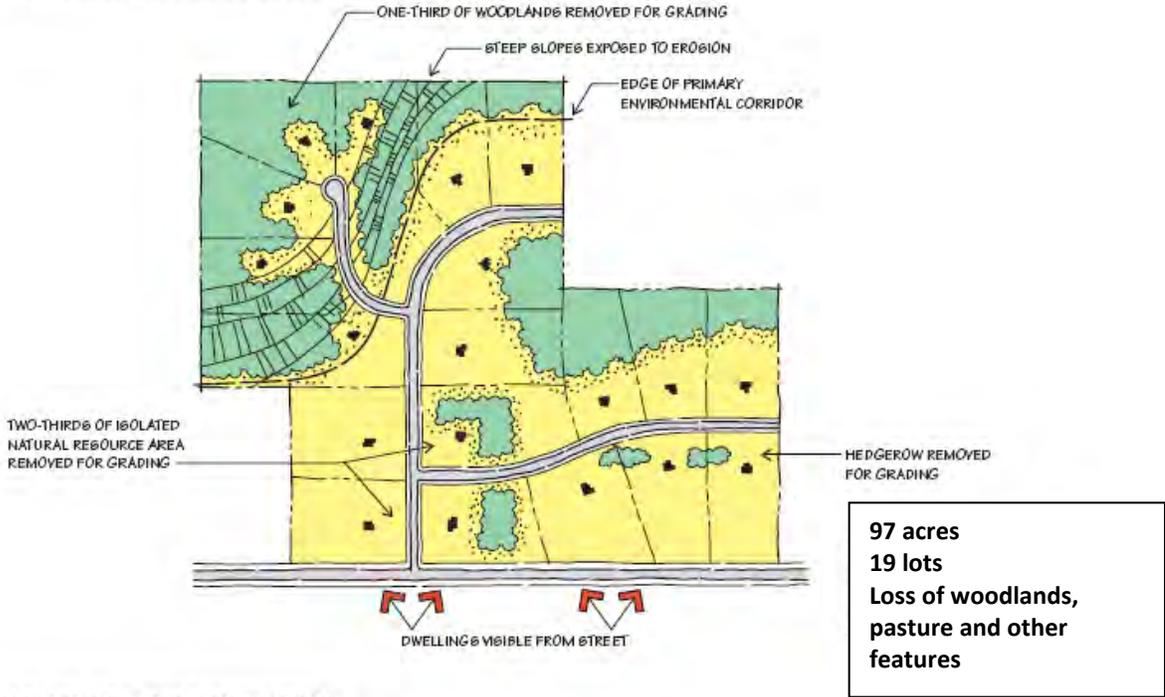
*Agricultural preservation via clustering and careful site planning*



In the above example, both approaches yield 20 lots and retain a farmstead while the Conservation Subdivision layout creates a rural-quality cul de sac and also retains considerable agricultural activities, avoids lot intrusions, ownership of water features and imposition of suburban-styled cul de sac.

*Environmental features and viewsheds are preserved*

CONVENTIONAL SUBDIVISION DESIGN



CONSERVATION SUBDIVISION DESIGN



The above yield 19 lots on 97 acres, while the Conservation Subdivision design preserves more woodlands and other natural features and views from the fronting roadway.

PRIORITY GOAL/Recommendation <i>ECONOMY</i>	Action	Priority	Implementing Agencies (primary in bold)		Page Reference
			TCPC Role	Partners	
<b>COORDINATED ECONOMIC DEVELOPMENT EFFORTS</b>  <b>The County with assistance by the TCPC will assume a proactive role in refocusing and diversifying the economic base</b>	The County establishes a multi-agency and multi-disciplinary economic development task force as a prelude to redefining and redirecting economic development efforts. The transparency of the task force should be maintained.	Short term	Technical Assistance	<b>County Commissioners</b> <b>TCDC</b> Various educational, governmental, business, agricultural and other agencies	23
	TCDC accordingly expands developmental programs, which may include placing a greater emphasis on entrepreneurial development and small-business development as part of the overall economic development efforts	Short-Mid term	Technical Assistance	<b>TCDC</b>	23
<b>PARTNERSHIPS WITH AGRICULTURAL COMMUNITY</b>  <b>The County coordinates with the agricultural community – farmers, agricultural services and producers – in strengthening and reinforcing its economic role</b>	TCPC establishes and maintains an agricultural task force bringing together the varied and supportive interests affecting the agricultural community, embracing dairy-, crop- and other animal-farmers, governmental agencies providing assistance and service to farmers, providers of agricultural services and products and the elementary/secondary/post-secondary educational providers. The transparency of the task force should be maintained.	Short term	Facilitator Technical Assistance	Dairy, crop and animal farmers Federal/State agencies serving farmers Agri-businesses Educators	24
	Coordination by the agricultural task force to continue to brand a Culture of Stewardship amongst Tioga County farmers	Short-Long term	Facilitator	<b>Agricultural Task Force</b>	24
	Coordinate with agricultural schools to promote/market the availability of quality farmland in Tioga County and opportunities for farming in the County.				25
	Connect farmers with educational opportunities focused on Land Rental/Agreements, Estate Planning and Agricultural Land Preservation.				25
<b>COORDINATED DEVELOPMENTAL PROCESS</b>  <b>TCPC formalizes a greater role in the development process as a key point of contact</b>	Use of a Planning Checklist confirming consistency with County Plan recommendations while providing information on permitting, funding sources, etc.	Short-term	<b>Implementing</b>	Developers Other review agencies	25-6
	Expansion of TCPC staff	Short-term	<b>Implementing</b>	<b>County Commissioners</b>	26
	TCPC maintains a proactive role in efforts by local governments/agencies that are applying for funding for community and economic development projects by sending letters of support and project review letters that note that County Plan Update conformance	Short-Long term	<b>Implementing</b>	Municipalities Authorities	26

