

TIOGA COUNTY

COMPREHENSIVE PLAN UPDATE - 2030



Demographic
Economic
Housing
Land Use
Physical Features
Infrastructure
and
Participation

Adopted December 2017

EXISTING CONDITIONS



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Tioga County Comprehensive Plan Update

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Acknowledgments

The *Tioga County Comprehensive Plan update* consists of two documents, this *Existing Conditions* volume and the companion *Goals, Recommendations and Actions*. 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.

Information gathering in this *Existing Conditions* volume focused on informational needs directly related to comprehensive planning process, utilizing a considerable quantity of secondary source data augmented by original research, surveys and field investigations as necessary for a process that essentially strives to strengthen and reinforce the quality of life in Tioga County.

Existing Conditions –Trends and Features

This is a review of existing conditions and trends in Tioga County intended to be applicable to and focused on building the baseline for recommendations provided in the *Goals, Recommendations and Actions* volume of this Plan. This section provides information on key demographic and economic trends and transportation, land use and physical feature conditions in Tioga County. Data from previous US Census Bureau Decennial Census' along with the most recently published 2011-15 American Community Survey 5-year Estimates published by the US Census Bureau was used in preparing the Population Trends, Economic Base Profile and Housing Profile sections. Information from the 2004 Tioga County Comprehensive Plan and other secondary sources were also used as appropriate in preparation of this Existing Conditions document. Graphics and maps are provided to aid in the interpretation and understanding of the information.

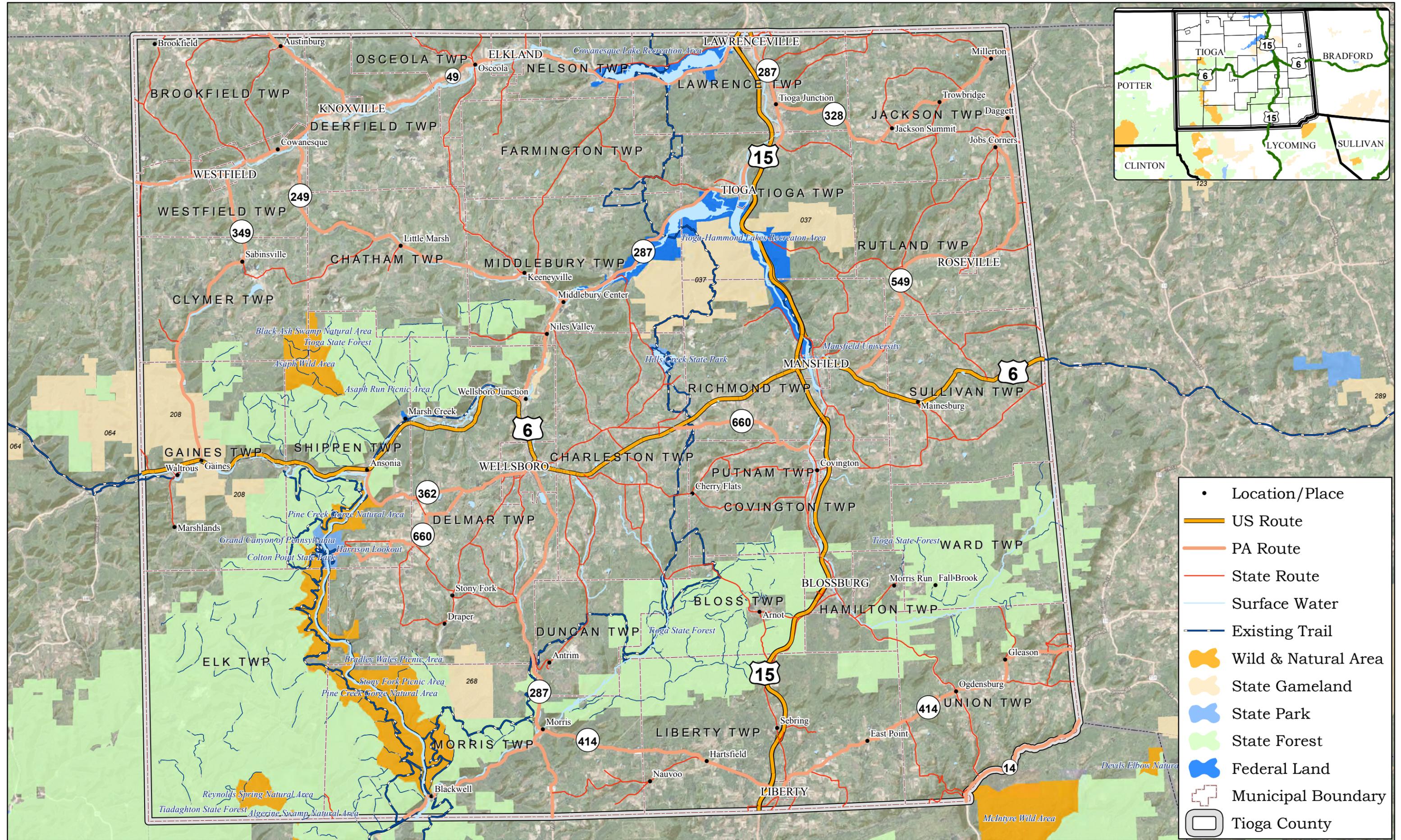
The County Overview

Tioga County is located in the Northern Tier of Pennsylvania on the border with New York State. Surrounding counties include Bradford, Lycoming, and Potter in Pennsylvania and Steuben and Chemung in New York State. Cities in the surrounding region include Williamsport in Pennsylvania and Corning, Elmira and Binghamton in New York State. Tioga County is a crossroad for US Rts. 6 and 15 which cross each other in the eastern side of the County in Mansfield Borough. Most portions of Tioga County are within one hour of one or more of these urban areas. The metropolitan areas of New York City, Philadelphia and Pittsburg are within a 5 hour drive of the County. The driving range is two to three hours from Harrisburg, Pennsylvania and Rochester, Syracuse or Buffalo, in New York.



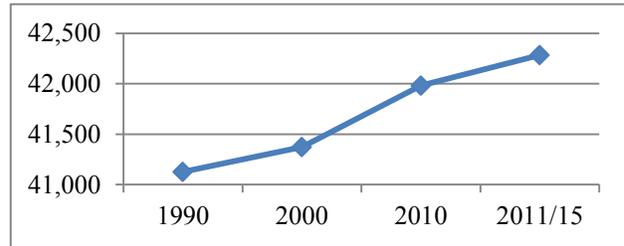
The County is home to the Pine Creek Gorge, popularly known as the *Grand Canyon of Pennsylvania*, Mansfield University, a number of hiking and biking trails, including the Pine Creek and Mid-State Trails and a significant amount of State Land, including Wild and Natural Areas, Gamelands, and Forest Lands and Federal Land including the Cowanesque Lake Recreation Area and the Tioga-Hammond Lakes Recreation Area. These and other resources are included on the following Tioga County Map. They along with many other features help to form the natural outdoor characteristic of Tioga County.





Population Trends

Tioga County had a population of 41,126 in 1990. This total increased by 0.6% (247 persons) to 41,373 in 2000. Between 2000 and 2010, the population increased by another 1.5% (608 persons) to 41,981. The most recent population figures published by the US Census in the 2011-2015 American



Community Survey 5-Year Estimates shows that the County population had increased since 2010 by approximately 0.72% (303 persons) to 42,284. Overall, the County's population has increased by 2.20% (911 persons) since 2000 and by 2.82% (1,158 persons) since 1990. The graphic above illustrates this steadily increasing population trend.

Tioga County has experienced steady population increases over the long-term as well. As shown on Table D-1 below and on the graphic to the right, the population in Tioga County has been steadily increasing since the 1930s.

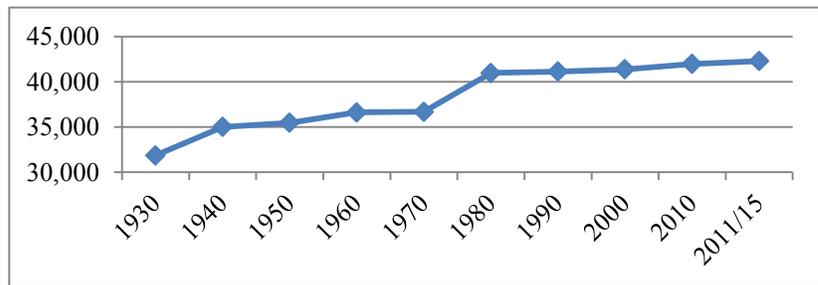


TABLE D-1
Tioga County Population: 1930-2011/15

Year	Population	# Change (from previous decade)	% Change (from previous decade)
2011/15	42,284	303	0.72%
2010	41,981	608	1.5%
2000	41,373	247	0.6%
1990	41,126	153	0.4%
1980	40,973	1282	3.2%
1970	39,691	3077	8.4%
1960	36,614	1140	3.2%
1950	35,474	470	1.3%
1940	35,004	3,133	9.8%
1930	31,871	-	-

Source: 2000 and 2010 US Decennial Census; US Census 2011-15 American Community Survey 5-year Estimates and the 2004 Tioga County Comprehensive Plan

Municipal Population Trends

As noted previously, the County is experiencing steady population increases. A review of municipal population data was conducted to better understand municipal population trends and the distribution of population within the County. Table D-2 on the following page shows actual municipal population figures published by the US Census for 2000 and 2010 and the recent 2011-2015 American Community Survey 5-Year Estimates. As shown, nineteen (19) municipalities, including fourteen (14) Townships and five (5) Boroughs experienced population growth since 2000. Overall, Hamilton (41.6%), Bloss (39.0%), Liberty (25.2%), Sullivan (22.2%) and Gaines (20.8%) Townships lead the way with population increases over 20%. Other municipalities with double-digit percentage increases include Middlebury (18.8%), Duncan (14.6%), Rutland (13.2%), Westfield (12.2%) and Putnam (12.1%) Townships. Boroughs experiencing population growth since 2000 include Blossburg (5.9%), Elkland (8.0%), Knoxville (2.9%), Mansfield (3.2%), and Tioga (6.8%) The *Population Trend map* on page 6 visually highlights municipal population trends since 2000.

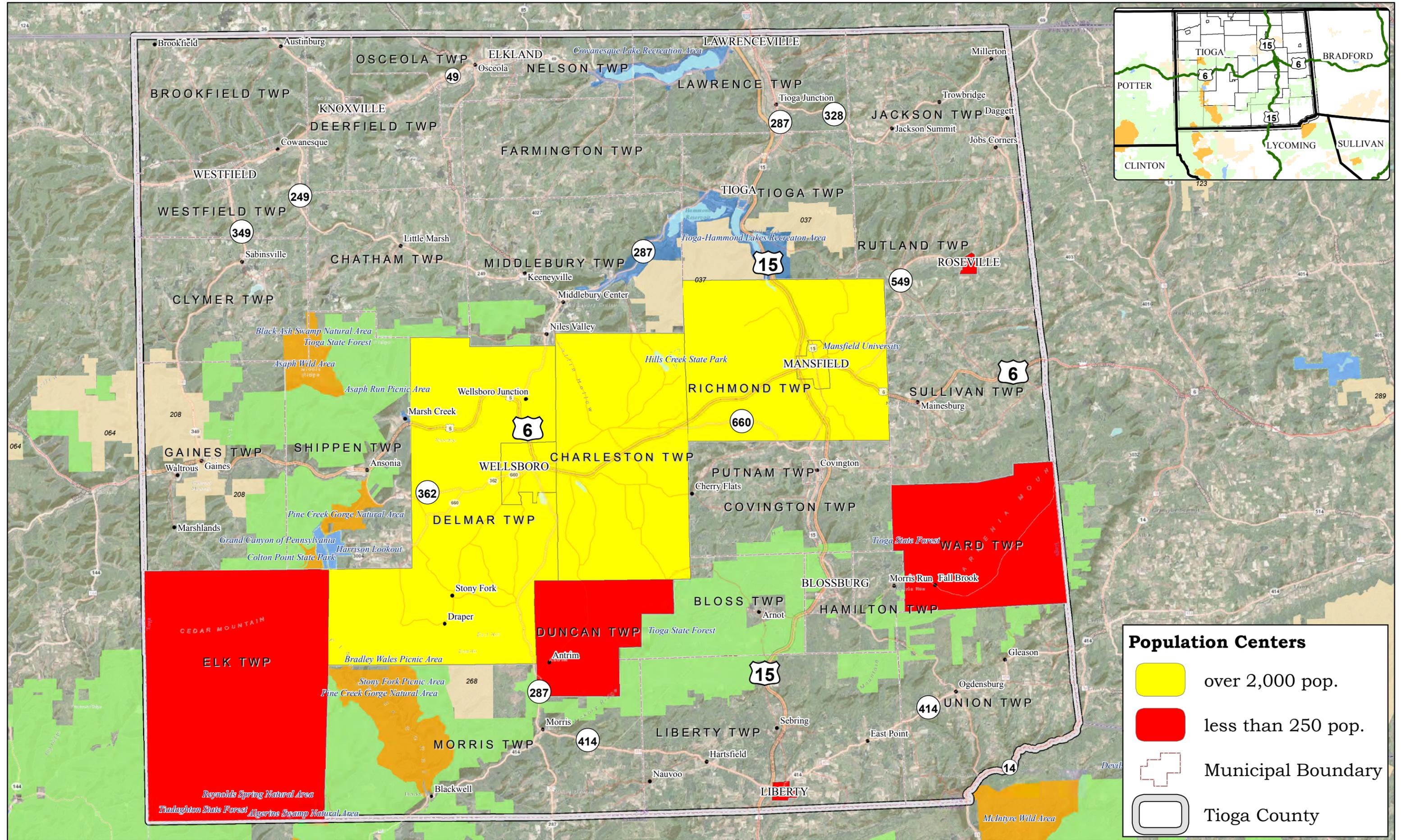
Population Centers

According to population figures published by the US Census in the current 2011-2015 American Community Survey 5-Year Estimates; there are five (5) municipalities in Tioga County with over 2,000 residents. As shown on Table D-2, these include Mansfield Borough (3,521), Wellsboro Borough (3,313) Charleston Township (3,445), Delmar Township (2,876) and Richmond Township (2,042). All of these municipalities are contiguous and centrally located in Tioga County and all contain a portion of the PA Rt. 6 corridor. There are twenty six municipalities in the County with less than 1,000 residents, including five with less than 250 residents (Duncan, Elk, and Ward Townships and Liberty and Roseville Boroughs). The *Population Center map* on page 7 highlights the existing population centers in Tioga County.

TABLE D-2
Municipal Population Trends: 2000-2011/15

Municipality	2000	2010	2011/15 (est.)	2000-2010		2000-2011/15	
				#	%	#	%
Bloss Twp.	354	353	492	-1	-0.3%	138	39.0%
Blossburg Boro.	1,480	1,538	1,568	58	3.9%	88	5.9%
Brookfield Twp.	443	421	389	-22	-5.0%	-54	-12.2%
Charleston Twp.	3,233	3,360	3,445	127	3.9%	212	6.6%
Chatham Twp.	587	588	580	1	0.2%	-7	-1.2%
Clymer Twp.	597	581	570	-16	-2.7%	-27	-4.5%
Covington Twp.	1047	1,022	982	-25	-2.4%	-65	-6.2%
Deerfield Twp.	659	662	624	3	0.5%	-35	-5.3%
Delmar Twp.	2,893	2,856	2,876	-37	-1.3%	-17	-0.6%
Duncan Twp.	213	208	244	-5	-2.3%	31	14.6%
Elk Township	51	49	25	-2	-3.9%	-26	-51.0%
Elkland Boro.	1,786	1,821	1,928	35	2.0%	142	8.0%
Farmington Twp.	636	637	575	1	0.2%	-61	-9.6%
Gaines Twp.	553	542	668	-11	-2.0%	115	20.8%
Hamilton Twp.	462	499	654	37	8.0%	192	41.6%
Jackson Twp.	2,054	1,887	1,863	-167	-8.1%	-191	-9.3%
Knoxville Boro.	617	629	635	12	1.9%	18	2.9%
Lawrence Twp.	1,721	1,718	1,821	-3	-0.2%	100	5.8%
Lawrenceville Boro.	627	581	565	-46	-7.3%	-62	-9.9%
Liberty Boro.	230	249	200	19	8.3%	-30	-13.0%
Liberty Twp.	868	1,042	1,087	174	20.0%	219	25.2%
Mansfield Boro.	3,411	3,625	3,521	214	6.3%	110	3.2%
Middlebury Twp.	1,221	1,285	1,451	64	5.2%	230	18.8%
Morris Twp.	646	606	607	-40	-6.2%	-39	-6.0%
Nelson Twp.	587	571	614	-16	-2.7%	27	4.6%
Osceola Twp.	700	659	631	-41	-5.9%	-69	-9.9%
Putnam Twp.	428	425	480	-3	-0.7%	52	12.1%
Richmond Twp.	2,475	2,396	2,042	-79	-3.2%	-433	-17.5%
Roseville Boro.	207	189	159	-18	-8.7%	-48	-23.2%
Rutland Twp.	736	805	833	69	9.4%	97	13.2%
Shippen Twp.	472	527	453	55	11.7%	-19	-4.0%
Sullivan Twp.	1,322	1,453	1,616	131	9.9%	294	22.2%
Tioga Boro.	622	666	664	44	7.1%	42	6.8%
Tioga Twp.	995	991	940	-4	-0.4%	-55	-5.5%
Union Twp.	945	1,000	955	55	5.8%	10	1.1%
Ward Twp.	128	166	118	38	29.7%	-10	-7.8%
Wellsboro Boro.	3,328	3,263	3,313	-65	-2.0%	-15	-0.5%
Westfield Boro.	1,190	1,064	1,143	-126	-10.6%	-47	-3.9%
Westfield Twp.	849	1,047	953	198	23.3%	104	12.2%
Totals	41,373	41,981	42,284	608	1.5%	911	2.2%

Source: 2000 and 2010 US Decennial Census; US Census 2011-15 American Community Survey 5-year Estimates



Population Centers

- over 2,000 pop.
- less than 250 pop.
- Municipal Boundary
- Tioga County

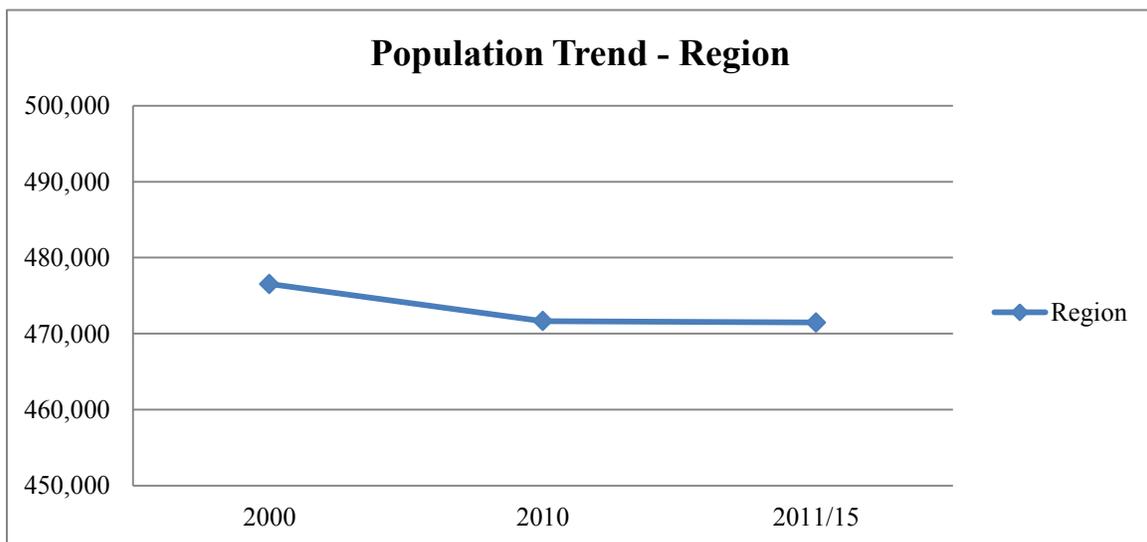
Regional Population Trends

Table D-3 and the graphic below summarizes population trends for Pennsylvania, Tioga County and surrounding counties during the 2000-2011/15 time period. As noted previously, Tioga County's population increased by 2.20% during this period. All surrounding counties, with the exception of Clinton County (4.48%), experienced population decreases since 2000. The overall regional population decreased by approximately 1.06% (5,052 persons) since 2000. In comparison, Pennsylvania's population increased by 4.06% since 2000.

TABLE D-3
Regional Population Trends: 2000-2011/15

Area	2000	2010	2011/15 (est.)	2000-2010		2000-2011/15	
				#	%	#	%
Pennsylvania	12,281,054	12,440,621	12,779,559	159,567	1.30%	498,505	4.06%
Bradford	62,761	62,622	62,228	-139	-0.2%	-533	-0.85%
Clinton	37,914	39,238	39,614	1,324	3.5%	1,700	4.48%
Lycoming	120,044	116,111	116,656	-3,933	-3.3%	-3,388	-2.82%
Potter	18,080	17,457	17,377	-623	-3.4%	-703	-3.89%
Sullivan	6,556	6,428	6,381	-128	-2.0%	-175	-2.67%
Chemung (NY)	91,070	88,830	88,267	-2,240	-2.5%	-2,803	-3.08%
Steuben (NY)	98,726	98,990	98,665	264	0.3%	-61	-0.06%
Tioga County	41,373	41,981	42,284	608	1.5%	911	2.20%
Region	476,524	471,657	471,472	-4,867	-1.0%	-5,052	-1.06%

Source: 2000 and 2010 US Decennial Census; US Census 2011-15 American Community Survey 5-year Estimates



County Population Projections

Table D-4 compares population projections made in the 2004 Tioga County Comprehensive Plan and by the PA State Data Center for years 2020 and 2030. As shown, the most recent County Plan projects future population increases in the County while the PA State Data Center projects future population declines. Results of yearly US Census population estimates and the 2020 US Census actuals will verify which population trend is realized.

TABLE D-4
Tioga County Population Projections

Population	Projections (2004 County Plan)	Projections (PA State Data Center)
2010 actual	41,984	
2020	45,085	39,772
2030	46,643	39,680

Source: 2000 and 2010 US Decennial Census; US Census 2011-15 American Community Survey 5-year Estimates

Age Profile

The Age Profile for Tioga County displayed on Table D-5 below reveals important age trends in the County. Overall, there is an aging population in the County. In general, since 2000, the percentage of the population in age categories under 44 years of age has decreased while the percentage of the population in age categories over 45 years of age has increased. Most telling is the decrease in the percentage of the population in the Under 5 years category and the percentage increase in the 65+ age category since 2000. The aging population trend is also revealed in the steady rise in median age since 2000.