PRIORITY GOAL/Recommendation <i>ECONOMY</i>	Action	Priority	Implementing Agencies (primary in bold)		Page Reference
			TCPC Role	Partners	
<b>FORMALIZATION OF DEVELOPMENT AREAS AND CONSERVATION AREAS</b>  <b>Reconciling conservation and development</b>	Use of informational base provided by Plan Update in reviewing subdivisions, land developments and other proposed developments	Short-Long term	<b>Implementing</b>	Municipalities Developers	27
	TCPC coordinates with the municipalities having local zoning regulations to identify the Development Areas and Resource Protection and Conservation Areas in conformance with County Plan Update in their respective appropriate zoning districts	Short-Long term	Technical Assistance	<b>Municipalities</b>	27
	TCPC coordinates with the remaining municipalities to encourage development in the Development Areas and careful review with proposals in the Resource Protection and Conservation Areas in municipal actions such as future infrastructure planning, the review of future subdivisions and land developments under their respective SALDO's and when/if local zoning regulations are considered in the future.	Short-Long term	Technical Assistance	<b>Municipalities</b>	29
	TCPC incorporates the option for the <i>Conservation Subdivision Approach</i> into the Tioga County SALDO, amending and/or supplanting the existing Section 705 Cluster Development requirements	Short-term	<b>Implementing</b>		29
	TCPC encourages municipalities having local SALDO's to incorporate some version of the <i>Conservation Subdivision Approach</i> as a developmental option into their respective Ordinances	Short-Long term	Technical Assistance	<b>Municipalities</b>	29

## Community Recommendations

Based on discussions with the TCPC and from input obtained from the public engagement process completed during the planning process, it was identified that the most meaningful components of sustaining the county range of public facilities and services include addressing service capacities and gaps affecting telecommunications especially within the more remote sections of the County, meeting the essential transportation and utility infrastructure of communities within the county, encouraging greater inter-municipal and inter-agency cooperation in the delivery of public services, and meeting the public health needs of Tioga County residents.

### Priority Goal - Telecommunication System Improvements

Encourage the enhancement and maintenance of the private telecommunications network serving the County in the interest of meeting the technological and quality of life needs associated with reliable and modern information and communication transmission systems necessary for households, existing businesses and potential entrepreneurs.

#### Background

Sections of the County, particularly the more rural areas lack consistent and reliable mobile phone and internet service. In the 21<sup>st</sup> Century, adequate mobile phone and internet service is not a luxury, but is a basic expectation of existing and potential residents and entrepreneurs. This not only affects the attraction and retention of households but of small home-based and small businesses in these rural areas. Referring back to the *Conventional and Emerging Economy – Feature Comparison* table on page 2, the infrastructure necessary for the emerging economy is communications-dependent. In essence, telecommunication is the economic driver in the 21<sup>st</sup> Century just like railroads and highways were in the 19<sup>th</sup> and 20<sup>th</sup> Centuries.

#### Recommendations

The dimensions of the telecommunication system issues should be better understood and localized by the Tioga County Planning Commission to a degree beyond what was possible at this point given the scope of this Plan Update. With this in mind the following actions are suggested.

- **ACTION:** Tioga County uses the proposed economic development task force (i.e. representatives from varied entities including local officials, TCPC, TCDC, Mansfield University, Tioga Bradford Housing and Redevelopment Authority, Northern Tier Regional Planning and Development Commission, communication dependent businesses and individuals in technology based businesses) to *identify* the specific telecommunication problems, needs and areas and types of businesses that would most benefit.
- **ACTION:** TCPC integrates information provided by the economic development task force, population center information, transportation system mapping and the *Future Land Use Recommendations Map* that identifies proposed Development Opportunity Growth Areas to prepare a *Telecommunications Opportunity Map* that identifies/prioritizes Targeted Telecommunication Upgrade Areas.

- **ACTION:** With coordination by the economic development task force determine if market forces alone can address telecommunications gaps in Targeted Telecommunication Upgrade Areas, and if not, identify specific types of incentives that may be marshaled to help address this gap.
- **ACTION:** If incentives are determined to be required, TCPC works to provide incentives to the Telecommunication Industry to expand/upgrade service into the Targeted Telecommunication Upgrade Areas. Suggested incentives include:
  - **Sub-Action:** Remove local regulatory impediments to installing telecommunication infrastructure:
    - Zoning/SALDO Restrictions – revise the County SALDO and work with municipalities to revise their ordinances to better allow for telecommunication infrastructure.
    - Identify and pre-approve Communication/Cell Tower Sites.
    - Public Opinion – document that residents will support installation of an upgraded telecommunication network including equipment.
  - **Sub-Action:** Develop a Clear Pathway for Connecting the Telecommunications Network into each Telecommunication Upgrade Area:
    - Obtain permissions/agreements from electricity providers to add telecommunication wiring to existing utility poles.
    - Obtain easements for underground wire installation.
  - **Sub-Action:** Define the Demand and Market
    - Conduct a Market Study to identify the specific need(s) per sector (Industrial, Commercial, Residential, etc) in each Targeted Telecommunication Upgrade Area.
    - Use the Market Study to identify the demand (i.e. document that the service will be purchased and by what sector when it arrives (Industrial, Commercial, Residential, etc).
  - **ACTION:** TCPC considers applications under various USDA Rural Development Telecommunications Programs, including Community Connect Grant Program, Rural Broadband Access Loan and Loan Guarantee Program and Telecommunications Infrastructure Loans and Loan Guarantees, to help the telecommunication industry expand and upgrade services in the County.

### **Priority Goal - Infrastructure Necessary for Maintaining the Communities**

Encourage the enhancement of the community infrastructure necessary for sustaining community and economic development in the County and in the constituent municipalities, filling the infrastructure gaps identified in the Plan Update while enabling the County to enhance itself as a place to reside, visit and work.

#### Background

Regional highway access and the enhancement of sanitary sewer and public water service are critical for existing residents and community life in general, for the important existing tourism and agriculture segments of the economy, and for the County to attain its economic developmental potential.

#### Recommendations

Maintain advocacy with the appropriate state and federal transportation agencies to have US Route 15 in Pennsylvania designated as I-99, connecting Interstate 86 in the Corning, NY area and I-180 in the Williamsport area.

- **ACTION:** In coordination with potential Federal legislation, County agencies maintain unified support for efforts to address weight restriction and interchange requirements related to the Federal Interstate Highway System.
- **ACTION:** As part of its efforts with the Rural Transportation Advisory Committee of the Northern Tier Regional Planning and Development Commission, County agencies maintain unified support maintain regional support for the Interstate designation, and the programming of required transportation enhancements that may be required for it in the Long-Range Transportation Plan and eventually the Transportation Improvement Program, given the significance of this designation in regional development in the larger region.