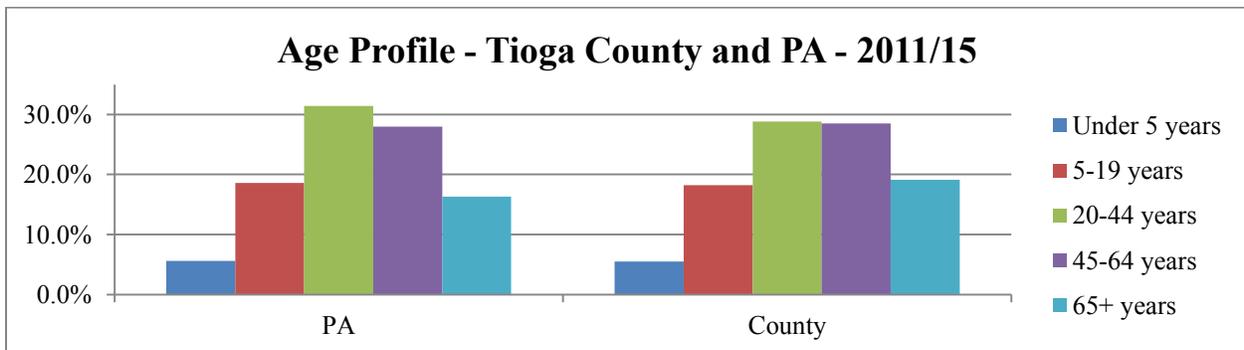
Median Age is the age that divides a population into two numerically equal groups; that is, half the people are younger than this age and half are older. It is a single index that summarizes the age distribution of a population.

TABLE D-5
Age Profile Trends – Tioga County: 2000-2011/15

Factor	2000	2010	2011/15
Total Population	41,373	41,981	42,284
Under 5 years	6.4%	5.3%	5.5%
5-19 years	22.0%	19.2%	18.2%
20-44 years	32.3%	28.8%	28.8%
45-64 years	24.3%	28.9%	28.5%
65+ years	16.0%	18.0%	19.1%
Median Age	38.5	42.4	43.0

Source: 2000 and 2010 US Decennial Census; US Census 2011-15 American Community Survey 5-year Estimates

The graphic below compares age categories in Tioga County with those in Pennsylvania as reported in the recent US Census 2011-2015 American Community Survey 5-Year Estimates. The graphic most noticeably shows that the percentage of the population in the 20-44 years age group is less in the County than in the State. It also shows that the percentage of the population over 65 years of age is higher in Tioga County than in the State.



Racial Profile

Tioga County is characterized as having a predominantly white population. Table D-6 below summarizes and compares race categories in Tioga County. According to information published by the US Census in the 2011-2015 American Community Survey 5-Year Estimates, 97.11% of the County’s population is white. This is slightly less than the 98.1% figure reported in the 2000 US Census and the 97.3% figure reported in the 2010 US Census. Overall, there has been a slight increase in the minority population in Tioga County since 2000. Slight percentage increases have been experienced in the Black or African American, Some Other Race and in the population who identify themselves as Multi-Racial since 2000.

TABLE D-6
Race Profile – Tioga County: 2000-2011/15

Factor	2000		2010		2011/15	
Total Population	41,373		41,981		42,284	
White	40,589	98.1%	40,852	97.3%	41,064	97.11%
Black or African American	250	0.60%	333	0.80%	304	0.72%
Some Other Race	95	0.68%	80	0.85%	323	0.76%
Multi-racial	254	0.61%	438	1.04%	593	1.4%
<i>Sub total</i>	<i>599</i>	<i>1.89%</i>	<i>851</i>	<i>2.69%</i>	<i>1,220</i>	<i>2.88%</i>

Source: 2000 and 2010 US Decennial Census; US Census 2011-15 American Community Survey 5-year Estimates

Household and Family Profile

At first glance, the terms “household” and “family” may be viewed as being synonymous; however, there is an important distinction between them. Simply stated, a household is one or more persons living together in a housing unit, a family is two or more *related* persons living together under the same roof. Thus, a household may include a family, a single person living alone, and two or more unrelated persons living together. To put it another way, every family is a household, but not every household is a family. Table D-7 below compares the trends in households and families since 2000.

Every family living together is a household, while every household is not necessarily a family.

TABLE D-7
Households and Families – Tioga County: 2000-2011/15

Factor	2000	2010	2011/15
Total Households	15,925	16,727	16,611
Female Householder	1,365	1,484	1,424
Non-family Households	4,734	5,451	5,411
Single Person Households	3,893	4,365	4,452
Households with Individuals under 18 years of age	5,248	4,612	3,964
Average Household Size	2.48	2.39	2.47
Total Families	11,191	11,276	11,200
Average Family Size	2.93	2.84	2.95

Overall, the number of total households in the County has increased by approximately 686 households since 2000. The Average Household Size reported in the 2011/15 American Community Survey 5-Year Estimates (2.47) has remained generally consistent with that reported in the 2000 US Census. The number of households with individuals under 18 years of age has decreased significantly since 2000 from 5,248 in 2000 to only 3,964 in 2011/15. This is in line with the aging population trend described previously. The current number of total families in the County (11,200) is consistent with the number reported in the 2000 (11,191) although slightly lower than the 11,276 number reported in 2010. The current Average Family Size in Tioga County (2.95) is slightly higher than 2.93 number reported in 2000 and the 2.84 number in 2010.

Educational Attainment

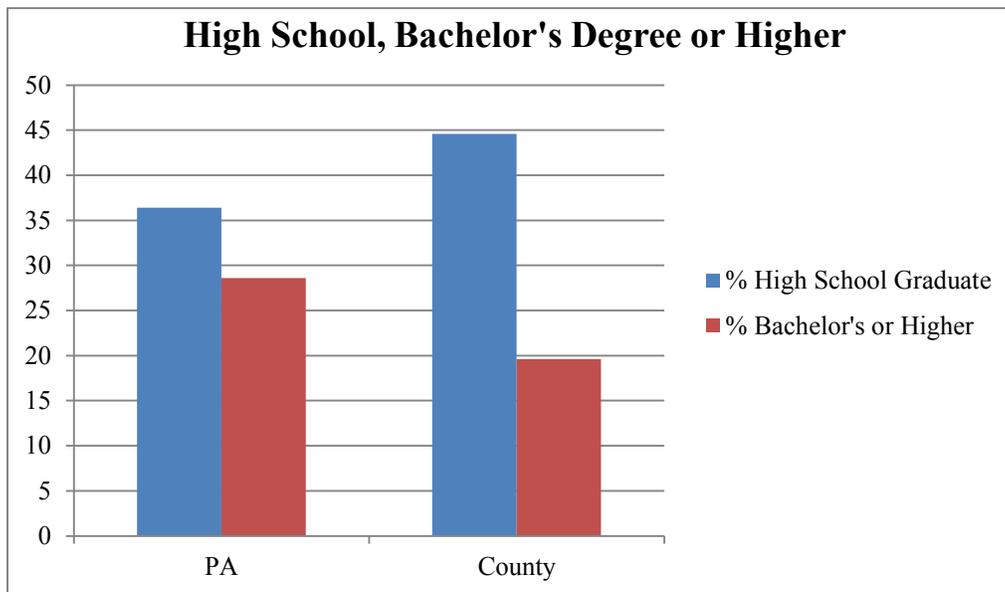
Table D-9 and the accompanying graphic present information on the highest level of education attained for the population 25 years of age and older. As shown, the percentage of County residents 25 years or older that are high school graduates (44.6%) is well above the state percentage (36.4%). However, the percentage of County residents with a Bachelor Degree or higher (19.6%) is well below the percentage (28.6%) found statewide.

Educational Attainment is a measure of the highest level of education achieved by residents.

TABLE D-9
Educational Attainment Profile – 2011/15

Factor	PA	Tioga County
Population 25 years and over	8,814,112	29,332
Less than 9th grade	3.5%	2.9%
9th to 12th grade, no diploma	7.3%	8.8%
High school graduate (includes equivalency)	36.4%	44.6%
Some college, no degree	16.3%	16.4%
Associate's degree	7.9%	7.8%
Bachelor's degree	17.4%	12.0%
Graduate or professional degree	11.2%	7.6%
% High School graduate or higher	89.2%	88.4%
% Bachelor's Degree or higher	28.6%	19.6%

Source: 2011-2015 American Community Survey 5-Year Estimates



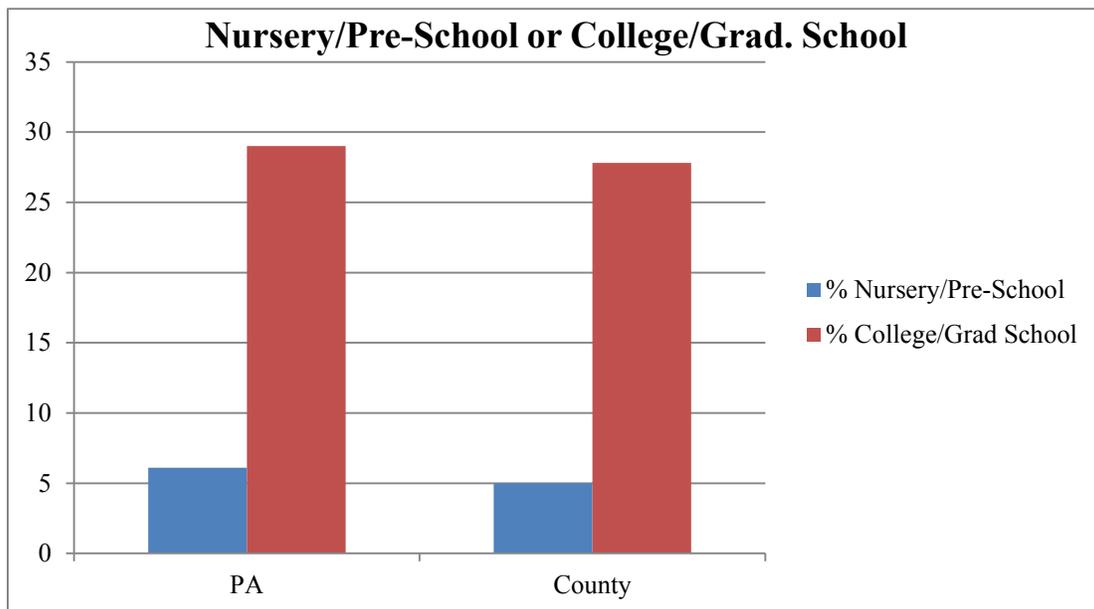
School Enrollment Profile

Table D-10 and the accompanying graphic presents a picture of the school enrollment base in terms of levels of the educational system. As shown, the percentage of the County population over 3 years of age enrolled in nursery or preschool (5.0%) lags behind the percentage (6.1%) found statewide. The percentages in the County are slightly above those reported on a statewide level for the other categories shown with the exception being the College or Graduate school category. It would seem that school enrollment falls off after high school in Tioga County, which interfaces with the lower bachelor or higher degree attainment noted in Table D-8.

TABLE D-10
Educational Enrollment Profile – 2011/15

Factor	PA	Tioga County
School Enrollment		
Population 3 years+ enrolled in school	3,074,221	9,101
Nursery school, pre-school	6.1%	5.0%
Kindergarten	4.7%	4.9%
Elementary school (grades 1-8)	39.2%	39.7%
High school (grades 9-12)	21.0%	22.6%
College or Graduate school	29.0%	27.8%

Source: 2011-15 American Community Survey 5-Year Estimates



Economic Base Profile

The economy is a critical element of a county, sustaining everyday life and helping define the quality of life as well. Where people work, what they produce and how this may have changed are variable that will help forge where the county – and its constituent communities – are going in the future. This subsection reviews data and trends related to employment, businesses and incomes, with a more detailed analysis of the agricultural and tourism segments of the economy.



The following summarizes the major economic data and trends for Tioga County, which are detailed and illustrated in this subsection:

- The Tioga County Civilian Labor Force participation rate – that portion of the population over 16 years of age either working or seeking employment – is relatively low in relation to that for the state, but the *estimated* County unemployment rate largely reflects the statewide rate.
- The *actual* unemployment rate profile over time is more nuanced with the County rate higher than that for the Commonwealth only between 2010–2012. In terms of adjacent counties, Tioga’s unemployment rate roughly falls between the higher rates in Clinton and Potter, and the lower rates in Bradford and Lycoming.
- The occupational and industrial County labor force profile is more oriented towards the manufacturing, laboring and agricultural segments of the economy and less reflective of management, professional and financial segments when compared with statewide figures.
- Commutation patterns shows some carpooling for County residents in the labor force, as well as the fact that approximately 12 % commute to jobs outside of Pennsylvania, likely in New York.
- During the 2001-14 period, job growth in Tioga County was seen in the gas extraction, health/social care and wholesale trade segments but a substantial job loss occurred in manufacturing.
- Even with the decline in manufacturing jobs and firms during the 2001-14 period, wages from manufacturing and health/social care segments account for 57% of all payrolls in 2014.



- Agriculture has been changing and evolving in Tioga County, the number of farms has been increasing since a 1997 low point, although the average size of farms has declined. Most farms in the County fall into the 50-179 acre range, and a smaller concentration is in the 180-499 acre range.
- Financially the adjusted average value of farm properties seems to have withstood inflation and remain a good investment, but the adjusted market value of agricultural products sold has not.
- Tourism is an important segment of the Tioga County economy, and while total spending by tourists has increased in Tioga County during 2005-14 by 33%, this increase is below those for adjacent Pennsylvania Counties. In total, the \$191 million in tourism spending in Tioga County during 2014 comprised 11% of all tourism spending in the 12-county *Pennsylvania Wilds* region.
- Employment in tourism has remained fairly consistent, actually growing at a healthy rate of 21% since 2005.
- While a gap remains between the median household incomes for Tioga County and the state as a whole, that gap has narrowed since 2000. Still household incomes in Tioga County are somewhat more concentrated in the low-to-middle income groupings.
- Overall the County poverty profile generally reflects the statewide profile.

Information is presented in a comparative framework with figures for the Commonwealth of Pennsylvania, and over a specific time period. This provides a context and a sense of change that may be occurring.



Employment Profile

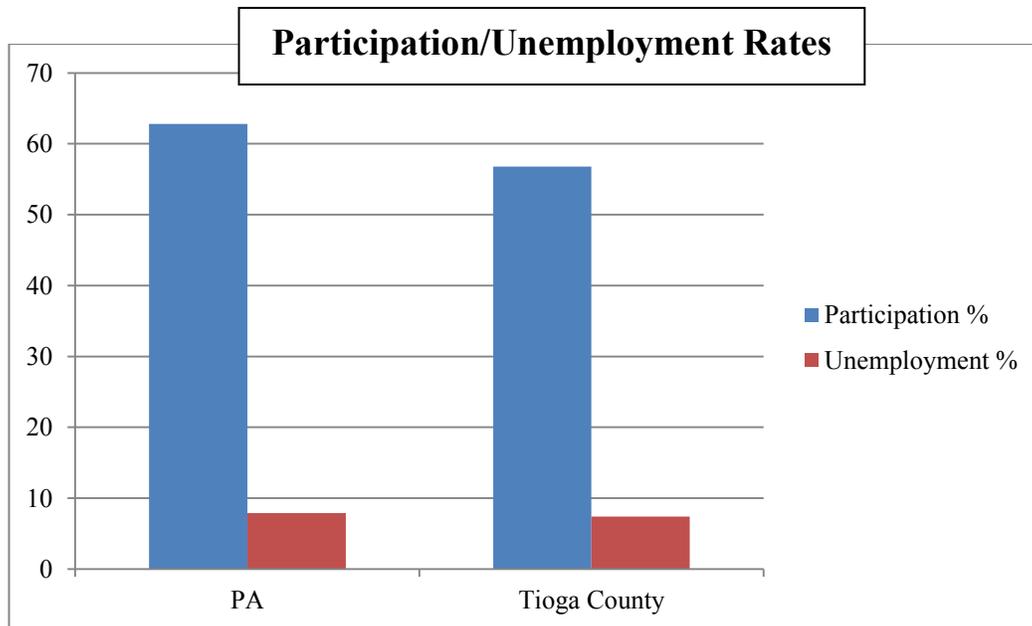
Employment is a relatively complex sub-topic within the demographic profile of the county, viewed in general terms (i.e. broad overview), in occupational terms (i.e. what people do) and in industrial segment terms (i.e. business segment).

General Employment Profile: Table D-11 provides an overview of the employment status of County residents, in comparison with statewide characteristics. The labor force participation rate is simply that portion of the population over 16 years of age in the Civilian (non-institutional) Labor Force who either have or are actively seeking a job. The participation rate for County residents over 16 years of age is relatively low (56.7%) when compared with that for the State (62.8%). Interestingly, for the period estimated, the unemployment rate for the County labor force is below that for the State as a whole.

TABLE D-11
General Employment Profile – Tioga County, Pennsylvania: 2011/2015

Factor	PA	Tioga County
Employment Status		
Population 16 years and over	10,384,811	34,785
In labor force	6,521,759	19,758
Civilian Labor Force (CLF)	6,516,882	19,756
Participation Rate	62.8%	56.8%
Employed	6,001,889	18,289
Unemployed	514,993	1,467
Percent unemployed (of CLF)	7.9%	7.4%

Source: US Census 2011-15 American Community Survey 5-year Estimates

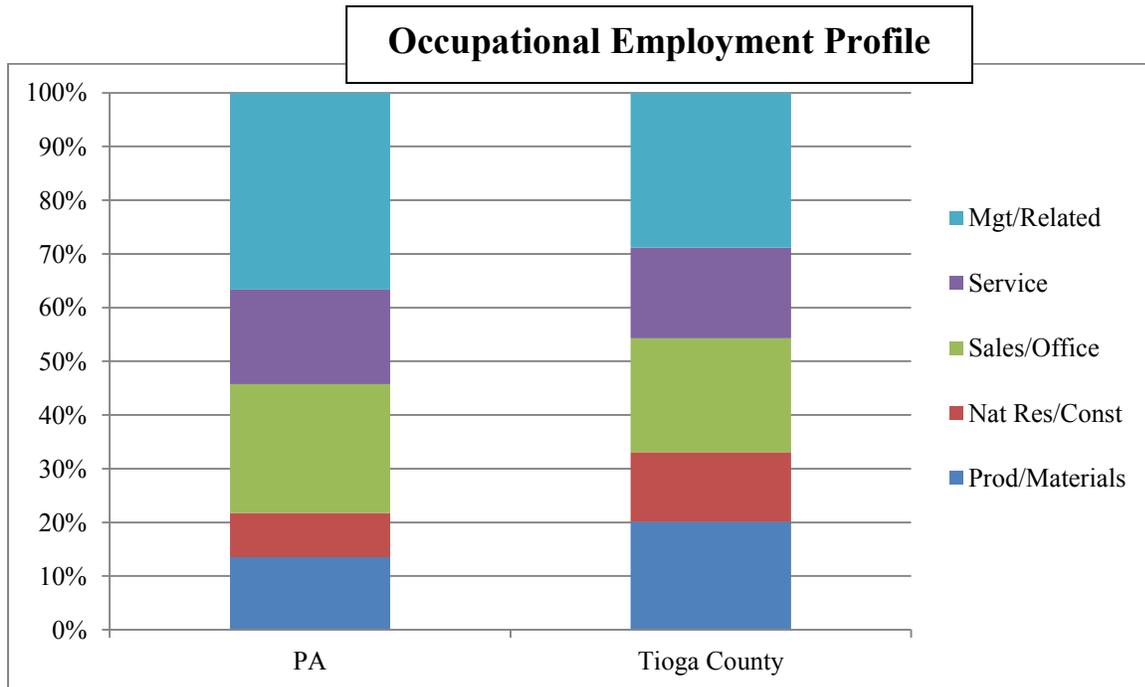


Occupational Profile: The Occupational profile essentially depicts *what* people are doing into recognized categories. Table D-12 depicts this profile in terms of the percent of the employed populations of the County and the state in each of the categories. The Occupational Profile of the County differs from statewide figures, essentially with a higher portion of the workforce in the production and related occupations and in natural resource/construction/maintenance occupations and a lower portion in management and related occupations as well as sales occupations.

TABLE D-12
Occupational Profile – Tioga County, Pennsylvania: 2011/2015

Factor	PA	Tioga County	
		Number	Percent
Occupational Profile			
Civilian employed population 16 years and over	6,001,889	18,289	100%
Management, business, science, and arts occupations	36.7%	5,265	28.8%
Service occupations	17.6%	3,089	16.9%
Sales and office occupations	24.0%	3,881	21.2%
Natural resources, construction, and maintenance occupations	8.3%	2,373	13.0%
Production, transportation, and material moving occupations	13.5%	3,681	20.1%

Source: US Census 2011-15 American Community Survey 5-year Estimates



Industrial Profile: The graphic below and Table D-13 on the following page presents information on *where* people are working, or the type of business within which they are involved. The Industrial Profile shows areas of convergence and divergence between the County and the State as a whole. The percentage of Tioga County residents involved in agricultural and related businesses and in manufacturing far exceeds the figures for the state. Conversely, the percentage of County residents involved in financial and related and professional/management/administrative businesses is below the figures statewide. Interestingly though, the percentages in the other business sector categories are similar and comparable. The graphic below summarizes and compares the industrial profile illustrating the differences and similarities.

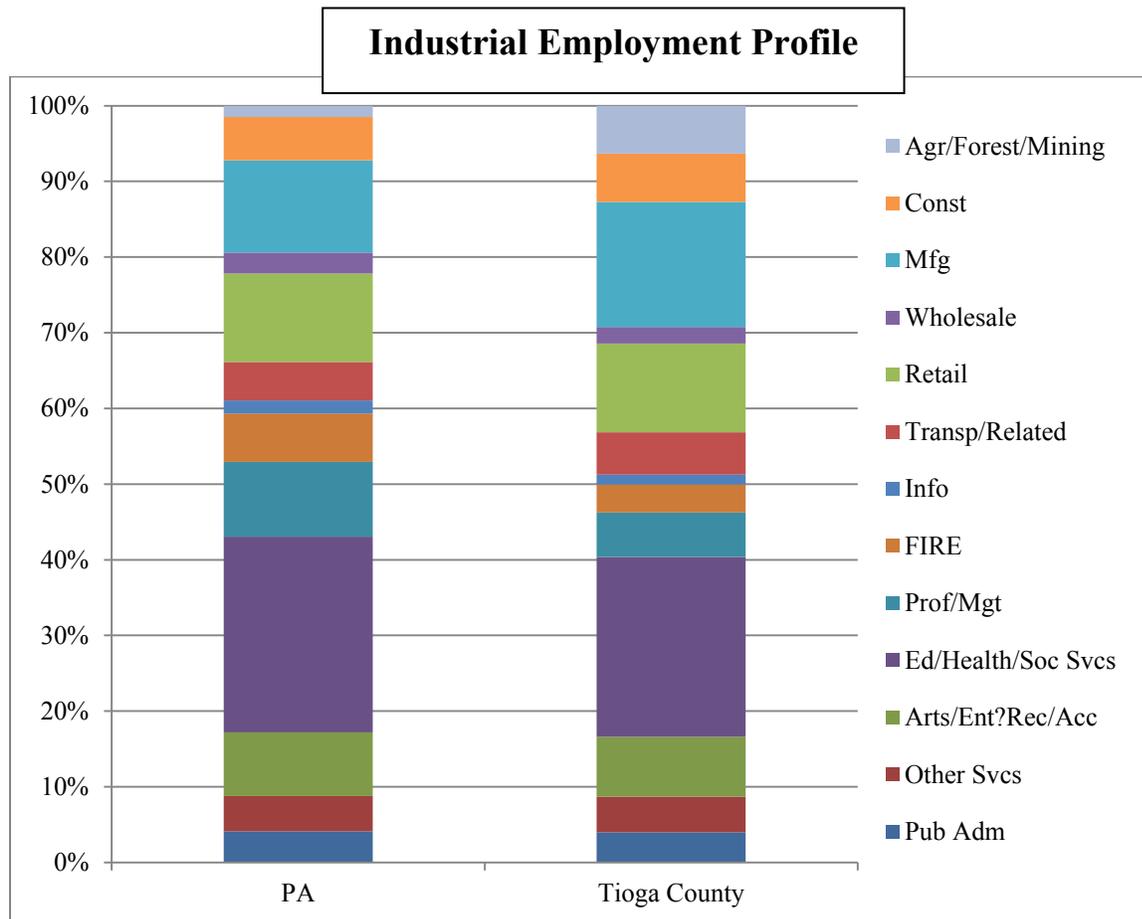


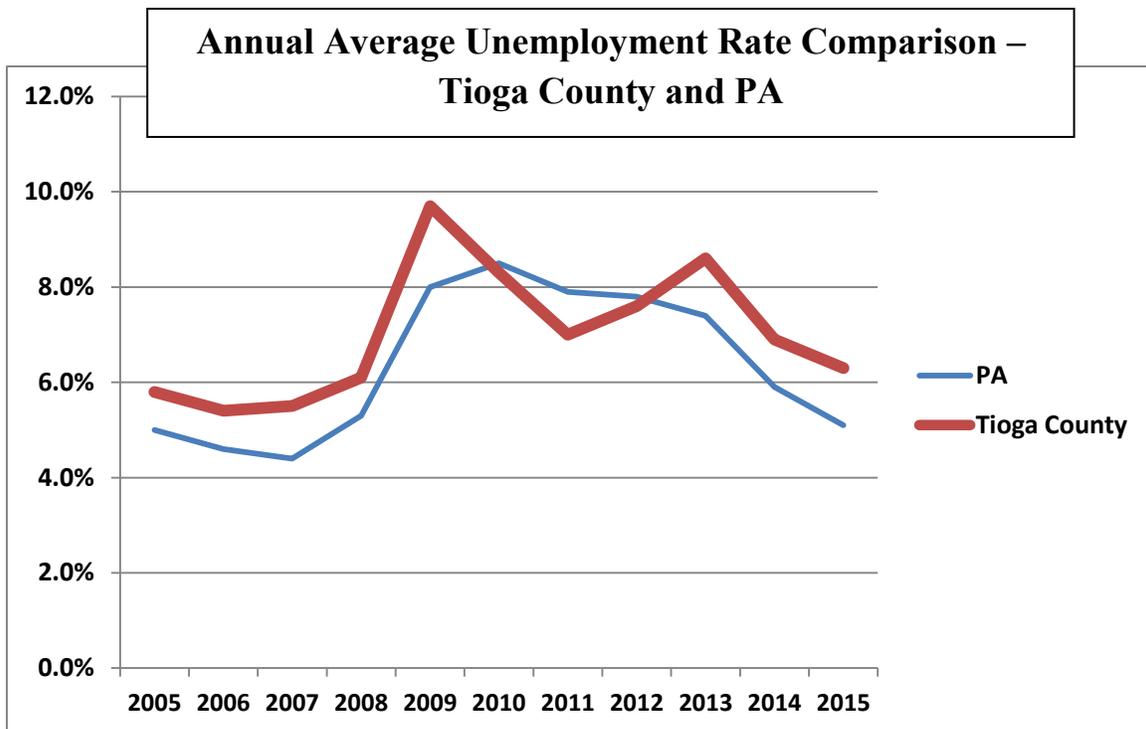
TABLE D-13
Industrial Profile – Tioga County, Pennsylvania

Factor	PA	Tioga County	
		Number	Percent
Industrial Profile			
Civilian employed population 16 years and over	6,001,889	18,289	100%
Agriculture, forestry, fishing and hunting, and mining	1.5%	1,155	6.3%
Construction	5.7%	1,175	6.4%
Manufacturing	12.2%	3,020	16.5%
Wholesale trade	2.8%	408	2.2%
Retail trade	11.7%	2,142	11.7%
Transportation and warehousing, and utilities	5.1%	1,029	5.6%
Information	1.7%	238	1.3%
Finance and insurance, and real estate and rental and leasing	6.4%	685	3.7%
Professional, scientific, and management, and administrative and waste management services	9.9%	1,073	5.9%
Educational services, and health care and social assistance	25.9%	4,335	23.7%
Arts, entertainment, and recreation, and accommodation and food services	8.4%	1,442	7.9%
Other services, except public administration	4.7%	855	4.7%
Public administration	4.1%	732	4.0%

Source: US Census 2011-15 American Community Survey 5-year Estimates

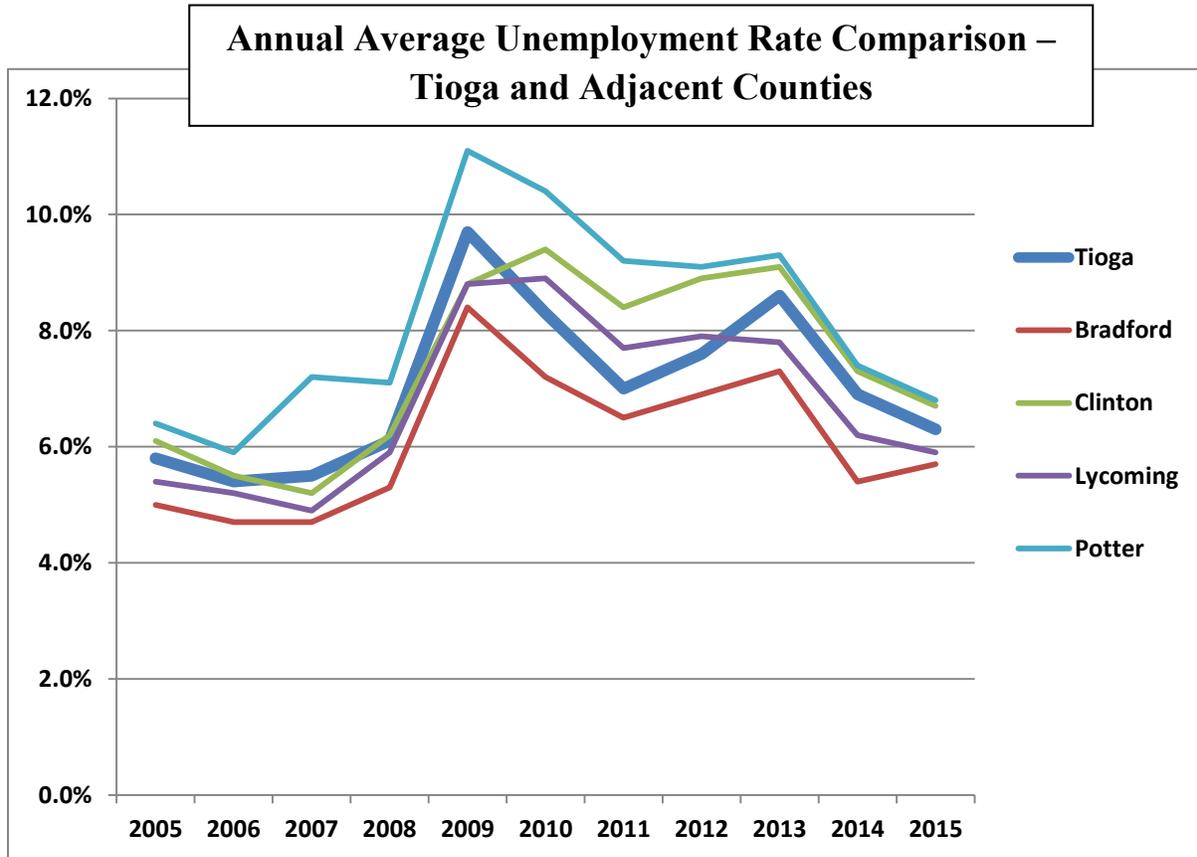
Unemployment Profile: Several sources of data have been consulted to profile the unemployment profile of Tioga County in a comparative manner.

Annual Averages – Historic Statewide Comparisons: Typically the Tioga County unemployment rate is higher than that for the Commonwealth. The graphic below illustrates this fact, with the exception of the 2010-12 period when the County rate was lower than that for the State as a whole. Beyond 2012, the historic pattern reappears. The impacts of the 2008-9 Recession are obvious in both the State and County figures.



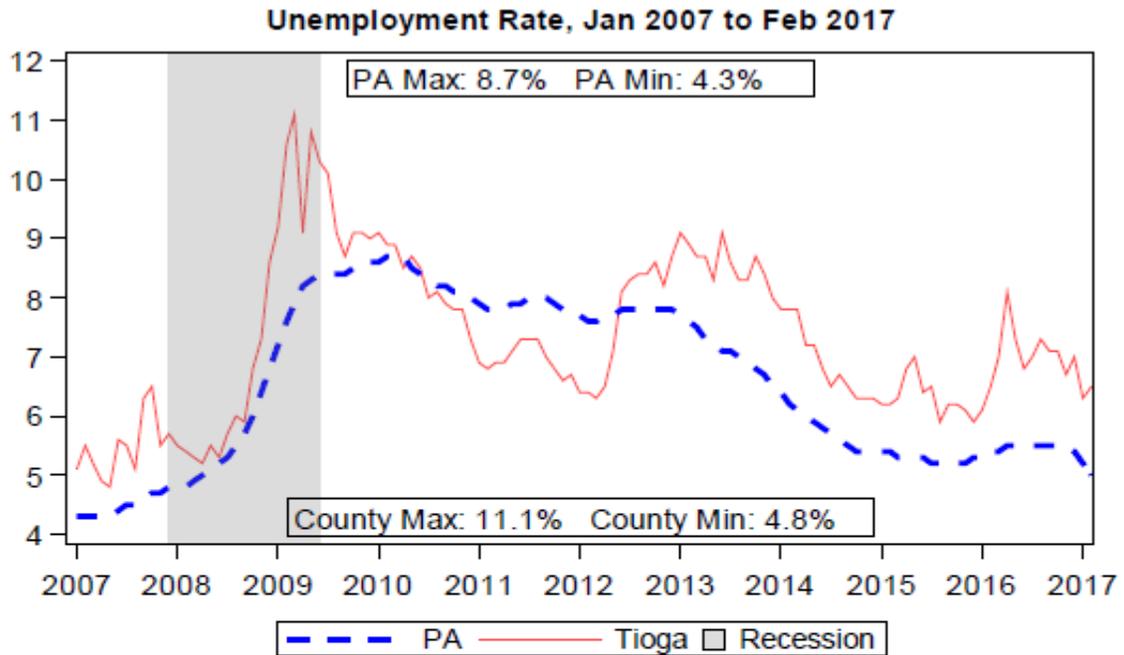
Source: Local Area Unemployment Statistics; U.S. Department of Labor, Bureau of Labor Statistics (Data by place of residence)

Annual Averages – Historic Adjacent County Comparisons: The same data source places recent Tioga County unemployment annual rates in a comparative framework in relation to abutting Pennsylvania counties, and the results are depicted on the following page. As is evident, the Tioga County rate falls roughly in between the typically higher rates in the counties of Potter and Clinton, and the lower rates in Bradford and Lycoming.



Source: Local Area Unemployment Statistics; U.S. Department of Labor, Bureau of Labor Statistics (Data by place of residence)

Historic and More Recent Statewide Comparisons: The graphic below uses information from another source to track and compare unemployment rates between Tioga County and the Commonwealth. Reflecting the patterns noted earlier, the County rate has generally exceeded the State-wide rate. In addition, the County rate peaked in the Recession at just over 11%, while the state peak occurred in 2010 at just under 9%. However, the County rate maintained consistently and comparatively high from early-2012 through the present, although far below that seen during the Recession. As of February 2017 the County unemployment rate was 6.5%, while that for the Commonwealth as a whole was 5%. On the positive vein, the County rate has been declining since mid-2016.



Local Area Unemployment Statistics		
Feb 2017	County	PA
Unemployment Rate	6.5%	5.0%
Labor Force	19,500	6,434,000
Employed	18,200	6,114,000
Unemployed	1,300	321,000

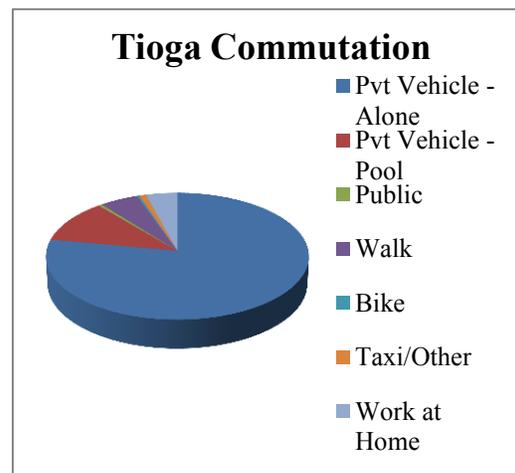
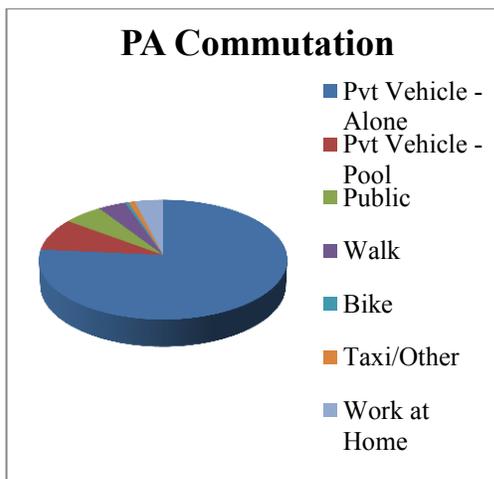
Notes: Current month's data are preliminary. Data are Seasonally Adjusted.

Source: <http://www.workstats.dli.pa.gov/Documents/County%20Profiles/Tioga%20County.pdf>

Commutation Profile: Table D-14 and the graphics below depict and compare commutation patterns between Tioga County worker/residents and those of the State as a whole. While private vehicular travel is the most common in the County and State, the percent of Tioga workers carpooling is appreciably higher than that for the State, while predictably the percent using public transit is far lower. Given locational considerations, a higher percent of Tioga workers commute to jobs in another state, likely New York.

TABLE D-14
Commutation Profile - Tioga County, Pennsylvania

Factor	Pennsylvania	Tioga County
Workers 16 years and over	5,879,935	17,947
<i>MEANS OF TRANSPORTATION TO WORK</i>		
Car, truck, or van	85.2%	88.8%
Drove alone	76.5%	77.8%
Carpooled	8.7%	11.0%
Public transportation (excluding taxicab)	5.6%	0.5%
Walked	3.9%	5.2%
Bicycle	0.5%	0.3%
Taxicab, motorcycle, or other means	0.9%	0.9%
Worked at home	4.0%	4.2%
<i>PLACE OF WORK</i>		
Worked in Pennsylvania	94.8%	88.1%
Worked in county of residence	70.7%	77.0%
Worked outside county of residence	24.1%	11.2%
Worked outside Pennsylvania	5.2%	11.9%



Business Profile

Table D-15 on the following page provides both a profile of Tioga County businesses by North American Industry Classification System (NAICS) category, as well as a profile of changes within these categories over a fifteen (15) year period, in terms of employment levels, annual payroll and number of firms. The following summarizes the information:

- *Employment:* During the 2001–2014 period employment opportunities among Tioga County businesses increased by 4.6%, from 10,832 to 11,125. Employment levels in certain NAICS categories sustained relatively large percentage increases, including employment in Wholesale Trade, Transportation and Warehousing, Information, Finance and Insurance, Real Estate and Rental and Leasing, Professional, Scientific, and Technical Services, Health Care and Social Assistance and Other Services. At the same time, manufacturing employment sustained both a large percentage (-29.8%) and aggregate (-931) employment loss. The latter aggregate figures are noteworthy since even though the aforementioned *percentage* increases in certain NAICS categories are noteworthy they yielded 876 jobs, which did not offset the aggregate loss of Manufacturing category jobs during this period. On the positive side, the 690 jobs in the Mining, Quarrying, and Oil and Gas Extraction (I.e. in Tioga County these are likely associated with natural gas extraction and processing) category in 2014 are noteworthy since this category provided relatively few (less than 20) jobs in 2001 and taken together with the aforementioned growing categories did offset the loss in Manufacturing jobs.

Between 2001-14 the number of jobs modestly increased by 4.6%
Major gain - Gas Extraction, Health/Social Care and Wholesale segments
Major loss - Manufacturing
- *Annual Payroll:* In 2014, Tioga County firms generated nearly \$410 million in annual payroll, a 64% increase since 2001. In NAICS categories where comparisons are possible (i.e. excluding categories with withheld or otherwise unavailable data), payroll percentage increases among the Wholesale Trade, Transportation and Warehousing, Finance and Insurance, Real Estate and Rental and Leasing and Administrative and Support and Waste Management and Remediation Services categories are noteworthy. Here too, the Manufacturing segment sends a mixed message. In 2001 manufacturing payrolls comprised 36% of the total payrolls of County businesses, while in 2014 they accounted for 24%; still a high figure but suggesting a gradual economic diversification may have taken place. For another critical category, Health Care and Social Assistance payrolls accounted for 18% of total payrolls in 2001 and in 2014, while Mining, Quarrying, and Oil and Gas Extraction payrolls, which were negligible in 2001 accounted for 16% of 2014 payrolls in Tioga County. The top three (3) NAICS categories in terms of annual payrolls include in this order – Manufacturing, Health Care and Social Assistance and Mining, Quarrying, and Oil and Gas Extraction – taken together comprise 57% of all annual payrolls in 2014 for Tioga County.

Manufacturing payrolls are still important, even with payroll increases in other segments – Manufacturing, Health/Social Care and Extractive industries account for 57% of all payrolls in the County

TABLE D-15

Tioga County, Pennsylvania County Business Profile

NAICS	Tioga County Business Overview 2001-2014	2001			2007			2014			Change 2001-14		
		# Employees	Annual Payroll (\$1,000)	Total Firms									
Total for all sectors		10,832	\$228,533	859	9,951	\$253,050	860	11,125	\$409,649	887	4.6%	64.0%	2.7%
11	Agriculture, Forestry, Fishing and Hunting	34	527	12	37	767	8	b	1,299	9	NA	146.5%	-25.0%
21	Mining, Quarrying, and Oil and Gas Extraction	a	0	2	a	D	2	690	63,898	23	NA	NA	1,050.0%
22	Utilities	158	5,690	10	115	7,092	7	142	9,921	10	-10.1%	74.4%	0.0%
23	Construction	278	6,588	79	253	7,432	75	254	13,106	64	-8.6%	98.9%	-19.0%
31	Manufacturing	3,117	83,097	46	2,250	76,597	43	2,186	96,776	40	-29.8%	16.5%	-13.0%
42	Wholesale Trade	255	6,402	30	225	7,826	22	361	16,122	26	41.6%	151.8%	-13.3%
44	Retail Trade	2,120	33,832	177	2,087	38,462	169	1,992	43,218	152	-6.0%	27.7%	-14.1%
48	Transportation and Warehousing	428	10,535	41	362	10,376	43	502	22,232	43	17.3%	111.0%	4.9%
51	Information	141	3,012	17	168	3,620	23	164	4,797	22	16.3%	59.3%	29.4%
52	Finance and Insurance	364	9,063	39	425	15,596	37	392	19,719	39	7.7%	117.6%	0.0%
53	Real Estate and Rental and Leasing	56	962	18	62	1,548	22	71	2,712	25	26.8%	181.9%	38.9%
54	Professional, Scientific, and Technical Services	216	5,283	50	206	6,524	51	276	8,752	49	27.8%	65.7%	-2.0%
55	Management of Companies and Enterprises	a	0	2	44	2,435	5	b	D	4	NA	NA	100.0%
56	Administrative and Support and Waste Management and Remediation Services	186	3,071	24	215	6,202	30	193	5,905	43	3.8%	92.3%	79.2%
61	Educational Services	114	1,529	6	c	D	5	a	D	2	NA	NA	-66.7%
62	Health Care and Social Assistance	1,635	40,958	91	1,730	49,646	102	2,119	72,485	104	29.6%	77.0%	14.3%
71	Arts, Entertainment, and Recreation	107	1,509	15	55	1,137	16	59	1,620	14	-44.9%	7.4%	-6.7%
72	Accommodation and Food Services	1,149	9,709	95	1,092	9,906	97	1,200	16,129	103	4.4%	66.1%	8.4%
81	Other Services (except Public Administration)	426	5,523	94	468	5,498	102	512	9,320	114	20.2%	68.7%	21.3%
99	Industries not classified	14	171	12	a	D	1	a	D	1	NA	NA	-91.7%

Source: *County Business Patterns*; U.S. Census Bureau
a = 0-19 employees
b = 20-99 employees
c = 100-249 employees
D = Withheld to avoid disclosing info for individual companies

- *Number of Firms:* During 2001-14, the number of firms in the County grew by a modest 2.7% from 859 to 887, or 28 firms. The most notable aggregate and percent increase was in the Mining, Quarrying, and Oil and Gas Extraction category, but increases occurred in the Information, Real Estate and Rental and Leasing, Administrative and Support and Waste Management and Remediation Services and Services categories as well. Conversely, the decline in Manufacturing and Wholesale Trade firms was appreciable.