Encourage the maintenance or extension of sanitary sewer and public water service to identified *Commercial Development/Growth Areas* and in and around existing boroughs and other strategic growth areas/corridors.

- **ACTION:** TCPC supports and prioritizes sewer and water extension, rehabilitation and enhancement projects in the identified Development Opportunity Areas, and deemphasize or discourage these projects in the Conservation Areas unless they resolve or address public health or safety considerations.
- **ACTION:** In areas not served/to be served by public sanitary sewer service, and especially also lacking public water service, TCPC encourages enhanced on-lot enforcement of existing systems, especially those subject to real estate transfers.

- **ACTION:** TCPC encourages municipalities to revise their respective Act 537 Sewage Facilities Plans as required to reflect these priorities and to coordinate land use and utility planning in general.
  - **Sub-Action:** TCPC provides technical support and encourages municipalities desiring to update their Act 537 Plans to submit applications under the Act 13 Marcellus Legacy Fund that allocated funds to the Commonwealth Financing Authority for statewide initiatives for complying with the Act 537.
  - **Sub-Action:** TCPC formally supports implementing construction applications evolving from these revised Act 537 Plans that implement the intent of the *Future Land Use and Development and Conservation Areas* recommendations of this County Comprehensive Plan Update.

**Priority Goal - Cooperative Delivery of Public Services**

Encourage inter-municipal and inter-agency cooperation in the delivery of public services via formal and/or informal arrangements, agreements and cooperative efforts that achieve cost-effectiveness while maintaining municipal and agency identity.

Background

While there has been considerable past and present inter-municipal planning (i.e. Mansfield, Wellsboro, Union/Ward, Northeast Tioga areas, etc.) and increased cooperation among municipalities, communication and capacity issues are prevalent among communities with essentially part-time officials and staffs. Public input during the planning process suggested that another formal agency may not be necessary, but enhanced coordination, cooperation and communication via existing associations.

Recommendations

The Tioga County Planning Commission is recommended to assume a point of coordination in this largely informal approach to encourage continued and expanded inter-municipal and inter-agency cooperation in public services and facilities.

- **ACTION:** TCPC creates a municipal officials task force in coordination with the Tioga County Municipal Secretaries Association and the Tioga County Boroughs Association, bringing together officials and other representatives from the boroughs, townships and sub-county regional service providers as a means of identifying opportunities and issues related to the continuation and/or expansion of inter-municipal cooperation and the multi-municipal delivery of certain services/facilities.
- **ACTION:** At the close of the plan update process, TCPC provide a forum for the review of Plan Update recommendations particularly applicable to implementation at the municipal level, which may include recommendations related to gaps/opportunities affecting public services, recreation, utilities and the local regulatory framework.

## **Priority Goal - Transportation and Volunteer-Based Services for Elderly, Mental Health and In-Recovery Residents**

Support the efforts of local health care providers and supportive agencies in addressing the needs for transportation services and for the development and maintenance of a bank of volunteers.

### Background

Input received during the planning process suggests that elderly, recovering and challenged County residents may face difficulties in accessing a range of health and human services they need for everyday life due to the lack of individual transportation and the limited availability of rural public transportation services. Typically human services planning and county comprehensive planning operates in parallel with little formal interconnection. In this case TCPC involved human services input in the Plan Update process, and input related to comprehensive planning is included. There was general consensus that the combination of improved coordination among existing agencies serving these populations, and encouraging volunteer-based assistance may be the best pragmatic approaches to this issue.

### Recommendations

Encourage a forum of allied agencies in recognition that the major human services/comprehensive planning interface involves a continuing partnership of agencies acting in concert for transportation and related community service needs via volunteerism.

- **ACTION:** The County encourages collaborative efforts involving the Tioga County Partnership for Community Health, BeST Transit, the B/S/S/T Area Agency on Aging, volunteer base and health care providers to cooperate on the development and maintenance of a transportation outreach that provides dependable transportation to elderly and other residents lacking access to individual means of transportation.
- **ACTION:** The County encourages the efforts of the Tioga County Partnership for Community Health in the maintenance of the inventory of volunteers to assist the elderly, persons with physical or mental limitations and those recovering from some form of dependency remain in their homes and to access the proper medical and mental health care providers.

PRIORITY GOAL/Recommendation <i>COMMUNITY</i>	Action	Priority	Implementing Agencies (primary in bold)		Page Reference
			TCPC Role	Partners	
<b>TELECOMMUNICATIONS SYSTEM IMPROVEMENTS</b>  Attaining a greater understanding of the dimension of the telecommunication system issues	Tioga County uses the proposed economic development task force to identify the specific telecommunication problems, needs and areas and types of businesses that would most benefit.	Short-term	Technical Assistance	<b>Economic Development Task Force</b> Area telecommunications providers	35
	TCPC integrates information provided by the economic development task force and other sources to prepare a Telecommunications Opportunity Map	Short-term	<b>Implementing</b>	Economic Development Task Force County GIS Office	35
	Economic development task force determines if market forces alone can address telecommunications gaps and if not, identify specific types of incentives that may be marshaled to help address this gap.	Short-Mid term	Technical Assistance	<b>Economic Development Task Force</b>	36
	If incentives are determined to be required, TCPC works to provide incentives to expand/upgrade service into the targeted areas, by <ul style="list-style-type: none"> <li>• Removing local regulatory impediments</li> <li>• Develop a Clear Pathway for targeted areas</li> <li>• Defining market demand</li> </ul>	Mid-Long term	Technical Assistance	Economic Development Task Force <b>Area telecommunications providers</b>	36
	TCPC considers applications under various programs to help the telecommunication industry expand and upgrade services in the County	Mid-Long term	Technical Assistance	Area telecommunications providers	36
<b>INFRASTRUCTURE NECESSARY FOR MAINTAINING COMMUNITIES</b>  Advocacy with state and federal agencies for designation of US Route 15 as I-99	In coordination with potential Federal legislation, County agencies maintain unified support for efforts to address weight restriction and interchange requirements related to the Federal Interstate Highway System.	Short-term	Technical Assistance	<b>County Commissioners</b> TCDC Federal Highway Administration NTRPDC Federal/State legislative delegation	37
	County agencies maintain unified support maintain regional support for the Interstate designation, and the programming of required transportation enhancements that may be required for it in the Long-Range Transportation Plan and eventually the Transportation Improvement Program	Mid-Long term	Technical Assistance	<b>NTRPDC Rural Transportation Advisory Committee</b> County Commissioners TCDC	37