County-wide the number of firms grew by a modest 2.7% between 2001-14, with Extractive industries leading the increase, and appreciable increases in other segments as well.

Income Profile

Median income is a barometer of wealth in a given area under study, a measure that divides the income distribution into two equal groups, half having income above that amount (i.e. the “median”) and half having income below. “Median” income is less susceptible to skewing up or down if there are a few unusually high or low incomes in the group, something an artificial construct such as “average” is more prone. Table D-16 summarizes and compares median incomes and income ranges between the County and the State as a whole.

Historically, median household incomes in Tioga County and most rural counties in Pennsylvania have been below that for the state as a whole, as well as more urbanized areas. While this remains true, the gap has narrowed somewhat since 2000 when the County household median was approximately 80% of the statewide median, since by 2015 it was 87% of the statewide figure. Still, by 2015 a larger percentage of County households were in the lower two income groupings, and a small percentage was in the upper groupings.

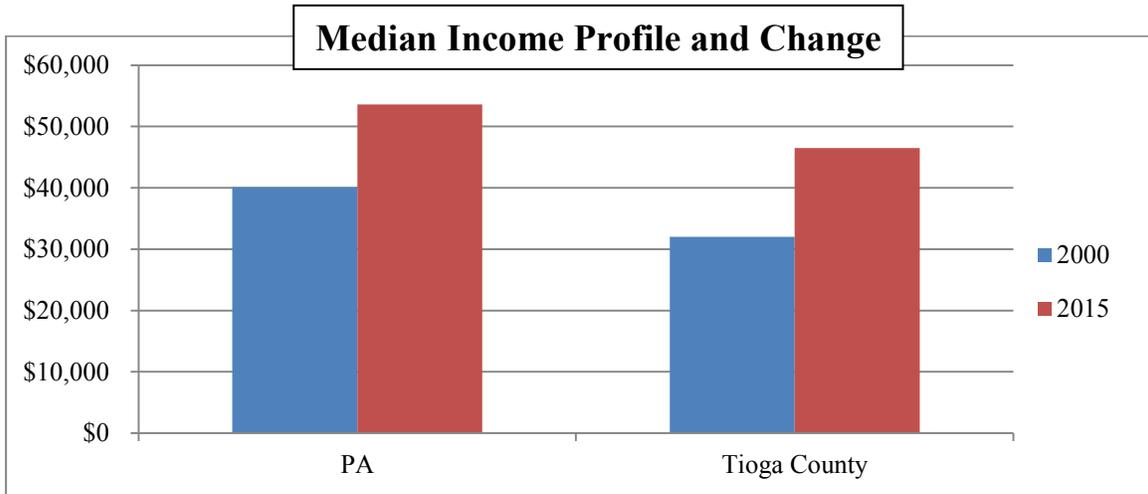
Generally “median” is a more accurate barometer than “average”; since the “median” is an actual income of a given population analyzed (i.e. the actual income in the middle of a given group) where “average” is a “construct” (i.e. adding up all incomes in a given group and dividing by the number in that group).

TABLE D-16
Income Profile – Tioga County, Pennsylvania

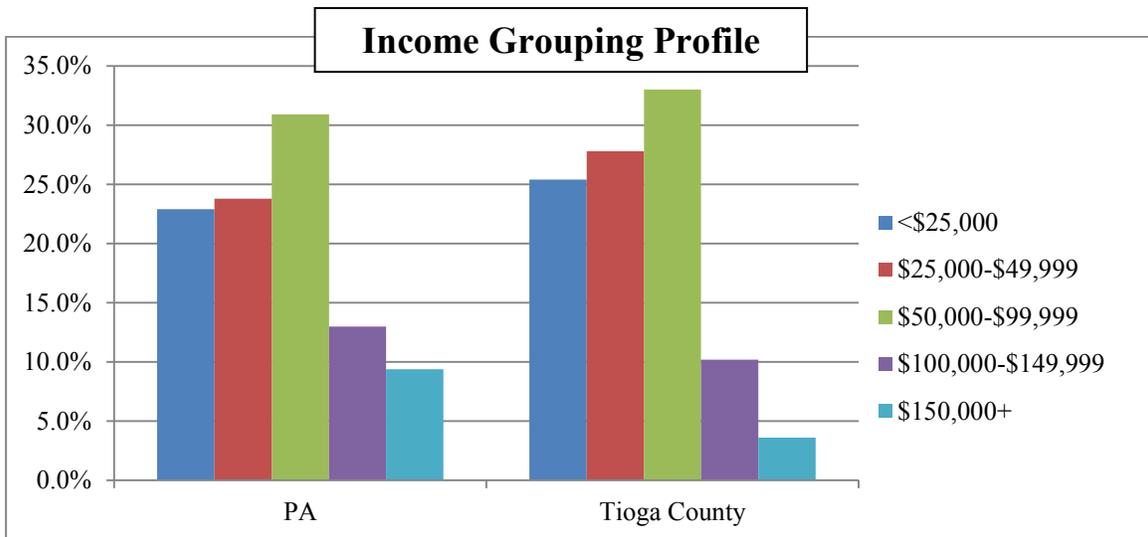
Source: US Census 2011-15 American Community Survey 5-year Estimates

Factor	PA	Tioga County	
		Number	Percent
Income Profile			
Median Household Income (2000)	\$40,106	\$32,020	NA
Median household income (2015)	\$53,599	\$ 46,494	NA
Total Households	4,958,859	16,611	100%
Less than \$25,000	22.9%	4,226	25.4%
\$25,000 - \$49,999	23.8%	4,622	27.8%
\$50,000 - \$99,999	30.9%	5,477	33.0%
\$100,000 - \$149,999	13.0%	1,692	10.2%
\$150,000 and greater	9.4%	594	3.6%
Median family income (2015)	\$68,158	\$55,683	NA

Narrowing the Gap: The trend in median incomes comparatively between the County and the State, and changes since 2000 are depicted in the graphic below. Again, while the gap with the statewide figure remains for the County in relation to the state as a whole, the gap has narrowed somewhat since 2000 according to US Census Bureau estimates.



Income Ranges: The bar chart below graphically depicts the income range profile in a comparative fashion, illustrating the variations between the State and County, reflecting the figures shown on the table on the previous page, with a larger percentage of County households in the lower and a smaller percentage was in the upper income groupings.

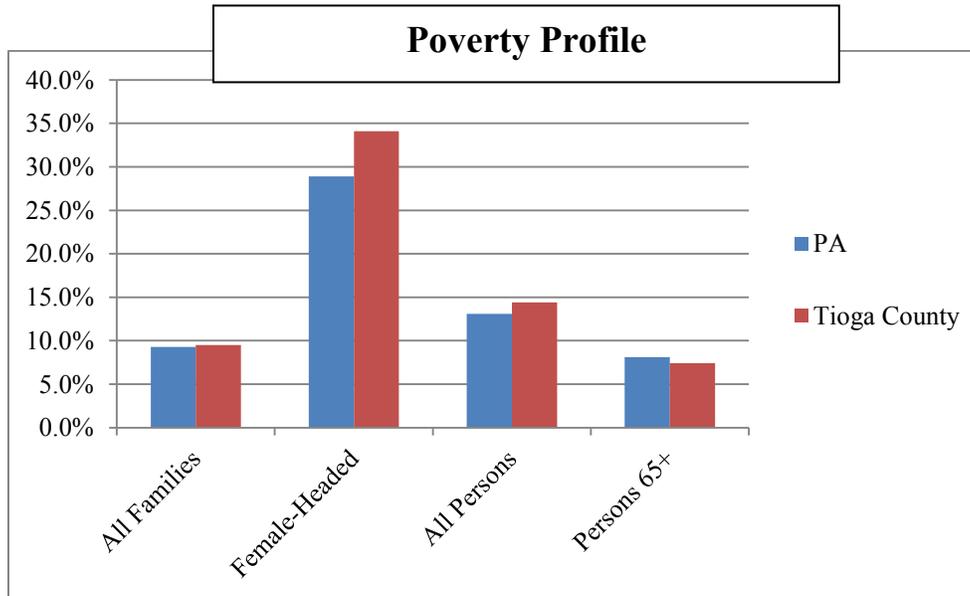


Poverty Profile: The poverty profile for the County is shown on Table D-17 and the graphic below. The profile suggests that for most categories a higher percentage of Tioga County families, households and individuals are classified as in poverty than is true for Pennsylvania as a whole. The lone exception is the category of persons over 65 years of age, where the County percentage (7.4%) is slightly below the statewide percentage (8.1%).

TABLE D-17
Poverty Profile – Tioga County Pennsylvania

Factor	PA	Tioga County
Families	9.3%	9.5%
- Female Headed Households	28.9%	34.1%
Persons	13.1%	14.4%
- Persons 65 years of age an older	8.1%	7.4%

Source: US Census 2011-15 American Community Survey 5-year Estimates



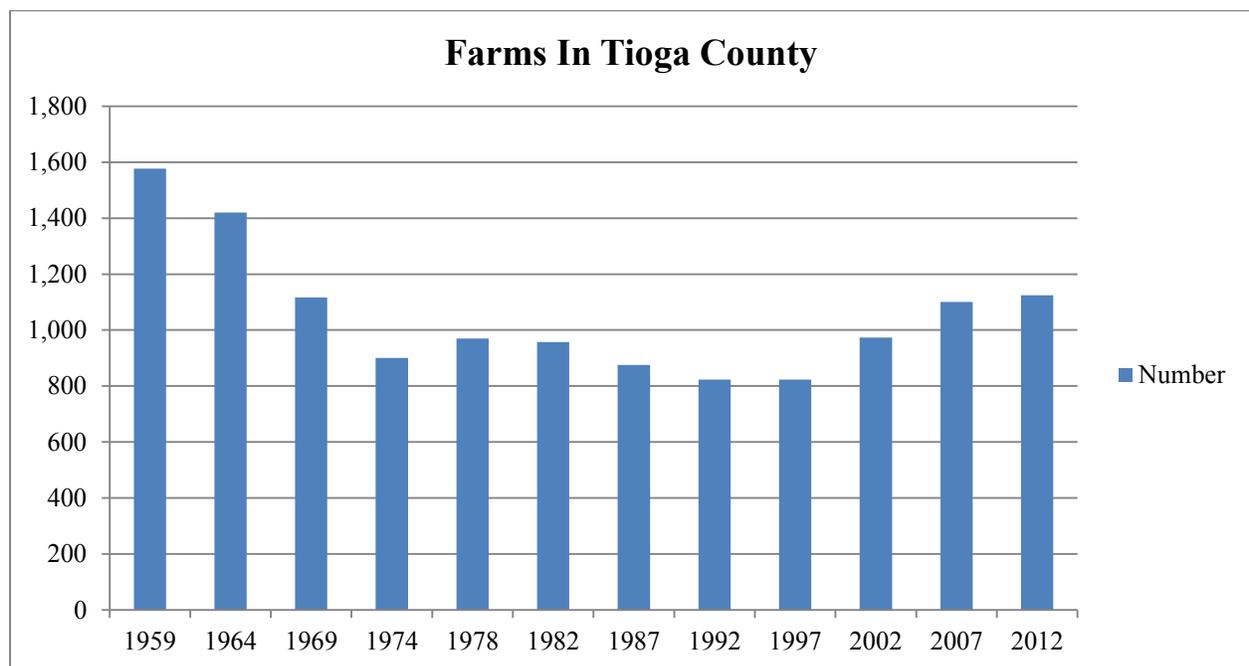
Focus - Agriculture

Agriculture has historically been an important part of the Tioga County economy, and while discussions during Community Workshops noted some of the changes experienced and/or expected, it remains an important component today and into the future. This subsection provides a profile of the agricultural segment over time.



Number of Farms

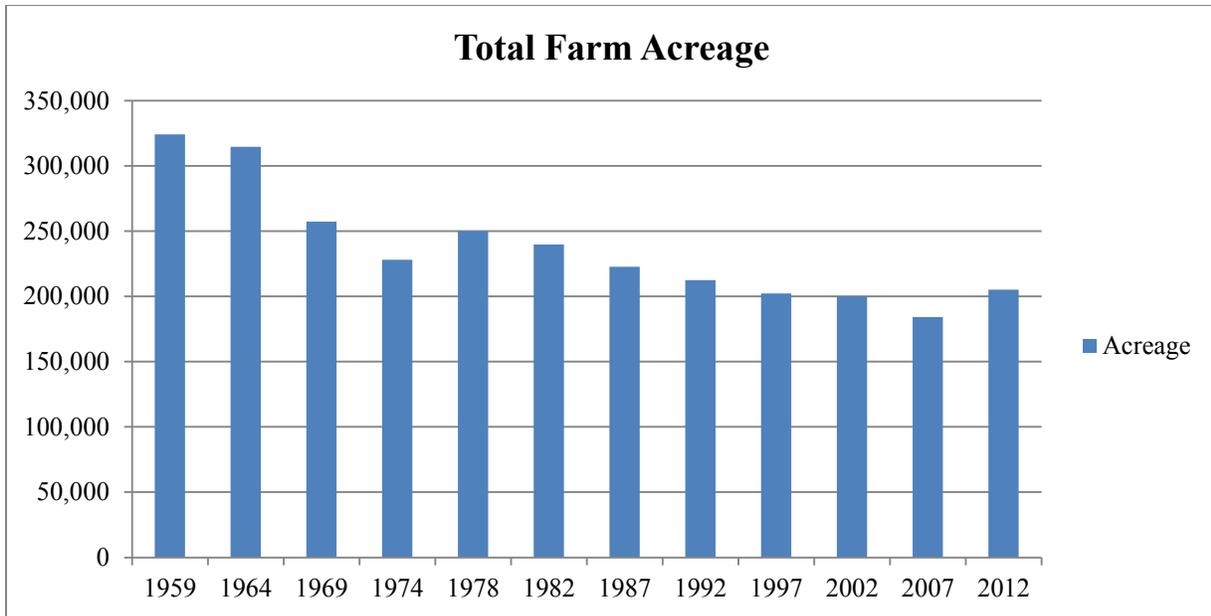
The graphic below suggests a wide variation in both the number of farms in the County and the pattern that emerges. The 1,577 farms in 1959 represent the high point documented since 1959, while the 823 in 1987 and 1992 are the low point. Since then, the number of farms has been on the increase reaching 1,125 in 2012, 27% below the high point but 37% above the low points.



Sources: *Tioga County Comprehensive Plan – 2005* (for 1959 through 2002 Agricultural Census Years); TCPC; updated by 2007 and 2012 Census of Agriculture; USDA, National Agricultural Statistics Service.

Farm Acreage

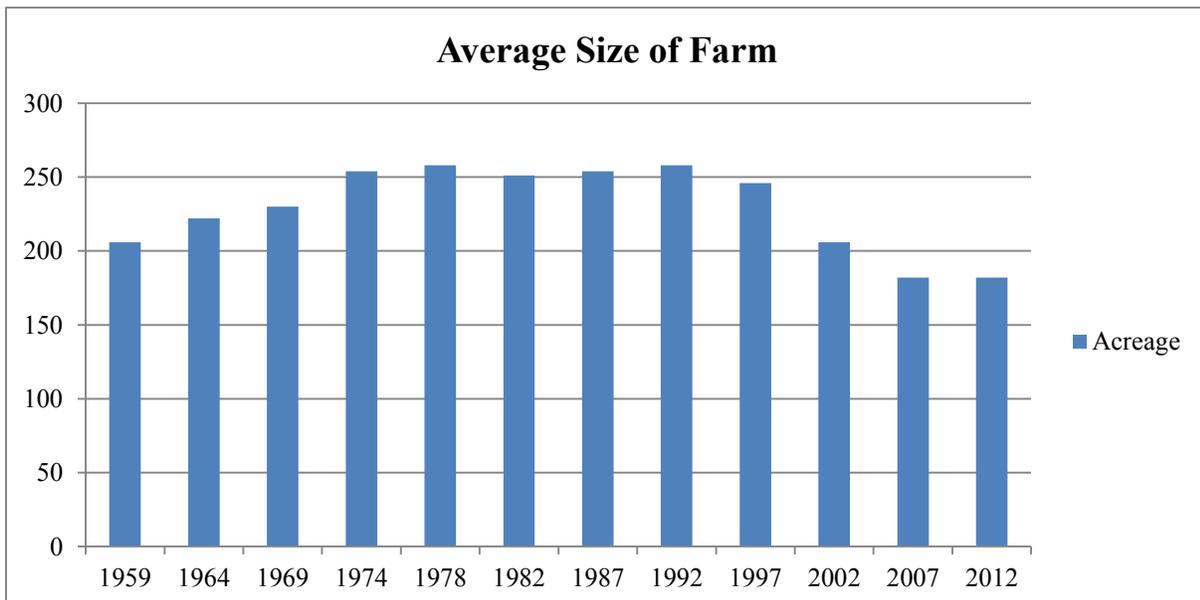
The aggregate acreage of all farms in the County also peaked in 1959, comprising 324,162 acres. The most recent acreage amounted to 205,158 in 2012, 37% below the 1959 peak but an 11% increase over the recent low point of 184,108 acres in 2007. Overall though a general decline in total acreage in farms is evident.



Sources: *Tioga County Comprehensive Plan – 2005* (for 1959 through 2002 Agricultural Census Years); TCPC; updated by 2007 and 2012 Census of Agriculture; USDA, National Agricultural Statistics Service.

Average Farm Size

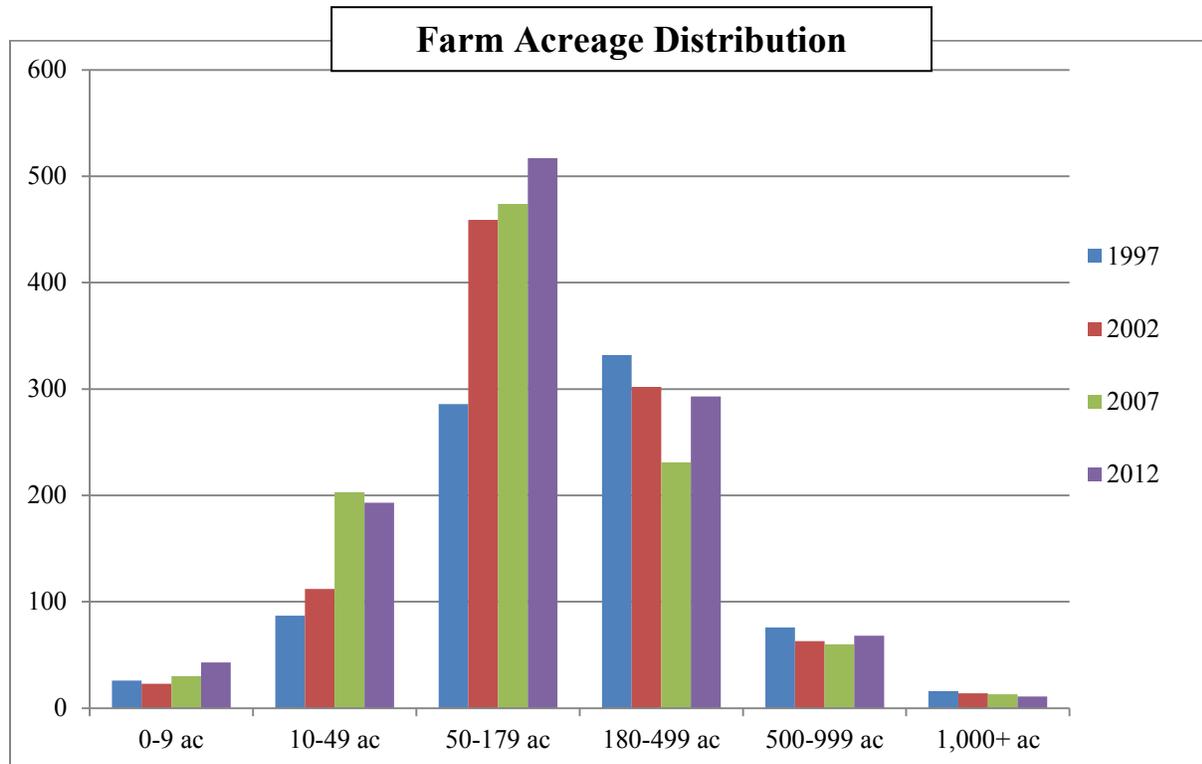
After peaking and some consistency in the range of 250 acres during the 1974-1992 period, the average farm size has declined to 182 acres by 2012, well below the 1959 average just above 200 acres, as summarized in the graphic below.



Sources: *Tioga County Comprehensive Plan – 2005* (for 1959 through 2002 Agricultural Census Years); TCPC; updated by 2007 and 2012 Census of Agriculture; USDA, National Agricultural Statistics Service.

Range of Farm Size

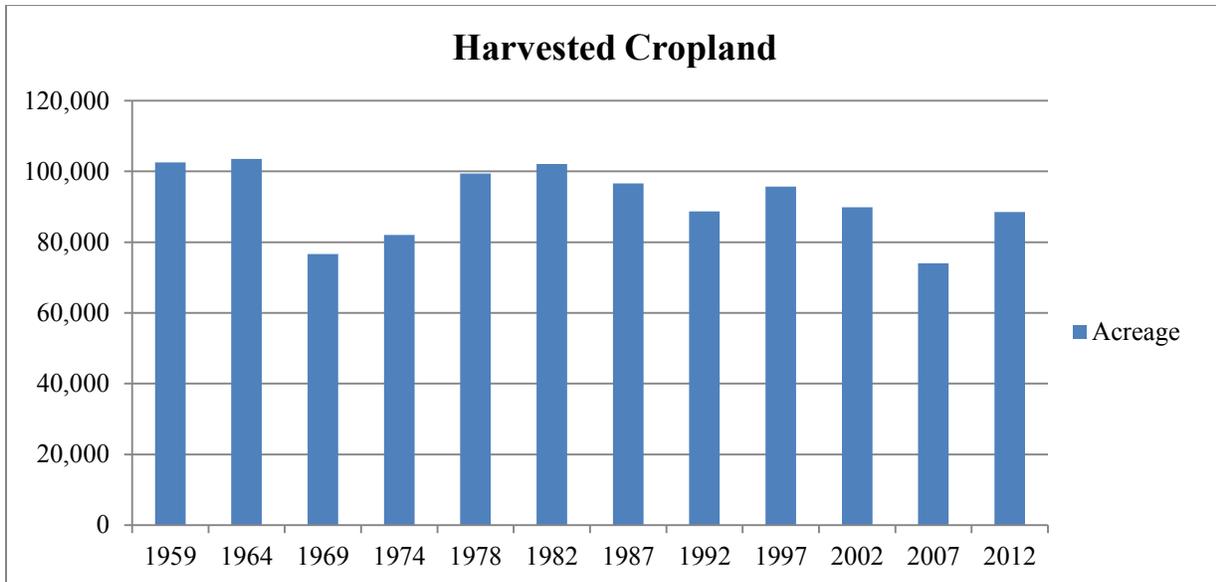
The graphic below provides a glimpse of farm size in another measure over a shorter timeframe. Especially since 2002, the number of farms ranging from 50 – 179 acres predominates in Tioga County, although there were a significant number in the 180-499 acre range in 1997, 2002 and 2012. There was a slight up-tick in the number in the 0-9 acre range by 2012, but little change among farms over 1,000 acres.