PRIORITY GOAL/Recommendation <i>COMMUNITY</i>	Action	Priority	Implementing Agencies (primary in bold)		Page Reference
			TCPC Role	Partners	
<b>INFRASTRUCTURE NECESSARY FOR MAINTAINING COMMUNITIES</b>  <b>Encourage the maintenance or extension of sanitary sewer and public water service to identified “Commercial Development Areas” and in and around existing boroughs and other strategic growth areas/corridors.</b>	TCPC supports and prioritizes sewer/ water extension, rehabilitation and enhancement projects in the identified Development Areas, and deemphasize or discourage these projects in the Conservation Areas unless they resolve or address public health or safety considerations.	Short-Long term	Technical Assistance and Project Reviews	Municipalities Municipal Authorities Developers	37
	TCPC encourages enhanced on-lot enforcement of existing systems, especially in areas not served/to be served by public sanitary sewer service, and especially also lacking public water	Short-Long term	Technical Assistance and Project Reviews	Municipalities Municipal Authorities	37
	TCPC encourages municipalities to revise their respective Act 537 Sewage Facilities Plans as required to reflect these priorities and to coordinate land use and utility planning in general.	Mid-term			38
	TCPC provides technical support and encourages municipalities desiring to update their Act 537 Plans to submit applications under the Act 13 Marcellus Legacy Fund that allocated funds to the Commonwealth Financing Authority for statewide initiatives for complying with the Act 537	Mid-Long term	Technical Assistance and Project Reviews	Municipalities Municipal Authorities	38
	TCPC formally supports implementing construction applications evolving from these revised Act 537 Plans that implement the intent of the Future Land Use and Development and Conservation Areas recommendations of this County Plan Update.	Mid-Long term			38
<b>COOPERATIVE DELIVERY OF PUBLIC SERVICES</b>  <b>TCPC assumes a point of coordination in this largely informal approach to encourage continued and expanded inter-municipal and inter-agency cooperation in public services and facilities.</b>	TCPC creates a municipal officials task force in coordination with existing municipal organizations and other representatives from the boroughs, townships and sub-county regional service providers related to the continuation and/or expansion of inter-municipal cooperation and the multi-municipal delivery of certain services/facilities. The transparency of the task force should be maintained.	Short-Mid term	<b>Implementing</b>	Tioga County Municipal Secretaries Association Tioga County Boroughs Association Municipalities Municipal Authorities	38
	At the close of the plan update process, TCPC provide a forum for the review of Plan Update recommendations particularly applicable to implementation at the municipal level	Short-term	<b>Implementing</b>	Municipalities	38

PRIORITY GOAL/Recommendation <i>COMMUNITY</i>	Action	Priority	Implementing Agencies (primary in bold)		Page Reference
			TCPC Role	Partners	
<b>TRANSPORTATION AND VOLUNTEER-BASED SERVICES FOR ELDERLY, MENTAL HEALTH AND IN-RECOVERY RESIDENTS</b>  <b>Encourage a forum of allied agencies in recognition that the major human services/comprehensive planning interface involves a continuing partnership of agencies acting in concert for transportation and related community service needs via volunteerism</b>	The County encourages collaborative efforts involving various agencies to cooperate on the development and maintenance of a transportation outreach that provides dependable transportation to elderly and other residents lacking access to individual means of transportation.	Mid-term	Technical Assistance	County Commissioners Tioga County Partnership for Community Health BeST Transit B/S/S/T Area Agency on Aging, Health care providers Volunteer organizations	39
	The County encourages the efforts of the Tioga County Partnership for Community Health in the maintenance of the inventory of volunteers to assist the elderly, persons with physical or mental limitations and those recovering from some form of dependency remain in their homes and to access the proper medical and mental health care providers.	Short-term	Technical Assistance	<b>Tioga County Partnership for Community Health</b>	39

## Pennsylvania Municipal Planning Code Interface

Correlating planning goals, recommendations and actions with certain requirements of the Municipal Planning Code (MPC) underlies the planning process associated with updating the Tioga County Comprehensive Plan. In essence, the planning approach used in the collection, review, interpretation and application of data and information and public input is central to meeting the spirit and intent of various MPC requirements. In addition, aggregating the goals, recommendations and actions into three (3) categories that resonated with Tioga County residents: *Natural Resources*, *Economy* and *Community*, shaped and incorporated the interrelationships inherent in the planning process.

### Land Uses Relating to Important Natural Resources/Minerals [301(a) (7) (i)]

The Physical and Natural Features Overview within the *Existing Conditions* compendium is replete with references to important natural resources, including Natural Heritage Inventory sites, source water protection areas, steep slopes, floodplains and hydric soils and other important natural areas including designated Wild and Natural areas and other State and Federally managed lands. These resources were identified, described and mapped individually in the Physical and Natural Features Overview and were further layered together to develop a *Developmental Constraints Map* (Existing Conditions - page 65) which summarizes and applies natural resource information, constraints and limitations and served as a base for future land use planning recommendations. Shale Gas Drilling sites were defined and graphically depicted as a special land use category on the *Existing Land Use Map* (Existing Conditions – pages 47 and 49 respectively) and shown in relation to surrounding land uses. The Natural Resources information and the subsequent *Developmental Constraints Map* were directly used to develop a generalized *Future Land Use Recommendations Map* and a *Conservation and Development Map* (Goals, Recommendations and Actions - pages 4 and 8) that identify Development Opportunity Areas (i.e. Growth Areas) and Resource Protection and Conservation Areas. The Future Land Use and related Development and Conservation Area information presented in the Plan will serve as a guide for developmental and conservation planning and project reviews at the county and local level. The Plan also emphasizes the use of *Low Impact Development (LID) Standards* and the *Conservation Subdivision Approach*, which encourage clustered development, especially in areas having the appropriate community infrastructure and in a manner that preserves important local natural, historic and physical features. The Plan recommends that these types of context sensitive land development approaches be incorporated into the County's Subdivision and Land Development Ordinance (SALDO) and into existing municipal SALDOs.