Sources: *Tioga County Comprehensive Plan – 2005* (for 1997 and 2002 Agricultural Census Years); TCPC; updated by 2007 and 2012 Census of Agriculture; USDA, National Agricultural Statistics Service.

Harvested Cropland

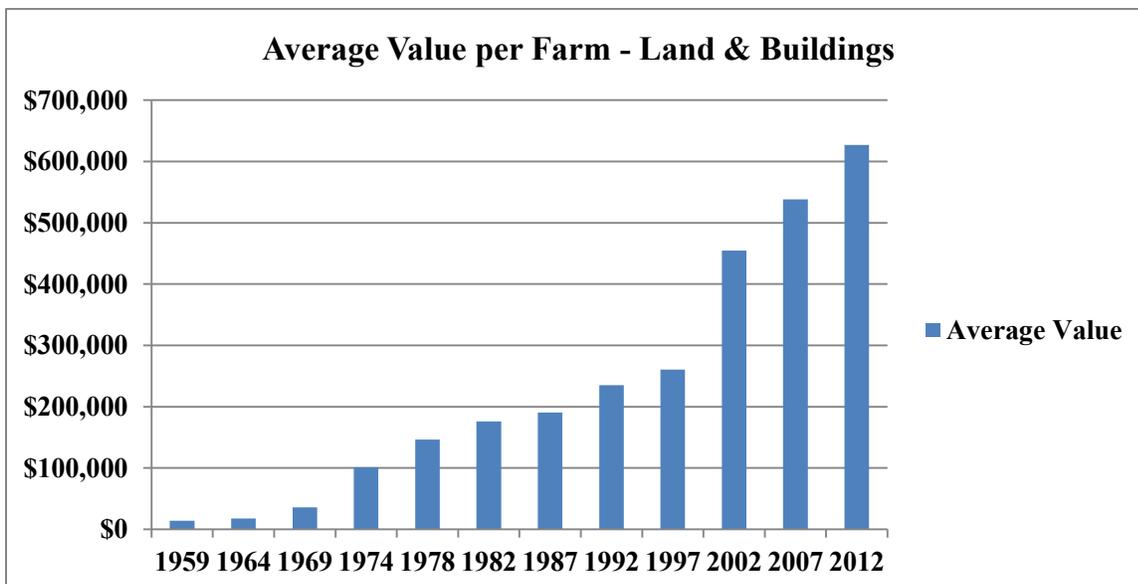
After hovering around 100,000 acres at different periods since 1959, total harvested cropland has declined somewhat within the last twenty (20) years to 88,499 acres in 2012, as depicted in the graphic on the following page. When comparing these statistics with the earlier *Total Farm Acreage* figures, a somewhat different pattern emerges. The total harvested figure in 2012 represents 43% of the total farm acreage for that year, while the 1959 total harvested figure represents only 31% of the total farm acreage for that year. Thus, greater harvesting use appears to be made of the total acreage in farmland in 2012.



Sources: *Tioga County Comprehensive Plan – 2005* (for 1959 through 2002 Agricultural Census Years); TCPC; updated by 2007 and 2012 Census of Agriculture; USDA, National Agricultural Statistics Service.

Average Value Per Farm

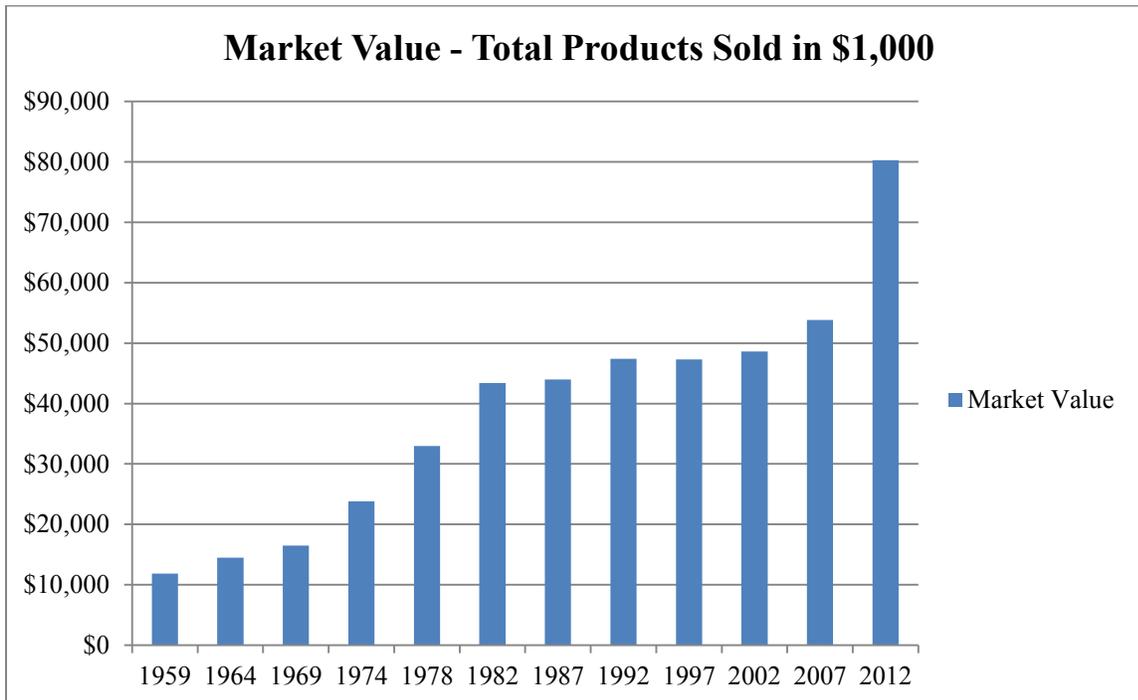
The graphic below depicts the value of the farm land and buildings over a relatively long period. As expected the values have increased over the years but the data underestimates the impacts of inflation. As cases in point, the \$13,771 average value in 1959 would be adjusted up to \$108,651, the \$175,748 average value in 1982 would be adjusted up to \$418,142, and the \$454,735 average value in 2002 would be adjusted up to \$580,347, all in 2012 dollars. All were below the actual 2012 average. This being the case, the average value of farm land and buildings seems to have withstood the forces of inflation and remain a decent investment.



Sources: *Tioga County Comprehensive Plan – 2005* (for 1959 through 2002 Agricultural Census Years); TCPC; updated by 2007 and 2012 Census of Agriculture; USDA, National Agricultural Statistics Service.

Market Value of Products

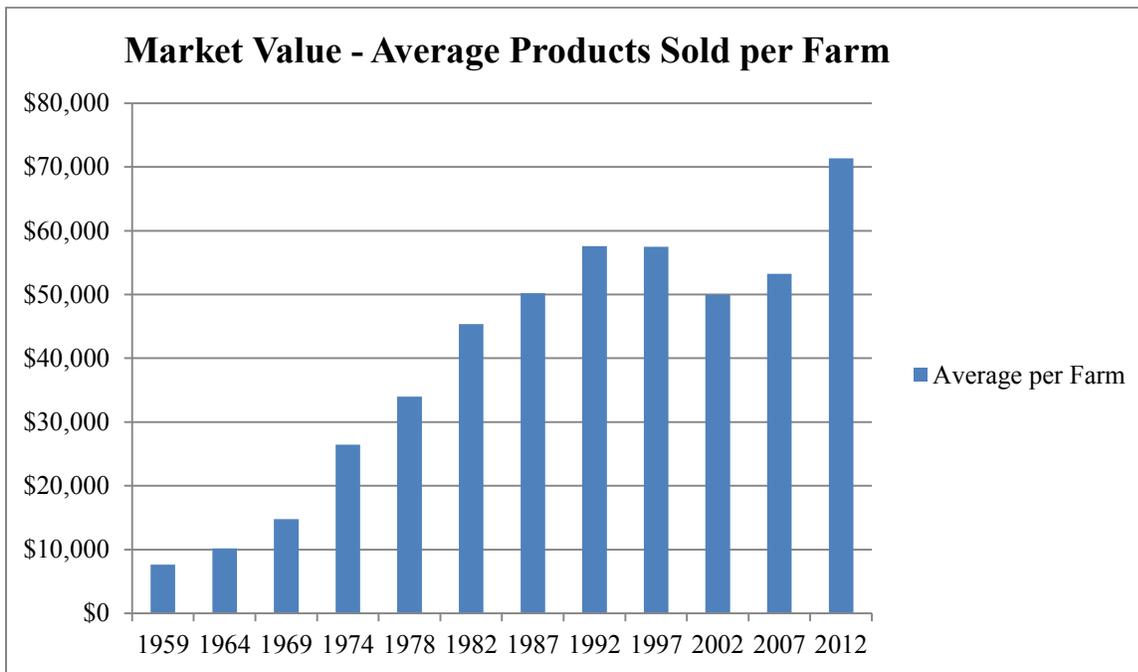
The graphic below depicts the value of all farm products sold by Tioga County farms during 1959-2012, with values read in millions of dollars (i.e. adding the “0’s”). In this case, while the values have been increasing they may not have kept up with inflation. For example, the \$11,880,000 in total products sold in 1959 has an adjusted 2012 value of \$93,731,000, while the actual 2012 value was just over \$80 million.



Sources: *Tioga County Comprehensive Plan – 2005* (for 1959 through 2002 Agricultural Census Years); TCPC; updated by 2007 and 2012 Census of Agriculture; USDA, National Agricultural Statistics Service.

Average Market Value of Products per Farm

The final graphic in this subsection on the following page depicts the average market value of products sold per farm, providing a mixed message. While the \$7,650 average for 1959 sounds rather modest, an inflation adjustment brings that up to \$60,428 in 2012 dollars. This is still below the actual 2012 average of \$71,341. However, this is not true across the board since the \$50,178 average for 1987 is adjusted upward to \$119,603 in 2012 dollars, considerably above the actual average for 2012. Thus, the actual economic value of projects sold is not as positive as it may first appear.



Sources: *Tioga County Comprehensive Plan – 2005* (for 1959 through 2002 Agricultural Census Years); TCPC; updated by 2007 and 2012 Census of Agriculture; USDA, National Agricultural Statistics Service.

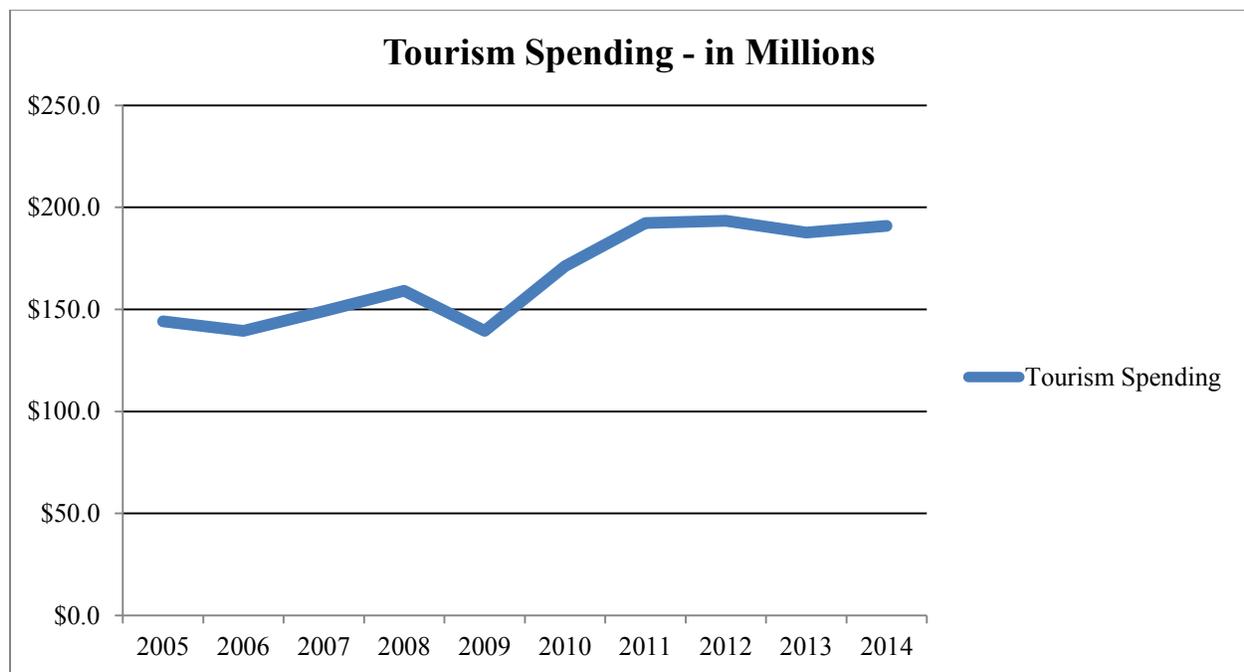
Focus - Tourism

Tourism has long been an important component of the Tioga County economy, especially in terms of nature-tourism. There are numerous active and passive recreational opportunities and resources throughout Tioga County. As noted in the Land Use section, publically-owned land encompasses one-quarter of the land area of the County, much of that in the forms of state park, game and forest lands, and federally owned areas around the Cowanesque and Tioga and Hammond Reservoirs. Increasingly other forms of tourism – industrial, cultural and agricultural – have evolved as well. Tioga County is within three (3) recognized tourism areas, including the *Pennsylvania Wilds*, and the *Lumber* and *US Route 6 Heritage Areas*.



Total Spending

The graphic below tracks total tourism spending in the County during 2005-14, during which time tourism spending increased by nearly 33%, from approximately \$144 million in 2005 to \$191 million in 2014. While this is critical it is noteworthy that this increase lagged behind that of the *Pennsylvania Wilds* region as a whole, where spending increased by 40% during this same period. In addition, the Tioga County increase lagged behind that for the adjacent Counties of Bradford (82%), Lycoming (69%) and Potter (44%) during this same period.



Source: *The Economic Impact of Travel in Pennsylvania – 2014: Tourism Economics*

Table D-18 below profiles tourism spending by major category for Tioga County during 2014, and in relation to and in comparison with that for the *Pennsylvania Wilds* region as a whole, with respective percentages shown for statewide spending.

Table D-18
Tourism Spending by Major Category - 2014
Tioga County, Pennsylvania and PA Wilds Region

Category	PA (%)	PA Wilds		Tioga County		
		Dollar Amount	% of Total	Dollar Amount	% of Total	% of PAWilds
Lodging	13.3%	\$188,000,000	10.9%	\$23,200,000	12.2%	12.3%
Food & Beverage	20.4%	368,400,000	21.4%	41,100,000	21.5%	11.2%
Retail	15.9%	294,200,000	17.1%	33,700,000	17.6%	11.5%
Recreation	16.9%	278,800,000	16.2%	32,800,000	17.2%	11.8%
Transportation	33.5%	593,500,000	34.4%	60,200,000	31.5%	10.1%
TOTAL	100%	\$1,722,900,000	100%	\$190,900,000	100%	11.1%

Source: *The Economic Impact of Travel in Pennsylvania – 2014: Tourism Economics*.

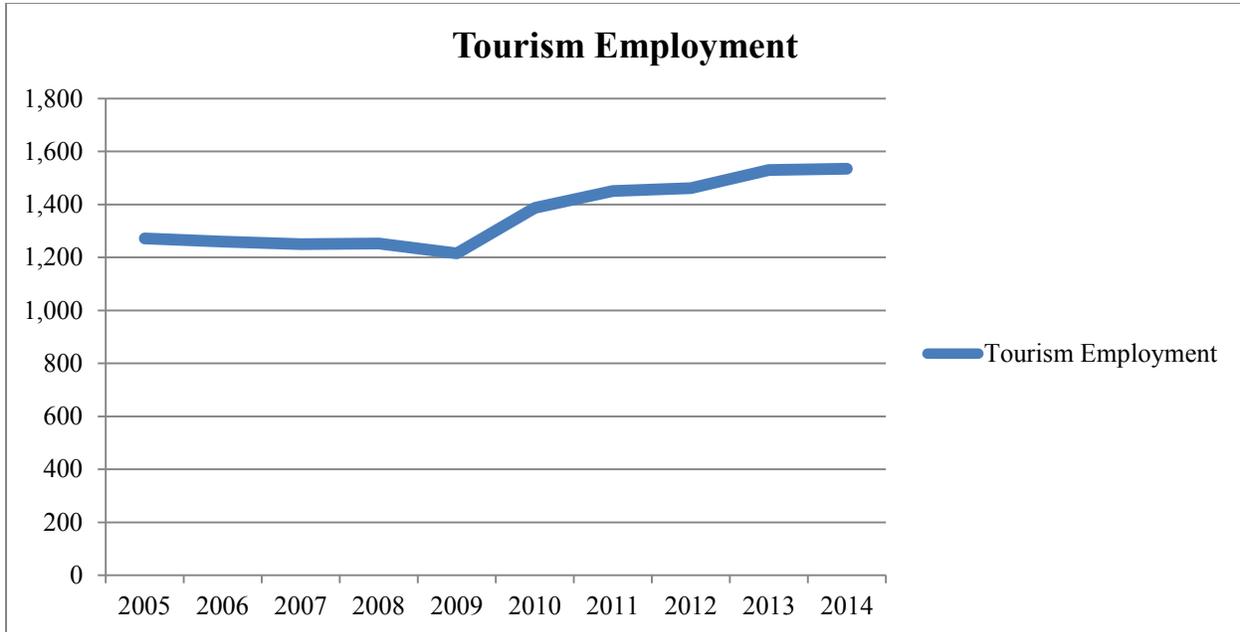
Most of the categories are fairly obvious and self-explanatory, with the exception of “transportation”, which includes purchases of gasoline, air fare, bus fare, train fare, parking, tolls and vehicle repairs. In The following summarizes the profile:

- Spending on lodging in Tioga County accounts for just over 12% of total tourism spending, slightly below the figure for Pennsylvania but higher than that for the *Pennsylvania Wilds* region;
- Spending on food and drink comprises just under 22% of total spending, roughly on par with the *Pennsylvania Wilds* figure but slightly higher than the statewide figure;
- Retail spending comprises just under 18% of total spending, roughly on par with the *Pennsylvania Wilds* figure but higher than the statewide figure;
- Spending on recreation accounts for just over 17% of total tourism spending in the County, somewhat higher than the comparable figures for the *Pennsylvania Wilds* and Commonwealth; and
- Transportation spending in the County comprises just under 32% of total spending, below that for the *Pennsylvania Wilds* and the state as a whole.

In 2014, tourism spending in Tioga County comprised 11% of all tourism spending in the 12-County *Pennsylvania Wilds*.

Tourism Employment

Another measure of economic relevance involves those persons directly employed in tourism-related businesses and resources. The graphic below suggests a relative growth in employment, increasing by 21% since 2005, when 1,272 people were so employed to 1,535 people in 2014. This employment growth outpaced that for the *Pennsylvania Wilds* as a whole (17%), as well as that for Lycoming County (18%), but was below the increase for the Counties of Bradford (39%) and Potter (30%) for this same period.



Source: *The Economic Impact of Travel in Pennsylvania – 2014: Tourism Economics*

Select Visitation Figures

Based on *The Economic Impact of Pennsylvania Heritage Areas* prepared for the Center for Rural Pennsylvania in 2015, localized visitation data is available for select destinations in five State Heritage Areas in Pennsylvania, including the *US Route 6 State Heritage Area* that includes Tioga County. Staff from the respective State Heritage Areas estimated visitation during 2014, with the following estimates made for Tioga County destinations:

- Leonard Harrison State Park 162,711 visitors
- Colton Point State Park 96,885 visitors
- Hills Creek State Park 84,270 visitors
- Tioga County Visitors Bureau 5,416 visitors



Housing Profile

This subsection profiles various characteristics of the housing stock of Tioga County in comparative terms and over a time period. Housing is vital component of the County and its constituent communities, and an understanding housing is important for planning purposes. It also reflects community life and affords choices to current and future residents.



The data exhibited in this subsection reflects the following major trends and findings:

- The rate of housing unit increases in Tioga County exceeded that for the Commonwealth during the 1990-2010 period. The increase was especially pronounced during the 1990-2000 sub-period. More recent estimates suggest that the increase in housing units may have slowed since 2010.
- In the longer 1970-2014 period, housing unit increases were especially pronounced among the County's Townships.
- Housing vacancy rates have been historically high in the county, due mostly to the prevalence of seasonal homes that account for three-fourths of all vacancies at a given point in time. For example, in the 2011/15 estimates, after adjusting for vacant seasonal units, the vacancy rate for year-round housing is closer to 7%, down from the unadjusted 22.5%.
- The Tioga County housing stock may be characterized as being single-family with 88% of total housing units being either conventional single-family dwellings or mobile homes. In the latter case, mobile homes comprise 18% of the County's housing stock.
- The County's housing stock is comprised of the extremes in terms of age with a large portion constructed after 1970, especially during the 1970's, and a large portion pre-dating 1940. The immediate post-WWII between 1940-69 housing boom prevalent statewide is not reflected in Tioga County.
- The Tioga County housing stock remains relatively affordable in the statewide context, but the value as reflected by the median value of owner-occupied housing and median monthly rent for rental units has been increasing since 1990. In short, the gap between statewide and county median values and rents has been narrowing.