### Land Uses of Regional Impact and Significance [301(a) (7) (ii)]

The Economic Base Profile within the *Existing Conditions* compendium includes two (2) subsection Focus Areas titled Focus – Agriculture (Pages 31-36) and Focus – Tourism (Pages 37-39) that each reflects upon land uses of regional significance to Tioga County. These sections describe that Agricultural land has historically been, and continues to be, an important part of Tioga County's cultural and economy. The Plan acknowledges and builds off of a *Culture of Stewardship* that exists amongst farmers for agricultural land stewardship. The Plan also acknowledges that nature-tourism has long been an important component of the Tioga County

economy and highlights that there is a significant amount of State and Federally owned public lands and numerous other public recreational opportunities and resources throughout Tioga County that create the nature-tourism experience. Many of these resources are highlighted on a *Recreation Assets Map* (Existing Conditions - page 76). The Plan notes that publically-owned land, including State Parks, Game Lands and Forests, and Federally owned areas around the Cowanesque and Tioga and Hammond Reservoirs, encompasses over one-quarter of the total land area of the County. The *State and Federal Land Map* (Existing Conditions - page 60) highlights these resources. The Plan also recognizes that forested lands are significant to the County. The Plan notes that the forest pattern that corresponds to the three mountain prongs that extend east/west across the County is one of its unique features. The *Forested Areas Map* (Existing Conditions - page 52) highlights the forested areas in the County.

#### Preservation and Enhancement of Agriculture [301(a) (7) (iii)]

Agriculture land continues to be an important part of Tioga County's culture and economy. The *Farm Land Resources Map* (Existing Conditions - page 53) graphically depicts the location of Prime and Statewide Important Farmland soils, Agricultural Security Areas, and active agricultural land. It is a priority goal of the Plan to maintain partnerships with the agricultural community for the preservation and expansion of agricultural products, practices and markets and for the continuation of a multi-generational *Culture of Stewardship*. The Plan recommends the enactment and enforcement of farmer-friendly regulations that recognize the unique role of the farmer in land-based stewardship, and acknowledges the need for preservation of the farmer as well as agricultural lands. The *Future Land Use Recommendations Map* (Goals, Recommendations and Actions – page 4) shows that most of the agricultural land in the County is included in a *Low Density Rural/Agricultural Area* which recommends that less intense land uses be continued in these areas. Furthermore, the *Development and Conservation Map* (Goals, Recommendations and Actions – page 8) includes active Agricultural Land in a *Resource Protection* category.

#### Historic Preservation [301(a) (7) (iv)]

Tioga County is located within three (3) recognized tourism areas, including the Pennsylvania Wilds, and the Lumber Heritage Area and US Route 6 Heritage Corridor. The Economic Base Profile within the *Background Conditions* compendium includes a review of the Economic Impacts that Heritage based tourism has on Tioga County. The importance of history and heritage in Tioga County was also evidenced in the results of the Community Survey completed for the Plan. Respondents overwhelmingly rated (92%) History and Heritage as a *quality of life* strength in the County. As an implementation measure of this Plan, a *Planning Checklist tool* was prepared for the Tioga County Planning Commission to use during project planning and development reviews. The Planning Commission will most likely use the Checklist for reviewing subdivisions and land development plans required by the County SALDO, during advisory consultations with municipalities and other project reviews. An important element of this Checklist is the identification of impacts to Historic resources and the need for PA Historical and Museum Commission (i.e. for most projects having state or federal funding) permits and/or approvals. The Checklist also identifies potential project funding sources for projects that have a historic resource protection/preservation component.

## Planning for a Reliable Supply of Water [301 (b)]

Integrated Water Resources Management is a priority Goal of the Plan. Various sections in the *Existing Conditions* compendium reflect aspects of public water supply and source water protection. The Physical and Natural Features Overview describes and includes mapping of *Source Water Protection Areas* (page 58), significant *Surface Water features* (page 59), and *Floodplains* (page 62) in the County. The Infrastructure Profile provides details on public water supply and provides a *Public Sewer and Water* map (page 80) that highlights service areas within the County. Several recommendations and actions are provided to ensure that coordinated planning, development, protection and management of water, land and related resources be done in a manner that fosters sustainable economic activity, improves or sustains environmental quality, ensures public health and safety and provides for the sustainability of communities and ecosystems. Recommendations and actions are also provided that encourages planning and implementation of best management practices for storm water management in subdivisions and land developments and encourages structural and non-structural flood plain management measures. Furthermore, the *Future Land Use Map* (Goals, Recommendations and Actions – page 4) and accompanying recommendations encourage concentrated development to occur in and around the service areas of the public water and sewer systems and away from the sensitive regional water supply facilities. Implementation of the Plan will ensure the maintenance and sustainability of public water supplies, surface waters and headwater areas in Tioga County.

The MPC requires that Comprehensive Plans state that commercial agricultural production may impact water supply sources, and that lawful activities such as mineral extraction may also impact water supply sources and such activities are governed by other statutes that specify replacement and restoration of affected water supplies. These factors are hereby acknowledged in the Tioga County Comprehensive Plan.

## Statement of Compatibility with Development in Contiguous Counties [301 (a) (5)]

The regional perspective is critical for all forms of planning and especially since Tioga County abuts Counties and School Districts in both Pennsylvania and New York states including the Counties of Bradford, Lycoming and Potter in Pennsylvania and Steuben and Chemung counties in New York and the Galeton, Southern Tioga, Canton, Wellsboro Area, Northern Tioga, Northern Potter, Troy Area, Jersey Shore and Keystone Central School Districts in Pennsylvania and the Jasper-Troupsburg Central, Addison Central, Corning City and Elmira School Districts in New York. Each of these Counties and School Districts were provided with copies of the Plan along with a request that they provide general comments and comments relating to the compatibility between counties in terms of existing and proposed land uses, growth and development objectives and plans during the MPC required 45-day public review period. The Tioga County Planning Commission received limited comments from the contiguous counties; therefore, a review of land uses and land use recommendations in place for all contiguous counties was conducted. Overall, the Tioga County Comprehensive Plan and its Future Land Use and Development and Conservation recommendations are compatible with the contiguous counties. The following summarizes the compatibility of the Tioga County Comprehensive Plan with development and future land use planning in those counties.