Information is presented in a comparative framework with figures for the Commonwealth of Pennsylvania, and over a specific time period. This provides a context and a sense of change that may be occurring.

Aggregate Change

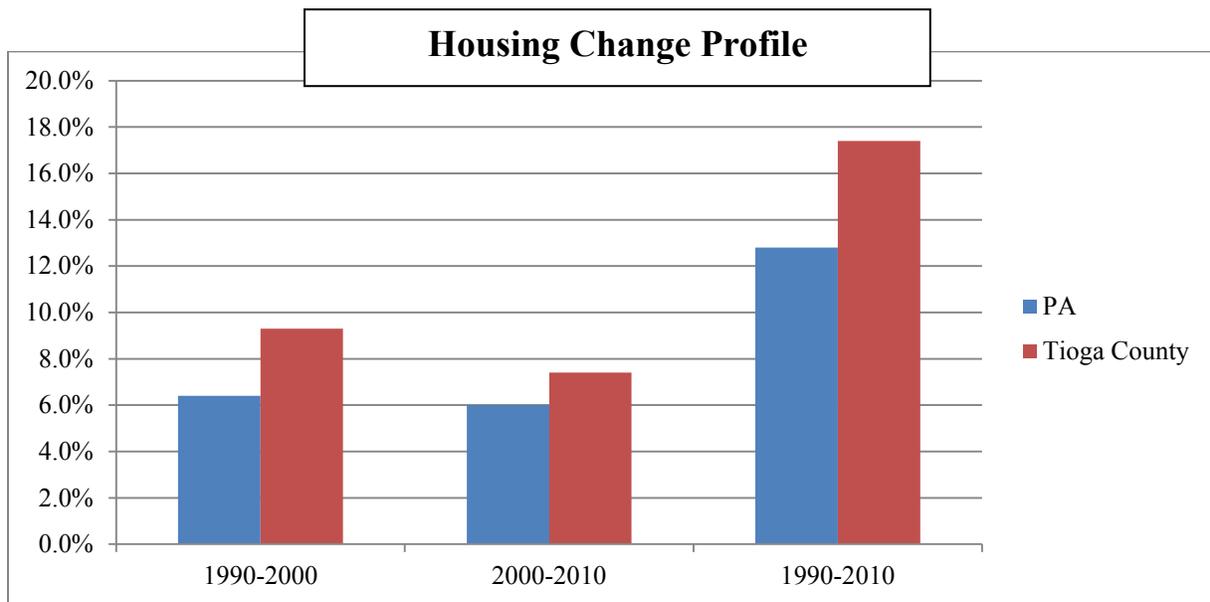
As Table D-19 shows, the housing change in Tioga County during 1990-2010 within the context of changes statewide, with the figures revealing that the County percent increases outpaced those statewide for every period compared. In short, total housing units in the County – occupied, unoccupied/vacant, seasonal, etc – increased by over 17% since 1990 at a time when the statewide increase was approximately 13%.

**TABLE D-19
Housing Change – Total Housing Unit**

Housing Change				Percent Change		
Municipality	1990	2000	2010	1990-2000	2000-2010	1990-2010
Tioga County	18,202	19,893	21,364	+9.3%	+7.4%	+17.4%
Pennsylvania	4,936,140	5,249,750	5,567,315	+6.4%	+6.0%	+12.8%

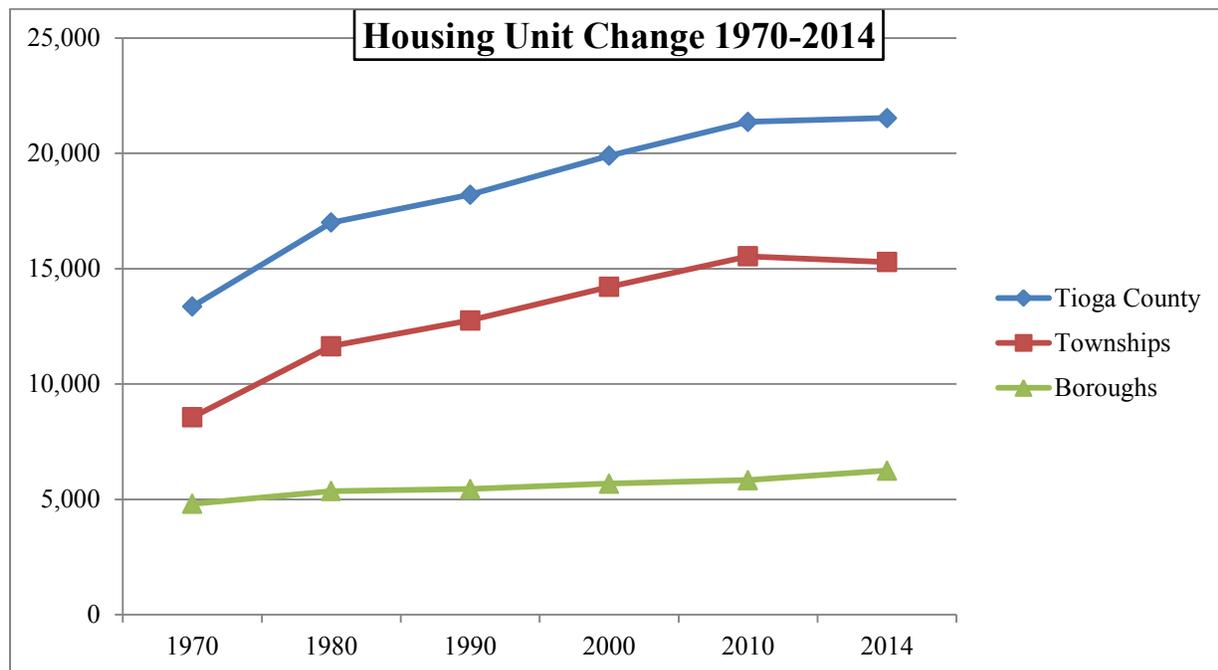
Source: US Census DP-1 reports for Tioga County and Pennsylvania for decennial census years noted

The graphic below displays illustrates the difference in percent change in total housing units described above.



Localized Change

The growth in housing within the County has not been uniform; in fact there are several noticeable variations. The graphic below based on U.S. Census data tracks changing unit counts between townships and boroughs over a relatively long 1970-2014 period, when the countywide housing unit count increased by 61%. In essence, the increase among townships has been rather dramatic throughout most of this period, increasing from 8,556 housing units in 1970 to an estimated 15,287 in 2014, or an increase of 79%. At the same time the increase among boroughs has been a more modest 30%, increasing from 4,801 units in 1970 to an estimated 6,244 in 2014. Interestingly, assuming the 2014 estimates are accurate, the increase among townships has flattened while the change among boroughs is positive since 2010.



During this four and one-half decade period, the percentage housing unit increases in a number of townships were especially significant, including the Townships of Chatham (+152%), Clymer (+115%), Covington (+114%), Farmington (+103%), Gaines (+172%), Lawrence (+101%), Rutland (+196%) and Ward (+173%). Moderate increases occurred in several Boroughs, including Knoxville (+19%), Roseville (+22%), Tioga (+38%), Wellsboro (+12%) and Westfield (+12%), and a significant increase was seen in Mansfield (+89%) probably due to new student housing during this period.

General Housing Characteristics and Comparisons

Table D-20 below provides a profile of housing occupancy and tenure (i.e. owner/renter) over a time period for Tioga County since 2000, with comparisons shown for Pennsylvania as a context.

TABLE D-20
Housing Occupancy Characteristics

Factor	2000			2010			2011-15		
	PA	Tioga County		PA	Tioga County		PA	Tioga County	
	%	#	%	%	#	%	%	#	%
Housing Occupancy									
Total Housing Units	NA	19,893	100%	NA	21,364	100%	NA	21,441	100%
Occupied Units	91.0%	15,925	80.1%	90.1%	16,727	78.3%	88.8%	16,611	77.5%
Vacant Units	9.0%	3,968	19.9%	9.9%	4,637	21.7%	11.2%	4,830	22.5%
For Seasonal Use	2.8%	2,965	14.9%	2.9%	3,478	16.3%	3.1%	3,345	15.6%
Homeowner Vac %	1.6%	NA	1.6%	1.8%	NA	1.3%	1.8%	NA	1.4%
Rental Vac %	7.2%	NA	6.6%	8.1%	NA	6.3%	5.9%	NA	7.1%
Housing Tenure (Occupied Units)									
Owner-Occupied	71.3%	12,133	76.2%	69.6%	12,478	74.6%	69.2%	12,343	74.3%
Renter-Occupied	28.7%	3,792	23.8%	30.4%	4,249	25.4%	30.8%	4,265	25.7%

Sources: U.S. Bureau of the Census – 2000 and 2010 Decennial Census and US Census 2011-15 American Community Survey 5-year Estimates

A number of observations can be made based on this data:

- *Occupancy/Vacancy:* In comparative terms, housing occupancy has been relatively and historically low in Tioga County during this period, ranging from roughly 78% - 80%, at a time when the statewide rate hovered around 90%. Inversely, the County vacancy rate has been relatively high roughly between 20% - 22%, while the statewide rate hovered around 10%. Many of the vacancies in Tioga County and Pennsylvania as a whole appear to be rental units.
- *Seasonal Housing Profile:* Vacant seasonal housing units comprised 15% - 16% of the total housing unit stock in Tioga County, during the period analyzed, considerably higher than the 3% figure statewide.
- *Seasonal Housing Vacancies:* Seasonal housing units are typically vacant at least part of the year, and in this part of the country vacancies would be expected especially in the winter and spring. Since the US Decennial Census occurs in April, it is reasonable to assume that many of these units may be vacant during the Census. Looking at the vacancy figures closer, seasonal units account for 70% - 75% of the vacant units in Tioga County during the period analyzed.
- *Homeownership and Rental Profile:* Approximately 75% of the occupied housing stock of Tioga County is owned by the persons dwelling therein, slightly higher than the approximate 70% statewide percentage. Conversely, rental units comprise a slightly lower percentage than that statewide.

Housing Type and Age

Table D-21 below profiles the Tioga County total housing unit stock in terms of type and age of units since 2000. Since this level of detailed housing characteristics was not included in the 2010 Census, figures are shown for the 2000 Census and the 2011-15 US Census Bureau estimates.

TABLE D-21
Housing Type and Age Characteristics

Factor	2000			2011-15		
	PA	Tioga County		PA	Tioga County	
	%	#	%	%	#	%
Units in Structure (Total Housing Units)						
1- unit detached	55.9%	13,902	69.9%	57.1%	14,968	69.8%
1-unit attached	17.9%	171	0.9%	18.4%	301	1.4%
2 units	5.2%	841	4.2%	4.6%	855	4.0%
3 or 4 units	4.6%	493	2.5%	4.2%	717	3.3%
5 – 9 units	3.4%	141	0.7%	3.3%	143	0.7%
10 – 19 units	2.5%	103	0.5%	2.5%	125	0.6%
20 or more units	5.4%	456	2.3%	5.8%	401	1.9%
Mobile Home	4.9%	3,686	18.5%	4.1%	3,910	18.2%
Year Structure Built (Total Housing Units)						
Later than 2000 ¹	NA	NA	NA	9.4%	2,233	10.4%
1990 – 2000 ²	10.5%	3,020	15.1%	9.5%	2,547	11.9%
1980 - 1989	10.1%	2,399	12.1%	9.7%	2,671	12.5%
1970 – 1979	13.5%	3,390	17.0%	12.6%	3,189	14.9%
1960 – 1969	11.4%	1,810	9.1%	10.2%	1,811	8.4%
1940 – 1959	24.3%	2,267	11.4%	21.9%	1,923	9.0%
1939 or earlier	30.3%	7,007	35.2%	26.8%	7,067	33.0%

Sources: U.S. Bureau of the Census – 2000 and 2011-2015 American Community Survey 5-Year Estimates

¹Not directly comparable since figures for 2000 are categorized differently between the 2000 Census and the 2011-15 estimates, see below. 2011-15 estimates include figures for 2000 in the 2000-2014 grouping.

²Not directly comparable since 2000 Census cuts off figures for housing built in 2000 as of March of that year, since Census was conducted in April, while 2011-15 estimates include 1990-1999 grouping. Note: 2010 Census included no comparable housing data.

A number of findings emerge from this data:

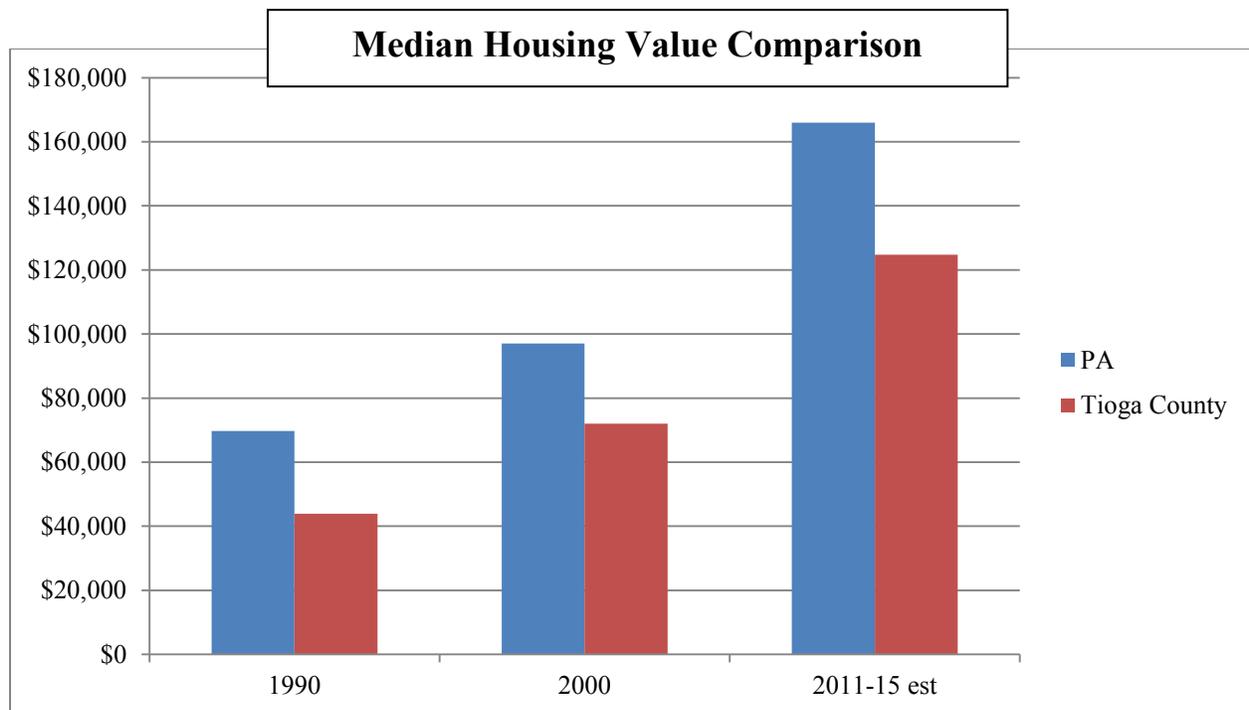
- *Type of Structure:* The single-family detached house form predominates in Tioga County, accounting for 70% of the housing stock. Mobile homes comprise approximately 18% of the housing stock. These percentages are considerably higher than those for the state. Conversely, other two- and multi-family housing structures are relatively less prevalent in Tioga County.

- *Age of Housing:* Figures for Tioga County present a more nuanced profile of the age of the housing, with elements of an older and newer housing stock and perhaps less housing activity during the immediate post-WWII era. While the percentage of the County housing stock built prior to 1940 is higher than the figures for Pennsylvania as a whole, the percentage of County units dating from the periods after 1970 are also higher. Conversely, a lower percentage of the County housing stock dates from the 1940 – 1960 period.



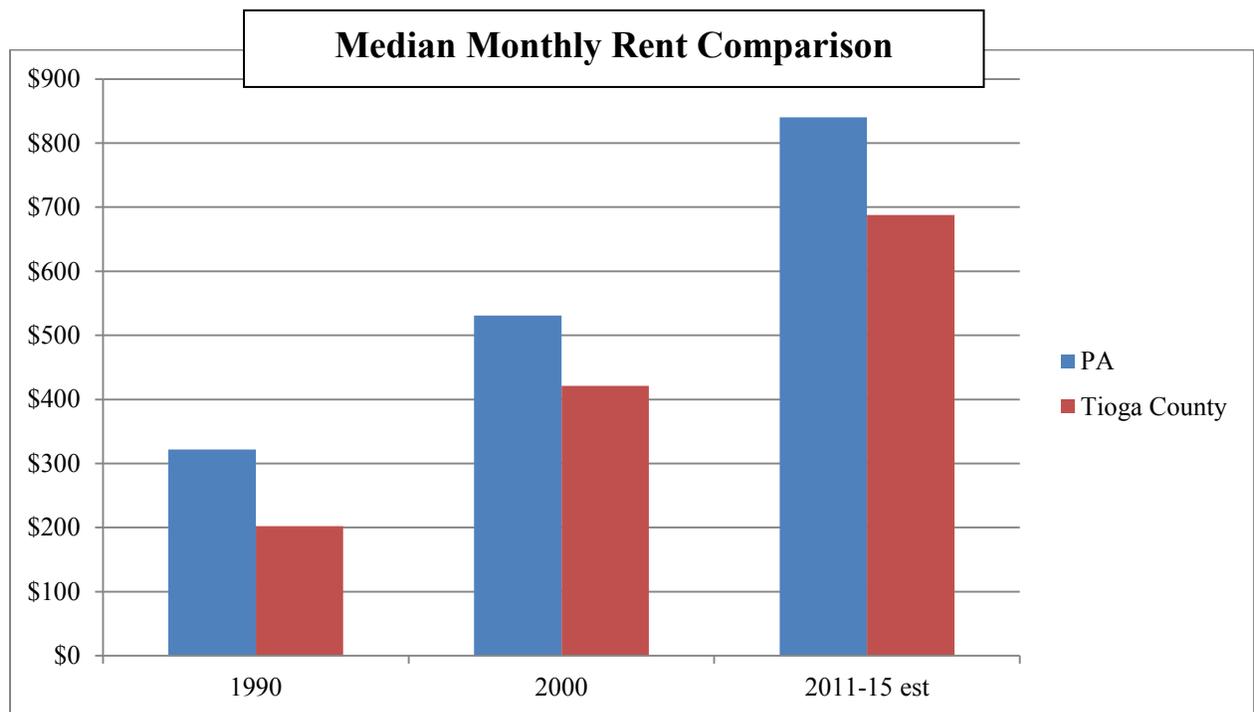
Financial Characteristics

Perhaps one of the more visible and meaningful aspects of the housing stock is *value*, as measured in financial terms. Comparable data is available from the U.S. Census Bureau that measures the value of owner-occupied housing, and a monthly rent paid for rental housing. The graphic below graphically illustrates the median value of housing in Tioga County as per the 1990 and 2000 Decennial Census and the 2011-2015 American Community Survey 5-Year Estimates.



During the period reviewed the median value of housing in Pennsylvania increased from \$69,700 in 1990 to \$166,000, as per the 2011/15 estimate, or an increase of 138%. During the same period, median values in Tioga County increased by 184%, from \$43,900 to \$124,700. Interestingly, after adjusting the 1990 value to reflect inflation, the adjusted increase statewide was reduced to 32% for this period, but the same adjustment for Tioga County only reduced it to 57%. As the above graphic shows, Tioga County medians have trailed statewide medians, however the gap has narrowed somewhat, since in 1990 the County median was 63% of the state, but by 2011/15 it was 75% of the statewide median.

The graphic below provides some measure of value for the rental housing stock during this same period. Statewide the median monthly rent increased from \$322 in 1990 to \$840 in 2011/15, or an increase of 161%, while in Tioga County the increase was from \$202 in 1990 to \$688 in 2011/15, or 240%. Again, after adjusting the 1990 value to reflect inflation, the adjusted increase statewide was 45%, but the Tioga County adjusted increase was a relatively high 89%. As a reflection of the rental costs in Tioga County the gap with the state has also narrowed since in 1990 the County median was 63% of the state (i.e. same percent as for owner-occupied as noted above), but by 2011/15 it was 82% of the statewide median. In essence, the financial gap for rental housing is narrowing at a more accelerated pace than it is for owner-occupied housing.



Land Use Profile

The study of Land Use involves the classification, and analysis of surface features resulting from some economic or social utilization, usually in the form of buildings, sites and economic activities. Knowledge of existing land use patterns and their relationship to each other must be developed in order to formulate a plan for the future orderly growth and development in the County and the constituent municipalities. The *Tioga County Existing Land Use Map* was prepared using land use mapping layers made available by the Tioga County GIS Department, interpreted and refined by EADS planning staff through evaluation of secondary source data on public lands, interpretation of aerial photography and by field verification. The land use mapping and data presented in this section represents the most accurate land use information available for Tioga County.

Land Use Categories

Three (3) main existing land use categories including developed, undeveloped and surface water areas were reviewed. The following describes the components in each of these main categories.

- *Developed Land:* Seven (7) Developed Land uses were categorized and mapped including Agricultural, Residential, Commercial, Industrial, Shale Gas Drilling related, Transportation features and all Public Lands. Public Lands are included in this category as most of it is “developed” as passive and active recreational open space.
- *Undeveloped Land:* The undeveloped land use category includes private Forested Land and other Cleared or Grassland.
- *Surface Water Areas:* This includes streams, rivers, reservoirs and other surface waters.

The specific types of land uses within each developed and undeveloped category are as follows:

- Agricultural - includes land engaged in active production of agricultural products, pastureland and associated land uses.
- Residential – comprised of housing and associated lots, with densities ranging from low density homes on individual lots to multiple family structures.
- Commercial - includes land sustaining retail and service businesses in free-standing buildings, individual parcels or in multi-tenant buildings.
- Industrial – includes land involved in the manufacture, processing or movement of goods.
- Industrial – Shale Gas Drilling – includes well-pad sites and immediately surrounding areas as identified in information provided by the Tioga County GIS Department and verified from aerial photography.

- Public – includes Federal Land, State Parks and Gamelands, State Forest and areas designated as Wild and Natural Areas. Land or buildings that sustain community uses are also included.
- Transportation – includes right-of-way lines of highways, local roads, rail lines and associated facilities including those within Public lands.
- Forested Land – comprises wooded areas not located within a Public Land described above.
- Cleared or Grassland - non-forested land and cleared areas not in any of the above active land uses.