### □ Bradford County

Bradford County is located to the east of Tioga County. Bradford County designates most of the land on its border with Tioga as Rural Resource Production which is compatible to adjoining Low Density Rural/Agricultural Area recommended in Tioga County's Future Land Use Plan. Bradford County designates the remainder of its land adjacent to Tioga as Resource Preservation. This corresponds well to the adjoining Natural Resources Area designated in the Tioga County Future Land Use Plan. Bradford County is in the process of updating their Comprehensive Plan. It is anticipated that future land use planning for Bradford County will continue to be compatible with Tioga County.

### □ Potter County

Potter County is located to the west of Tioga County. The Potter County Comprehensive Plan shows that most of its land adjacent to Tioga County is either within a Resource Conservation category or contains portions of a State Gameland or State Forest that is located in both counties. These land uses match well with Tioga County's Low Density Rural/Agricultural Area and Natural Resources Area categories designated in the Tioga County Future Land map and with the Resource Protection and Conservation areas designated in the Tioga County Development and Conservation map.

### □ Lycoming County, PA

Lycoming County is located to the south of Tioga County. Lycoming County's Vision Map designates the entire northern portion of the county including along its border with Tioga County as a Natural Resource Region. The types of land use envisioned by Lycoming County is very compatible with the Natural Resources Area designated in the Tioga County Future Land map as well as with the Resource Protection and Conservation areas designated in the Tioga County Development and Conservation map.

□ Steuben County, NY

Steuben County is located to the north of Tioga County. Land use planning within Steuben County is conducted at the municipal level. There are 48 individual municipalities and only about half, mainly located in the northern sections of the County, have some form of land use plan or zoning/site plan review regulation. The *Steuben County Agricultural Expansion and Development Plan* emphasizes that agriculture is an industry of extraordinary importance in the County and has exceptional potential for the future. That Plan notes that farms preserve rural character and open spaces that are essential to the quality of life for their residents. It also notes that farms and forests provide working self-sustaining landscapes which preserve and enhance environmental quality. Steuben County's emphasis on farms, forests and the agricultural industry and acknowledgement that these resources are assets that needs to be preserved is echoed in the Tioga County Comprehensive Plan Update. No impact to farms, forests or agricultural land in Steuben County is anticipated with implementation of the Tioga County Comprehensive Plan.

□ Chemung County, NY

Chemung County is located to the northeast of Tioga County. Ms. Nicolette Wagoner, AICP, LEED AP ND, Commissioner of the Chemung County Planning Department and Director of the Elmira-Chemung Transportation Council reviewed the Tioga County Plan and provided review comments to the Tioga County Planning Commission. Ms. Wagoner noted that she was favorable to the Tioga County Comprehensive Plan. She further noted that mapping provided in the Tioga County Plan provided the Chemung County Planning Department with some ideas, particularly on the utility mapping and the Development and Conservation mapping and area designations, on how they may want to approach resource and land use mapping in the County.

### Interrelationship among Plan Components [301(a) (4.1)]

Conventional planning categories (i.e. demographics, transportation, land use, community facilities, housing, etc.) were addressed in the data collection and analysis process used in part to prepare the *Existing Conditions* compendium. The *Goals, Recommendations and Actions* volume synthesized these conventional categories into a *Sustainability Triad* that included categories that resonated with Tioga County residents - *Natural Resources, Economy and Community*. The improvements addressed in the Tioga County Comprehensive Plan address *real world* problems and issues, such as balancing natural resources protection with economic growth, improving telecommunications services and improving access to transportation for elderly, mental health and in-recovery residents. Some of the recommendations and actions provided in the Plan are directed towards certain specific functional ends, such as developing new non-motorized land and water access points and trail projects, while others involve actions that will evolve over time, such as the County, with assistance by the Planning Commission, assuming a more proactive role in refocusing and diversifying the economic base. The recommendations and actions made in the Plan have relationships and impacts on other planning components, such as those related to the management of public and privately owned forested lands, implementing the Future Land use recommendations and further formalizing *Development Areas* and *Conservation Areas*. Thus, the very underpinning of relationships among planning components is addressed in the approach and the body of this Plan. The matrix on the following page summarizes these relationships.