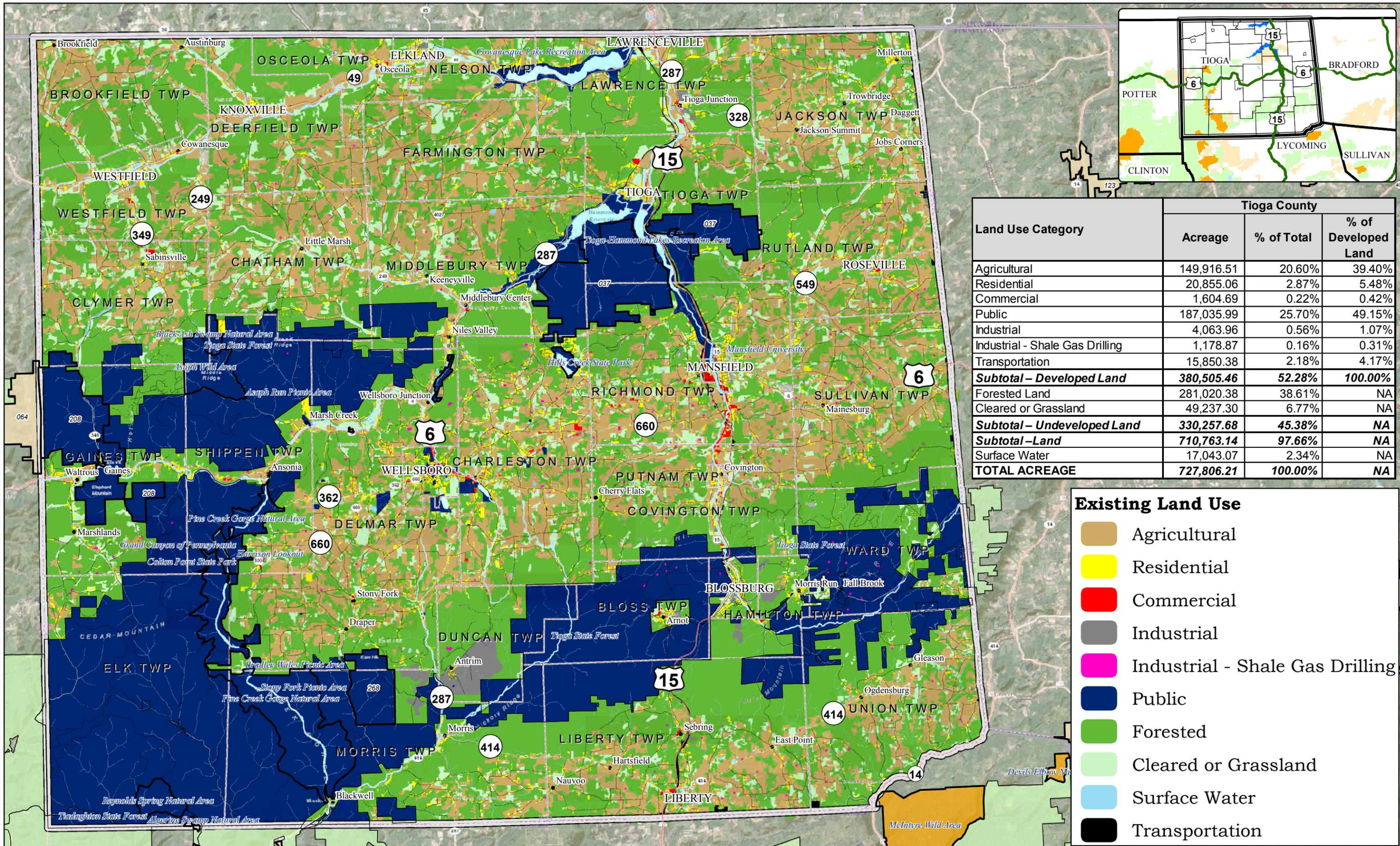
Existing Land Use

The *Tioga County Existing Land Use Map* provided on the following page graphically depicts the Land Use profile for the County. Table L-1 below presents the information in aggregate (i.e. acres) and percentage terms, and differentiates among developed land, undeveloped land and surface water.

**TABLE L-1
Tioga County Existing Land Use - 2017**

Land Use Category	Tioga County		
	Acreege	% of Total Land	% of Developed Land
Agricultural	149,916.51	20.60%	39.40%
Residential	20,855.06	2.87%	5.48%
Commercial	1,604.69	0.22%	0.42%
Public	187,035.99	25.70%	49.15%
Industrial	4,063.96	0.56%	1.07%
Industrial – Shale Gas Drilling	1,178.87	0.16%	0.31%
Transportation	15,850.38	2.18%	4.17%
<i>Subtotal – Developed Land</i>	<i>380,505.46</i>	<i>52.28%</i>	<i>100.00%</i>
Private Forested Land	281,020.38	38.61%	NA
Cleared or Grassland	49,237.30	6.77%	NA
<i>Subtotal – Undeveloped Land</i>	<i>330,257.68</i>	<i>45.38%</i>	<i>NA</i>
<i>Subtotal –Land</i>	<i>710,763.14</i>	<i>97.66%</i>	<i>NA</i>
Surface Water	17,043.07	2.34%	NA
TOTAL ACREAGE	<i>727,806.21</i>	<i>100.00%</i>	<i>NA</i>

Source: EADS Group 2017.



Land Use Category	Tioga County		
	Acreage	% of Total	% of Developed Land
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Residential	20,855.06	2.87%	5.48%
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Industrial - Shale Gas Drilling	1,178.87	0.16%	0.31%
Transportation	15,850.38	2.18%	4.17%
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Forested Land	281,020.38	38.61%	NA
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Subtotal – Land	710,763.14	97.66%	NA
Surface Water	17,043.07	2.34%	NA
TOTAL ACREAGE	727,806.21	100.00%	NA

Existing Land Use

- Agricultural
- Residential
- Commercial
- Industrial
- Industrial - Shale Gas Drilling
- Public
- Forested
- Cleared or Grassland
- Surface Water
- Transportation

Several of the more significant factors and trends that emerge after reviewing Table L-1 and the *Existing Land Use Map* are presented below. Comparisons, when applicable, are made with the 2004 Tioga County Comprehensive Plan.

- In the aggregate, developed land comprises over half (52.28%) of the total land area in the County. The developed land figure is somewhat deceiving since it includes the large tracts of Federal and State owned lands in the County even though this land can be perceived as being “undeveloped”.
- Agricultural land uses comprise 20.60% of the total land area. In comparison, the 2004 Tioga County Plan, reported that 23% of the land was in an agricultural use. More frequent monitoring of agricultural land use in the County is needed to verify and better document apparent declines in this important type of land use.
- Public land is significant in Tioga County, comprising a quarter (25.70%) of the total land area and nearly half (49.15%) of the developed land area. Public land encompasses the Federally owned areas around the Cowanesque and Tioga and Hammond Reservoirs and State owned land including multiple State Parks, State Gamelands and State Forests.
- Forested Lands are also significant in the County. Privately-owned forest land (i.e. wooded areas not within a Public Land) comprises nearly 39% of the total land area in the County. When considering that most of the Federal and State owned land in the County is also forested, the overall amount of forested land in the County comprises approximately 63% of the total land area. In comparison, the 2004 Tioga County Plan, reported that 67% of the land was forested. More frequent monitoring of forested lands is needed to verify and better document apparent declines in this important type of land.
- Only approximately 3.65% of the land in the County is used for residential, commercial or industrial purposes (2.87% residential, 0.22% commercial, and 0.56% industrial). In comparison, transportation and surface water accounts for 4.5% of the total land.
- Marcellus Shale Drilling land (0.31%) comprises well less than 1% of the total land area in the County.

Forest Resources

As noted previously, forest lands are significant in the County. The pattern of forest cover in Tioga County is one of its unique features, corresponding to the three mountain prongs that extend east/west across the County. There are major forest blocks located on the State and Federal Lands in the County. In addition, there is a significant amount of forested areas located on privately owned land. Taken together, approximately 458,873 acres of land in Tioga County is forested. That equates to approximately 63% of the total land area. Table L-2 below presents information on Forest land in aggregate (i.e. acres) and percentage terms. The *Tioga County Forest Resources Map* on the following page provides an accurate portrayal of the forested areas in the County.

TABLE L-2
Tioga County Forested Land - 2017

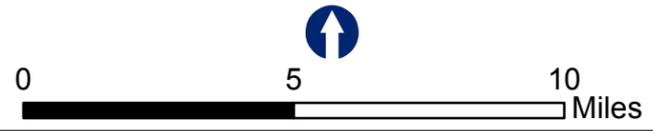
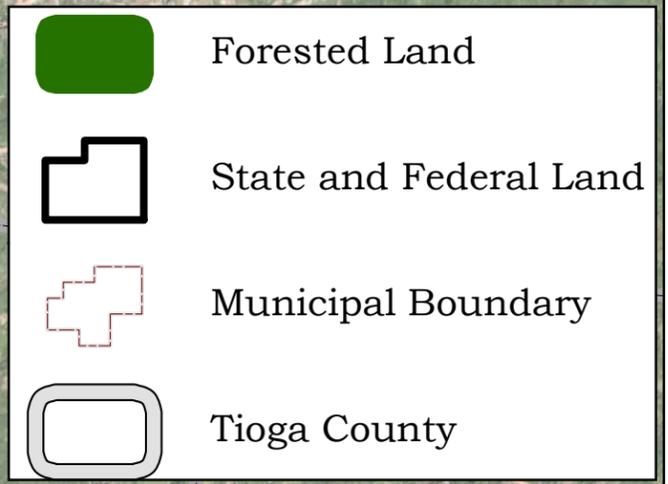
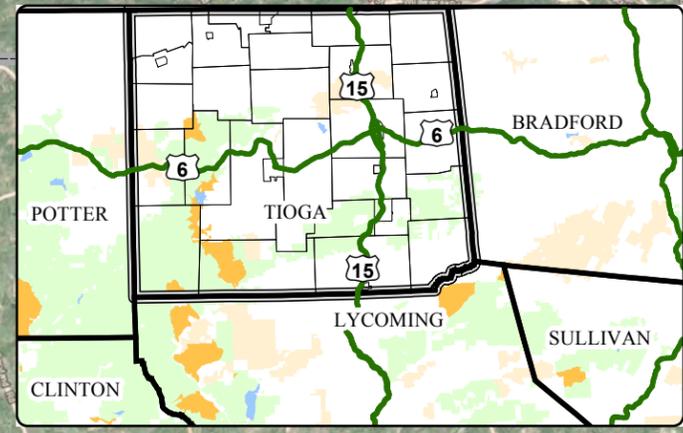
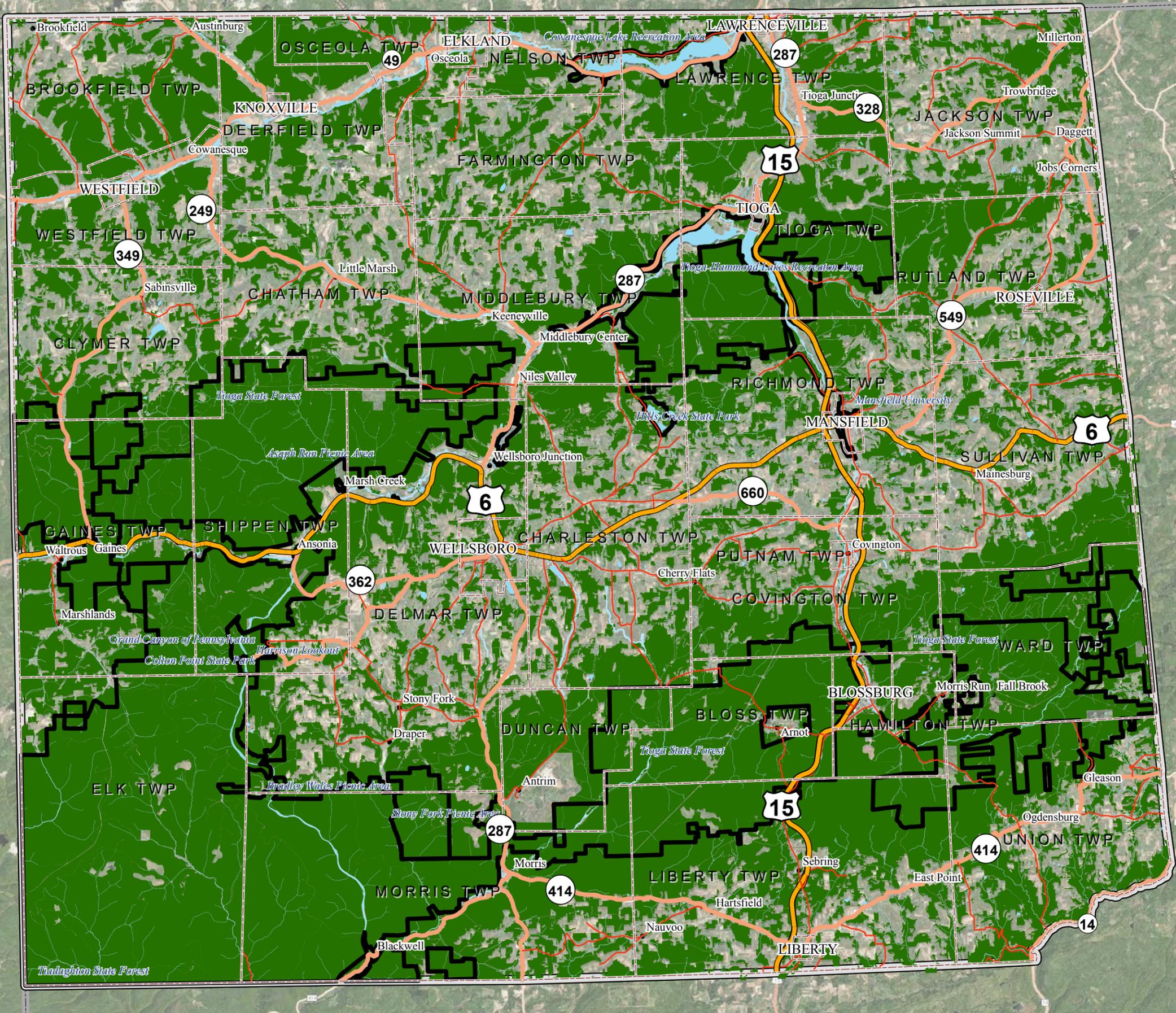
Forest Category	Tioga County	
	Acreage	% of Total Land
Private Forested Land	281,020.38	38.61%
Forested Areas on Public Land	177,853.00	24.44%
Subtotal	458,873.38	63.05%
TOTAL ACREAGE	727,806.21	-

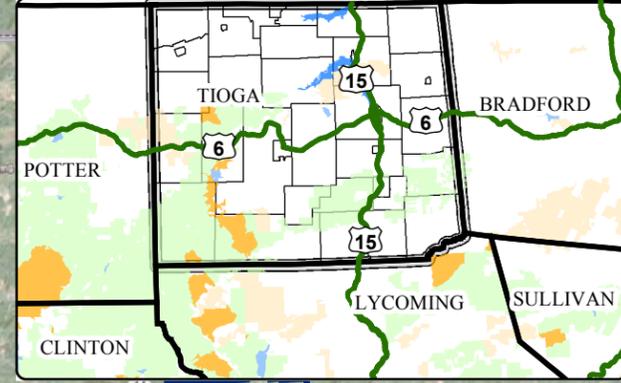
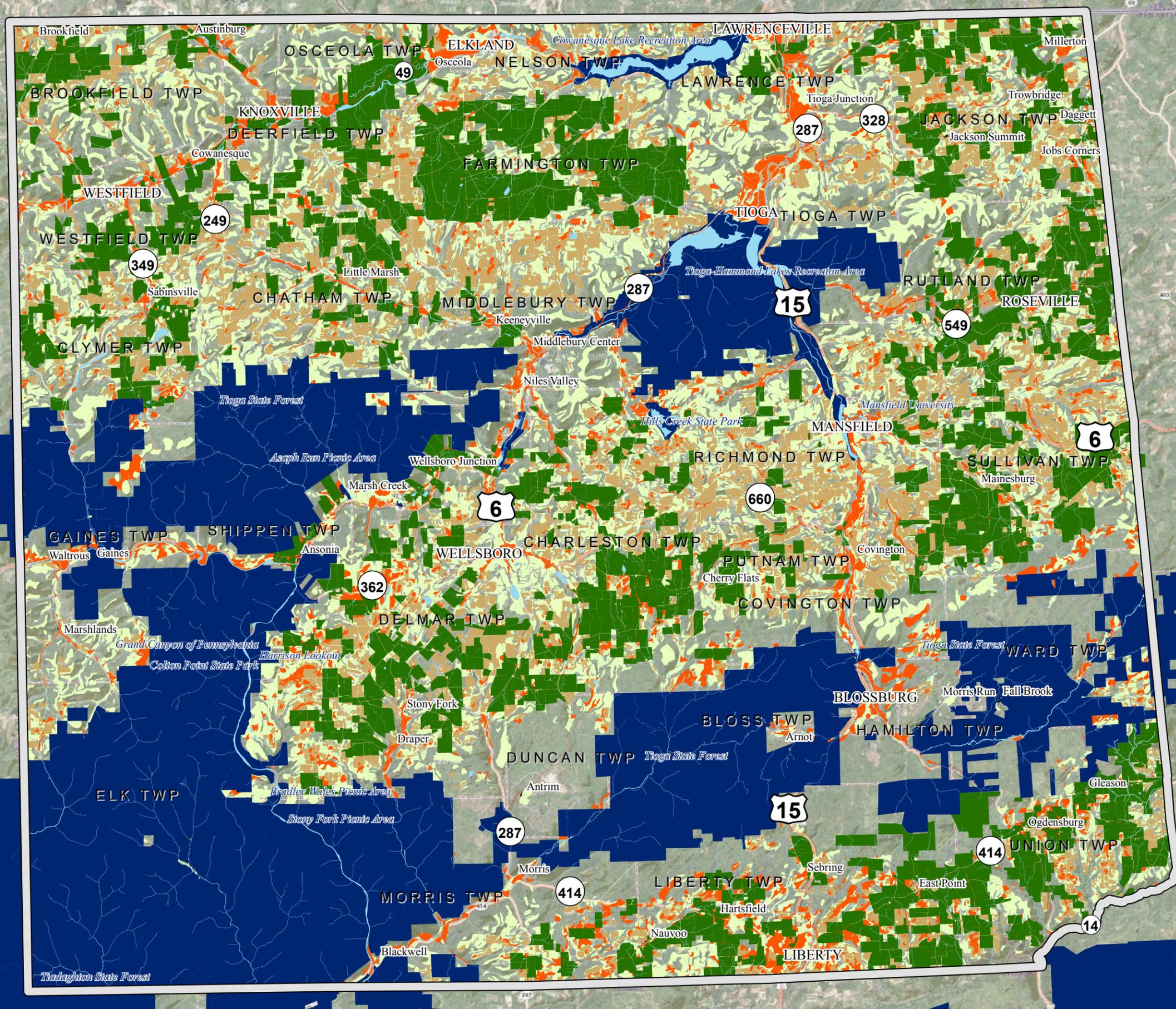
Source: EADS Group 2017.

Important Farmland Soils and Farmland Preservation

The two categories of important farmland soils in Tioga County are Prime Farmland Soils (highest quality for agriculture) and Soils of Statewide Importance. Soils of Statewide Importance are nearly Prime Farmland Soils and can economically produce high yields of crops when treated and managed according to acceptable farming methods. Prime Farmland Soils are found principally in the stream valleys throughout the County, including along the Tioga and Cowanesque Rivers, Crooked Creek and Mill Creek. Prime Farmland Soils are also situated in irregular shaped blocks in Delmar, Shippen, Morris, Liberty, and Union Townships and in smaller blocks throughout most areas of the County. Soils of Statewide Importance area equally prevalent and are scattered across much of the County.

The Tioga County Commissioners created the Tioga County Farmland Preservation Program on July 29, 1999. An accomplishment of the Program is the establishment of a number of Agricultural Security Areas (ASA) across the County. ASA's are intended to promote more permanent and viable farming operations over the long term by strengthening the farming community's sense of security in land use and the right to farm. ASA's are created by local municipalities in cooperation with individual landowners who agree to collectively place at least 250 acres in a given municipality into an ASA. The *Farm Land Resources Map* on pg. 53 highlights active Agricultural land, Agricultural Security Areas (ASA) and the location of Prime Farmland soils and Soils of Statewide Importance in Tioga County.