## SUMMARY OF PLANNING COMPONENT INTERRELATIONSHIPS

Conventional Category	SUSTAINABILITY TRIAD		
	Natural Resources <i>protection of water resources, connectivity and sustainability of private and public forest land, and provision and promotion of non-motorized trails</i>	Economy <i>coordination of economic development efforts, fostering partnerships with the agricultural community, and the recognition of “growth” and “conservation” areas</i>	Community <i>enhancement of telecommunications and community infrastructures, cooperative delivery of public services, and encouragement of transportation and volunteer-based services</i>
<b>Land Use</b>	The delineation of <i>Growth Areas</i> and <i>Resource Protection and Conservation Areas</i> took significant natural resources, agricultural and public land features and other development constraints and Existing Land Uses into account.	The <i>Growth Area</i> concept focuses higher density development into areas having the appropriate capacity and reinforces the preservation of existing Villages and communities – with preservation and less intensive development surrounding tourism assets in rural areas.	Integration of economic development information with existing population and transportation system information and <i>Future Land Use Recommendations</i> will be used to prioritize <i>Targeted Telecommunication Upgrade</i> areas.
<b>Transportation</b>	Short- and Long-Range recommendations that prioritizes non-motorized trail projects and that encourages the <i>Tioga County Trail Authority</i> to expand its future role to develop, identify and market water access points on the Tioga River and Marsh Creek water trails.	The <i>Growth Area</i> concept favors high density development in areas with adequate transportation volumes and transportation and related infrastructure.	Recognition that the major human services/comprehensive planning interface involves a continuing partnership of agencies acting in concert for transportation and related community service needs via volunteerism.
<b>Housing</b>	Use of <i>Low Impact Development (LID) Standards</i> and the <i>Conservation Subdivision</i> approach in the land development process to address environmental and other considerations in site development process.	<i>Future Land Use</i> and County/municipal SALDO recommendations including incorporating <i>Low Impact Development (LID) Standards</i> and the <i>Conservation</i> approach would encourage context sensitive future development in areas with suitable capacity and infrastructure.	Recommendations encouraging better transportation access to medical and mental health care providers for the elderly, persons with physical or mental limitations and those recovering from some form of dependency will help these residents remain in their existing homes for a longer period of time.
<b>Public Utilities and Infrastructure</b>	Supports and prioritizes sewer/water extensions and infrastructure rehabilitation and enhancement projects in identified <i>Growth Areas</i> , and deemphasizes or discourages these types of projects in <i>Resource Protection</i> and <i>Conservation Areas</i> .	Integrates information on public sewer and water service areas, transportation volumes and related infrastructure to develop generalized <i>Future Land Use</i> and <i>Development and Conservation Areas</i> mapping and recommendations.	Encourages the enhancement and maintenance of the private telecommunications network and encourages the maintenance or extension of sanitary sewer and public water service to appropriate <i>Growth Areas</i> and in and around existing boroughs and other strategic corridors.
<b>Economic Base</b>	Pursue a developmental and conservation strategy that balances natural resource protection in <i>Resource Conservation</i> and <i>Protection Areas</i> with economic growth in appropriate <i>Growth Areas</i> .	Emphasis on creating an entrepreneur-friendly environment while continuing and expanding more conventional and on-going developmental efforts.	Recognition of the changing paradigm in economic development planning, from the conventional approach of attracting <i>businesses</i> to the emerging approach of attracting <i>people</i> .
<b>Natural and Historic Resources</b>	Use of the <i>2016 State Forest Resource Management Plan</i> to guide land use management in forested portions of the County and encouraging reforestation of Riparian Buffers and continuing AMD remediation projects.	Development of <i>Growth Areas</i> and <i>Resource Protection and Conservation Areas</i> that reflect appropriate local characteristics including important natural resources.	Encouraging enhanced on-lot enforcement of existing systems, coordinate land use and utility planning in general and implementing projects that meet the intent of the <i>Future Land Use</i> and <i>Development and Conservation Areas</i> recommendations.
<b>Recreation and Public Services</b>	Recognizes the value of existing regional and local use non-motorized trails and waterways and identification of priority trail links and extensions that together would create an inter-connected network.	The planning process revealed that outdoor, natural and recreation resources improve the <i>quality of life</i> of residents and that <i>quality of life</i> is intrinsically linked with the economy in the County.	Support inter-municipal and inter-agency cooperation in the delivery of public services to achieve cost effectiveness while maintaining municipal and agency identity.

## **Integration with County Hazard Mitigation Planning**

There are numerous existing regulatory and planning mechanisms in place at the state, county and municipal level of government which support hazard mitigation planning efforts in Tioga County. These tools include the *2013 Commonwealth of Pennsylvania Standard All-Hazard Mitigation Plan*, local floodplain management ordinances, Tioga County Emergency Operations Plan, Tioga County Farmland Preservation Plan, local emergency operation plans, local zoning ordinances, local sub-division and land development ordinances, the Tioga County Comprehensive Plan Update (2017) and the Tioga County Hazard Mitigation Plan (2017).

Information from the Tioga County Comprehensive Plan Update has been incorporated into the County hazard mitigation planning process and was used to develop the *2017 Tioga County Hazard Mitigation Plan*. In particular, information on identified development constraints and potential future growth and development areas were used to evaluate vulnerabilities pertaining to future land development. Floodplain information highlighted in the Tioga County Comprehensive Plan Update was also used to aid in the establishment of local capabilities in addition to participation in The National Flood Insurance Program (NFIP).

Tioga County Emergency Management Officials will continue to explore options to integrate County Hazard Mitigation planning with the existing conditions information and the goals, recommendations and actions contained in the County Comprehensive Plan. Implementation of the Tioga County Mitigation Advisory Council will further enhance the integration of the County Comprehensive Plan with the County Hazard Mitigation Plan.

## **APPENDIX A**

### **Adopting Resolution**

# Tioga County Commissioners

MARK L. HAMILTON  
COMMISSIONER

ROGER C. BUNN  
COMMISSIONER

ERICK J. COOLIDGE  
COMMISSIONER



DEREK D. WILLIAMS  
CHIEF CLERK

RAYMOND E. GINN, JR.  
SOLICITOR

PHONE 570-723-8209  
FAX 570-723-8206

Courthouse Annex 118 Main Street Wellsboro, PA 16901

## RESOLUTION No. R-20-17 Tioga County Board of Commissioners

A resolution adopting the Tioga County Comprehensive Plan Update, dated December 2017, as prepared by the Tioga County Planning Commission and facilitated by The EADS Group, Inc.

WHEREAS, the Pennsylvania Municipalities Planning Code (MPC) requires that County comprehensive plans be updated every ten (10) years; and

WHEREAS, the MPC outlines content and procedural requirements associated with the preparation, review and approval of County comprehensive plans that have been followed in this County Plan Update process; and

WHEREAS, the Tioga County Planning Commission coordinated the preparation of the Tioga County Comprehensive Plan Update that has been published in two (2) documents, entitled *Existing Conditions* and *Goals, Recommendations and Actions*, both dated December 2017 and comprised of maps, charts, textual matter and narratives, and other matters that form the whole of the County Plan Update; and

WHEREAS, the Tioga County Planning Commission conducted a robust and inclusive public participation and engagement process, and

WHEREAS, the proposed Tioga County Comprehensive Plan Update was submitted to school districts within and contiguous to Tioga County, and contiguous counties and was otherwise made publically available for municipal and citizen review and comment; and

WHEREAS, the Tioga County Planning Commission adhered to the Public Meeting and Public Hearing requirements of the MPC in finalizing the County Plan Update; and

WHEREAS, the Tioga County Planning Commission duly noted and considered all public comments received in finalizing the County Plan Update; and

NOW THEREFORE BE IT RESOLVED, that the County Commissioners of Tioga County hereby adopt the Tioga County Comprehensive Plan Update that has been published in two (2) documents, entitled *Existing Conditions* and *Goals, Recommendations and Actions*, both dated December 2017 and comprised of maps, charts, textual matter and narratives that form the whole of the County Plan Update and fulfills County responsibilities under the MPC.

Mark L. Hamilton

Roger C. Bunn

Erick J. Coolidge

Date: December 12, 2017

## **APPENDIX B**

### **Planning Checklist – County Plan Consistency**

## Planning Checklist – County Plan Consistency

Project Name \_\_\_\_\_ Municipality \_\_\_\_\_ Project Contact \_\_\_\_\_

<b>Type of Review</b>	<b><i>Future Land Use Area (as per official Future Land Use Map)</i></b>				
	Commercial Development Growth Area	Village Preservation Growth Area	Low Density Tourism Development Growth Area	Natural Resources Area	Low Density Rural/ Agricultural Area
<i>Check Land Use Area and Date as appropriate</i>					
1) County SALDO					
a) Sketch Plan					
b) Minor Subdivision					
c) Subdivision					
d) DeMinimus Land Development					
e) Land Development					
f) Developer Consultation					
g) Other					
2) Municipal SALDO Consultation					
a) Subdivision					
b) Land Development					
3) Municipal Zoning Consultation					
4) Informal concept review w/ private party					
5) Informal concept review w/ public party					

<b>Land Use Profile</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
1) Municipal Zoning Ordinance			
2) If yes, list zoning district(s)			
3) Adjacent Land Use	<b>Describe</b>		<b>Comments</b>
North			
South			
East			
West			

<b>Development/ Conservation Overview</b>	Commercial Development Growth Area	Village Preservation Growth Area	Low Density Tourism Development Growth Area	Resource Protection Area	Resource Conservation Area
1) Project location in relation to official Development/ Conservation Map					
2) Underlying developmental constraints (as per official Development Constraints Mapping) Describe all that apply or note as Not Applicable (NA)					
a) Source Water Protection Area					
b) Surface Waters					
c) State/Federal Land					
d) Steep Slopes (> 15%)					
e) Floodplains/Hydric Soils					
f) Natural Area Inventory Site (i.e. name/resource as per County NAI)					
g) Active Agricultural Use					
h) Other					
3) Avoidance Measures (for identified constraints)					
4) Mitigation and Impact Minimization Measures (for identified constraints)					

<b>Site Characteristics/Profile</b> <i>Check as appropriate</i>	Yes	No	NA	Comments
1) Public or Community Water Supply (if no, describe individual water supply in comments)				
2) Public or Community Sanitary Sewer (a) describe Act 537 Plan compliance in Comments; (b) if no, describe on-lot sewage system in comments				
3) Stormwater Management Best Management Practices (describe in comments)				
4) Electric Service				
5) Telecommunications				
6) PA Wilds Design considerations				
7) State Highway Access (Status of HOP in comments)				
8) Local Street/Road Access (Status of Municipal approval in comments)				
8) Conservation Subdivision Option				

<b>Site Development Impacts</b> <i>Check and describe in comments</i>	Major	Minor	None	Comments/Mitigation Measures
1) Open Space and undisturbed land				
2) Forested land connectivity				
3) Habitat/wildlife connectivity				
4) Tourism resources				
5) Timber production/ harvesting				
6) Source Water protection area				
7) Surface water riparian zones				
8) Mineral extraction				
9) PA Wilds Design considerations				
10) Trails – land and water				

<b>Site Development Impacts (continued)</b> <i>Check and describe in comments</i>	Major	Minor	None	Comments/Mitigation Measures
11) Traffic volumes – car and truck				
12) Adjacent properties				
13) Important farmland soils				
14) Agricultural land/activities				
15) Agricultural Security Areas				
16) Natural Drainage way/Site hydrology				
17) Site topography				
18) Viewshed – rural, village, town (describe)				
19) Greenway Corridor				
20) Other (describe)				

<b>Permits/Approvals Required</b> <i>Check and describe in comments</i>	Yes	No	Comments/Status for those checked "Yes"
1) Erosion & Sedimentation Control and Stormwater Management (TCCD)			
2) NPDES Construction Permit			
3) NPDES Stormwater Discharge Permit			
4) Stream Crossing, Encroachment and Other General Permits (PADEP)			
5) Mining/Industrial Minerals Permits (PADEP)			
6) Well Drill & Operate Permits (PADEP)			
7) Air Quality Permits (PADEP)			
8) Municipal Waste Permits (PADEP)			
9) Residual Waste Permits (PADEP)			
10) Public Water Supply Permits (PADEP)			

<b>Permits/Approvals Required</b> <i>Check and describe in comments</i>	Yes	No	Comments/Status for those checked "Yes"
11) Local Public Water Capacity Approval (Municipal/ Authority/ Association)			
12) Sewage Facilities (On-Lot Sewer) Planning Approval (PADEP)			
13) Water Quality Management (involving Sewer Construction) Permits (PADEP)			
14) Local Sewer Capacity Approval (Municipal/Authority)			
15) Chapter 105 Water Obstruction Encroachment Permits and Enc(PADEP)			
16) PA Historical and Museum Commission (Public funding)			
17) Local Zoning Permit			
18) Local Building Permit			
19) Access Management (PennDOT HOP and/or local municipal)			
19) Other (Specify)			

<b>Potential Public Funding Sources</b> <i>Check and describe in comments</i>	Yes	No	Comments/Status for those checked "Yes"
1) ___ Proposed project is entirely funded by private sources (Remainder of this item left blank)			
2) Project may be eligible for partial or full funding assistance by the following sources:			
a) PA DCED – community development programs			
b) PA DCED – economic development programs			
c) Appalachian Regional Commission (via NTRPDC)			
d) PA CFA – Marcellus Legacy Grants			
e) PA CFA – Other facilities programs			
f) PennDOT Multi-Modal and Enhancement Funds			
g) PA DEP programs			
h) PA DCNR programs			
i) PA Dept. of Agriculture programs			
j) PA Historical and Museum Commission programs			
k) USDA – Rural Development programs			
l) Brownfields programs – USEPA and PADCED/ISRP			
m) Other			