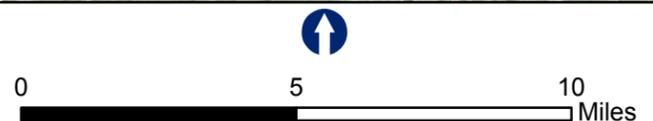




- Agricultural Security Areas
- Prime Farmland Soils
- Active Agricultural Land
- Farmland Soils of Statewide Importance
- State & Federal Public Land
- Municipal Boundary
- Tioga County



TIOGA COUNTY
PLANNING COMMISSION



TIOGA COUNTY
COMPREHENSIVE PLAN UPDATE
2016-2017

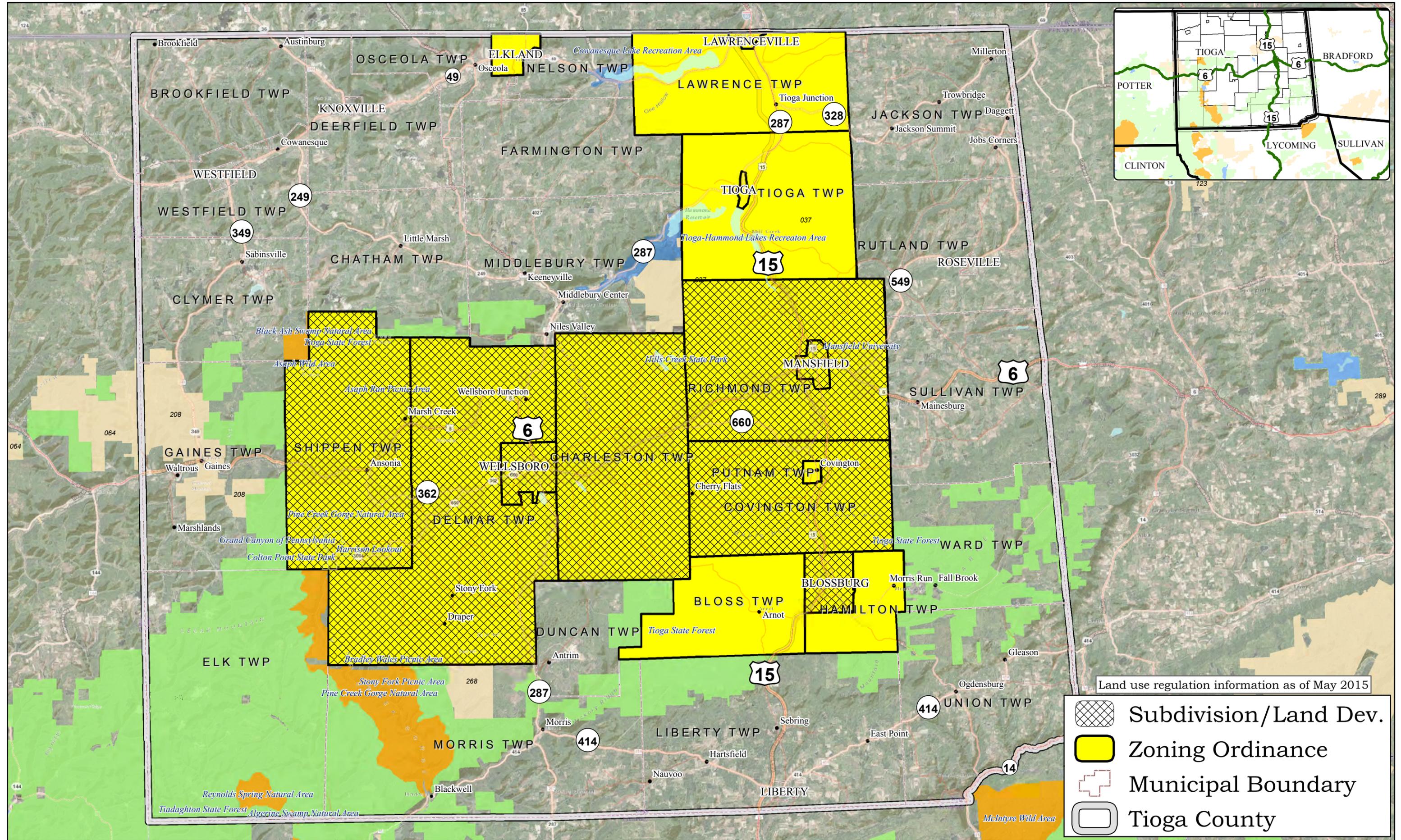
FARMLAND RESOURCES

Land Use Regulatory Framework

Zoning is the way local governments control the physical development of land and the kinds of uses which may occur on each individual properties within its jurisdiction. A Subdivision and Land Development Ordinance (SALDO) provides guidance and standards for the layout and construction of projects such as residential subdivisions, business/industrial parks, commercial developments and related types of developments. SALDOs provide requirements for site plans, design and construction standards for infrastructure, roadway specifications and requirements for special types of developments such as mobile home parks, clustered housing and commerce parks.

There are 39 municipalities in Tioga County. Sixteen (16) municipalities (41%) have enacted a Zoning Ordinance while just eight (8) municipalities (21%) have enacted a Subdivision and Land Development Ordinance (SALDO). These same eight (8) municipalities also have enacted a Zoning Ordinance. The *Municipal Land Use/Land Development Regulations Map* on the following page highlights the municipalities that have Zoning and SALDO ordinances. As shown, most of these municipalities are centrally located and along the US Rt. 6 and 15 corridors.

There is no county Zoning in Tioga County, therefore, use and dimensional requirements and supplemental issues associated with development located in municipalities without a Zoning Ordinance are not presently regulated. Tioga County does have a county SALDO. Land developments located in municipalities without their own SALDO are subject to the County's SALDO requirements which are reviewed by the Tioga County Planning Commission.

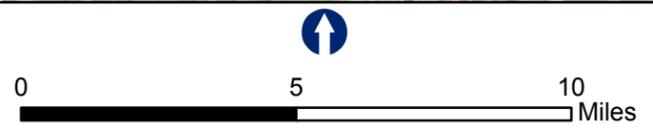


Land use regulation information as of May 2015

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



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TIOGA COUNTY
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MUNICIPAL LAND USE/
LAND DEVELOPMENT
REGULATIONS

Physical and Natural Features Overview

The Tioga County Planning Commission encouraged the collection and *use* of physical features information most applicable to the planning process. Information on surface waters, natural and environmental resources and other physical features was collected, mapped and used in the preparation of Plan recommendations. This subsection summarizes and graphically depicts this information and utilizes it to delineate mapping of *Development Constraints*.

- *Source Water Protection Map (p. 58)*: The mapping highlights Source Water Protection Areas in the County. The Source Water Protection Areas generally define the drainage boundaries to local public water supply sources. Public water suppliers have prepared Source Water Protection plans designed to protect against pollution or other sources of degradation from impacting their water supply sources. Consideration should be given to how development in these areas could impact the public water supply. Source Water Protection Areas cover over 60% of the land area in the County and include:
 - Elkland Borough Water System
 - Knoxville Water Department
 - Westfield Borough Waterworks
 - Osceola Water Association
 - Jersey Shore-Pine Creek Water System
 - Wellsboro Municipal Authority
 - Bloss Township Municipal Authority
 - Blossburg Municipal Authority
 - Williamsport Municipal Water Authority
 - Mansfield University
 - Mansfield Borough Municipal Authority
 - Tioga Borough Municipal Authority

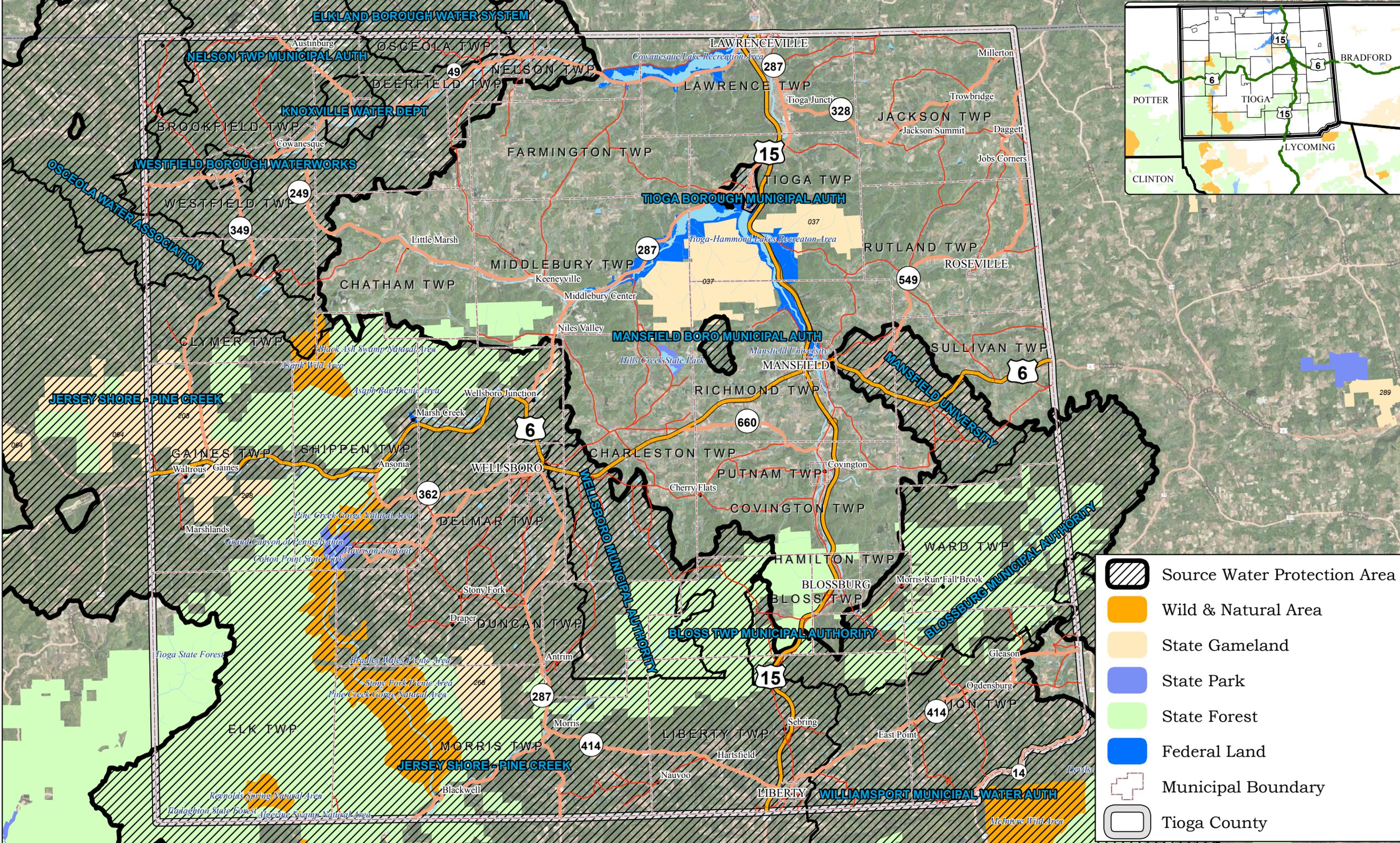
- *Surface Water Map (p. 59)*: The mapping highlights the rivers, streams and water bodies in Tioga County recognized as physical assets.
 - The Tioga River covers the northern and eastern portions of the County. It flows northward to the Chemung River in New York State. Its major tributaries are Crooked Creek and Mill Creek. The Cowanesque River covers the northwest portion of the County. It flows into the Tioga River near Lawrenceville.
 - The southwestern portion of County falls within the Pine Creek drainage basin. Major tributaries include Marsh Creek and Babb Creek.
 - The Army Corp of Engineers has developed a series of reservoirs throughout the lower regions of the Tioga River including Cowanesque Reservoir near Lawrenceville and the Hammond and Tioga Reservoirs near Tioga Borough.

- *State and Federal Lands Map (p. 60)*: Tioga County contains a significant amount of State and Federal Land. Federal Lands include the Cowanesque and Tioga and Hammond Reservoirs and Recreation Areas. State Lands include State Parks and Gamelands, State Forests and areas designated as Wild and Natural Areas. State and Federal Lands, including the surface water and transportation facilities contained within, comprises approximately 26.64% of the total land area in the County.

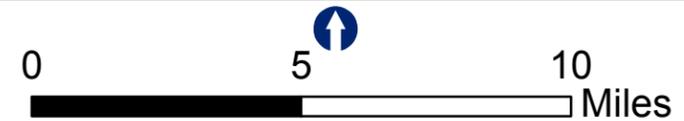
- *Steep Slopes Map (p. 61)*: The map highlights locations of slopes equal to or greater than 15%. These steep slope areas constrain development due to the higher costs and challenging site conditions associated with building on steeper slopes.
- *Floodplain and Hydric Soils Map (p. 62)*: The map shows the extent of the 100-yr floodplain and hydric soils in the County. The most significant floodplains in Tioga County are along the Tioga River between Mansfield and Blossburg and downstream from Tioga Borough, along Marsh Creek, Crooked Creek and along the Cowanesque River. Hydric soils correspond to those soils that are typically saturated with water.
- *Natural Area Inventory Map (p. 63)*: The mapping delineates areas in Tioga County known to have outstanding natural features (floral, faunal and geologic), natural communities (habitats) and/or are locations known to sustain animal and plant species of special concern (endangered, threatened, or rare) in Tioga County. Additional information on each specific site can be found in the *Natural Areas Inventory of Tioga County (2006)*.
- *Active Agricultural Land Map (p. 64)*:
The mapping reflects the earlier land use analysis, showing the breadth of the agricultural land in the County. Agricultural land is dispersed rather evenly across the County with higher concentrations located in the valley bottom areas likely due to an abundance of flat land and a water supply.

Developmental Constraints

The most critical layers of the above mapping were synthesized and are depicted together on the *Development Constraints Map (p. 65)*. The information contained in this section and *Development Constraints Map* itself was used to guide development of the *Future Land Use Map* and other planning recommendations provided in the *Planning Issues and Recommendations* volume. The information and mapping contained in this section along with the *Development Constraints Map* will be a valuable tool for the Tioga County Planning Commission to use in subdivision and land development project reviews.

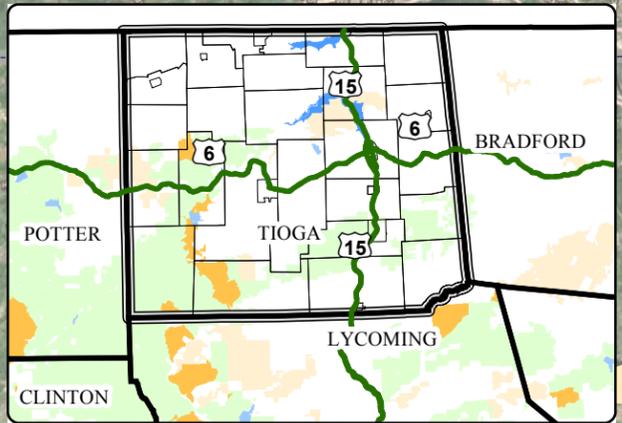
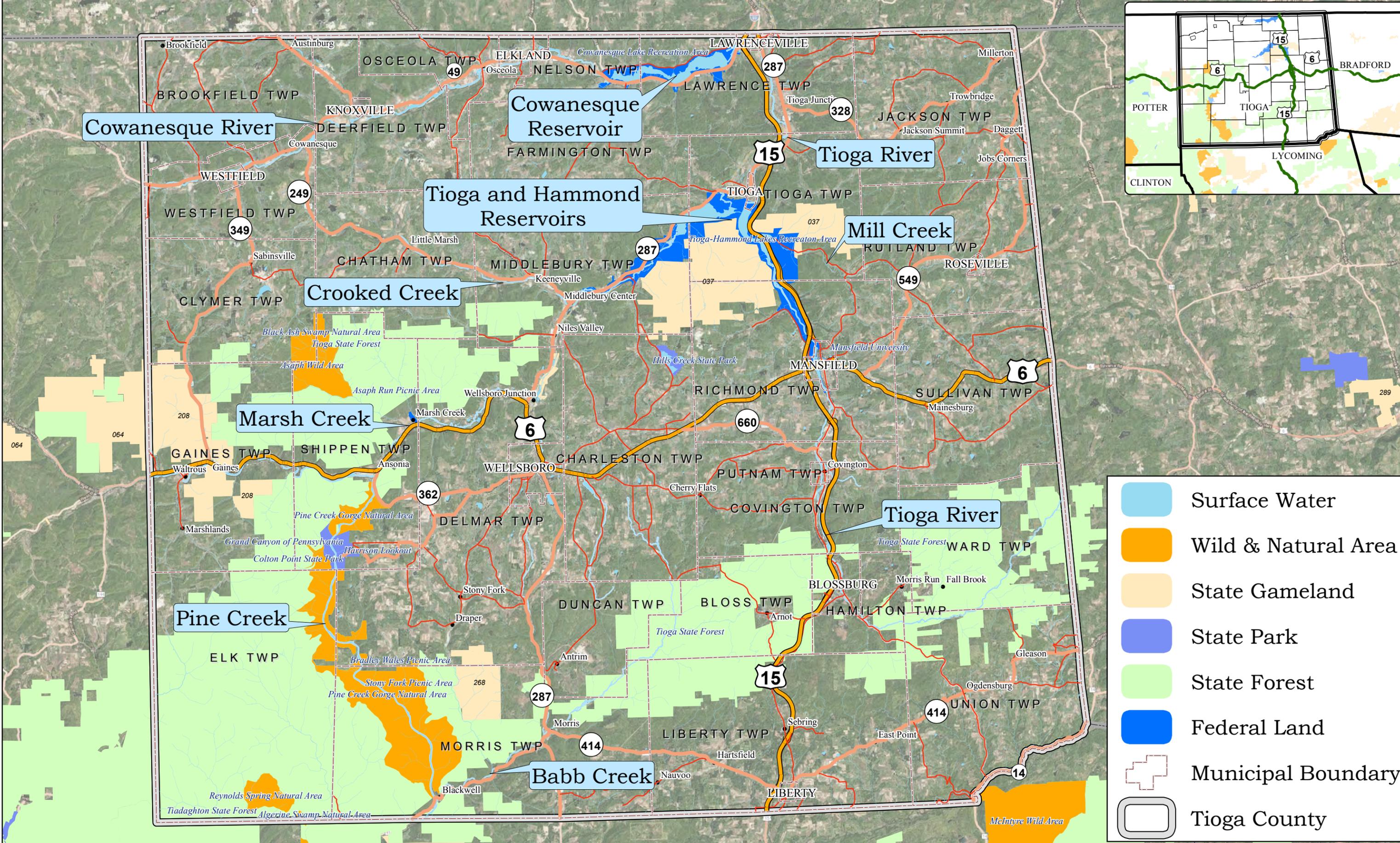


TIOGA COUNTY
PLANNING COMMISSION

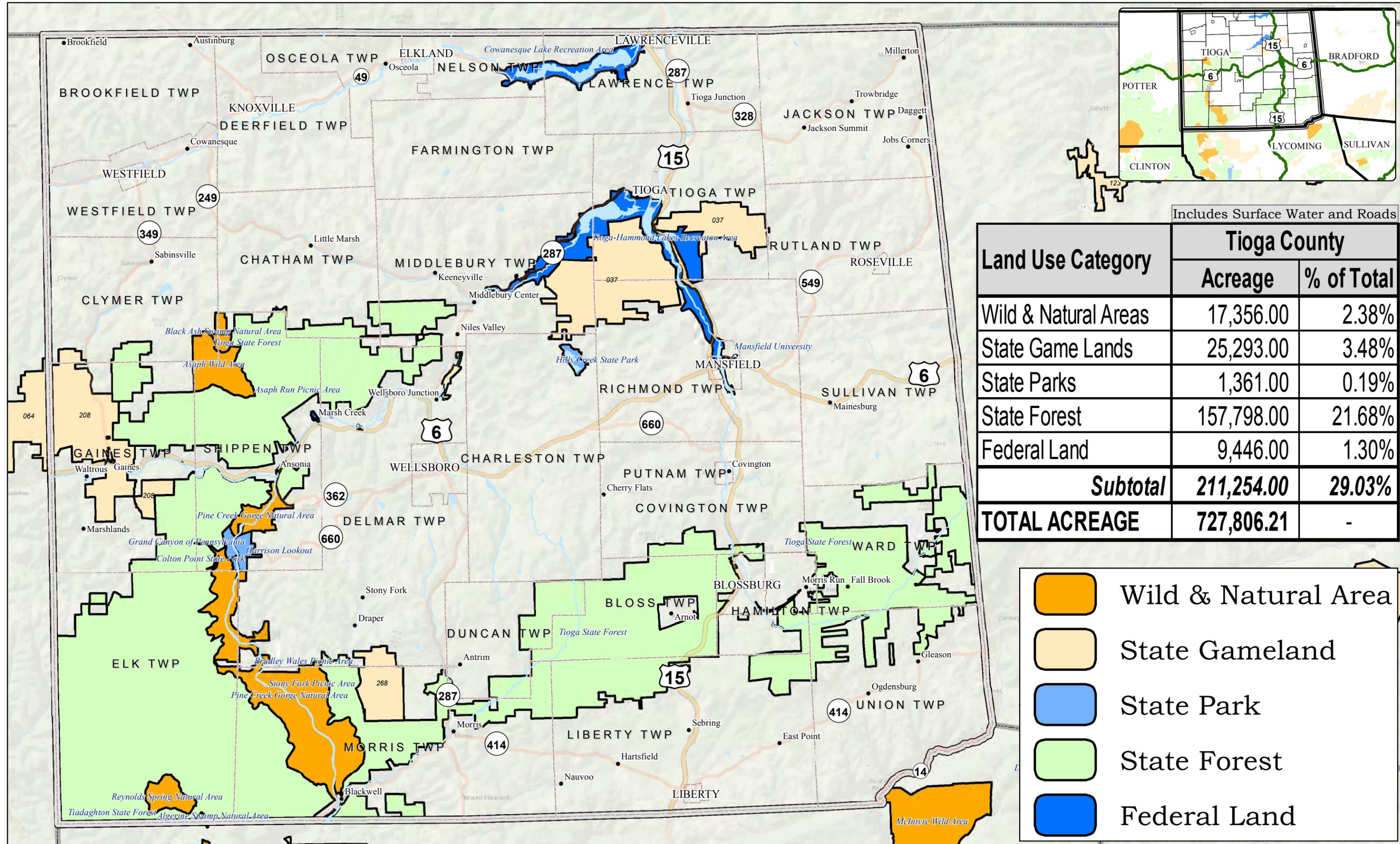


TIOGA COUNTY
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SOURCE WATER PROTECTION AREA



- Surface Water
- Wild & Natural Area
- State Gameland
- State Park
- State Forest
- Federal Land
- Municipal Boundary
- Tioga County



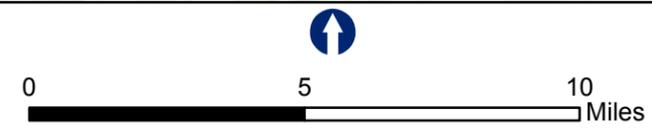
Includes Surface Water and Roads

Land Use Category	Tioga County	
	Acreage	% of Total
Wild & Natural Areas	17,356.00	2.38%
State Game Lands	25,293.00	3.48%
State Parks	1,361.00	0.19%
State Forest	157,798.00	21.68%
Federal Land	9,446.00	1.30%
Subtotal	211,254.00	29.03%
TOTAL ACREAGE	727,806.21	-

-  Wild & Natural Area
-  State Gameland
-  State Park
-  State Forest
-  Federal Land

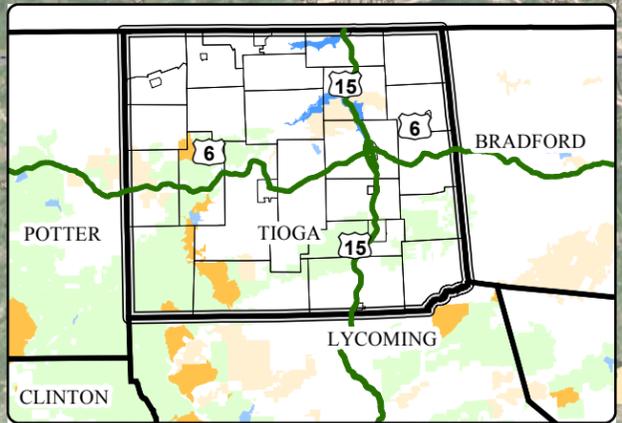
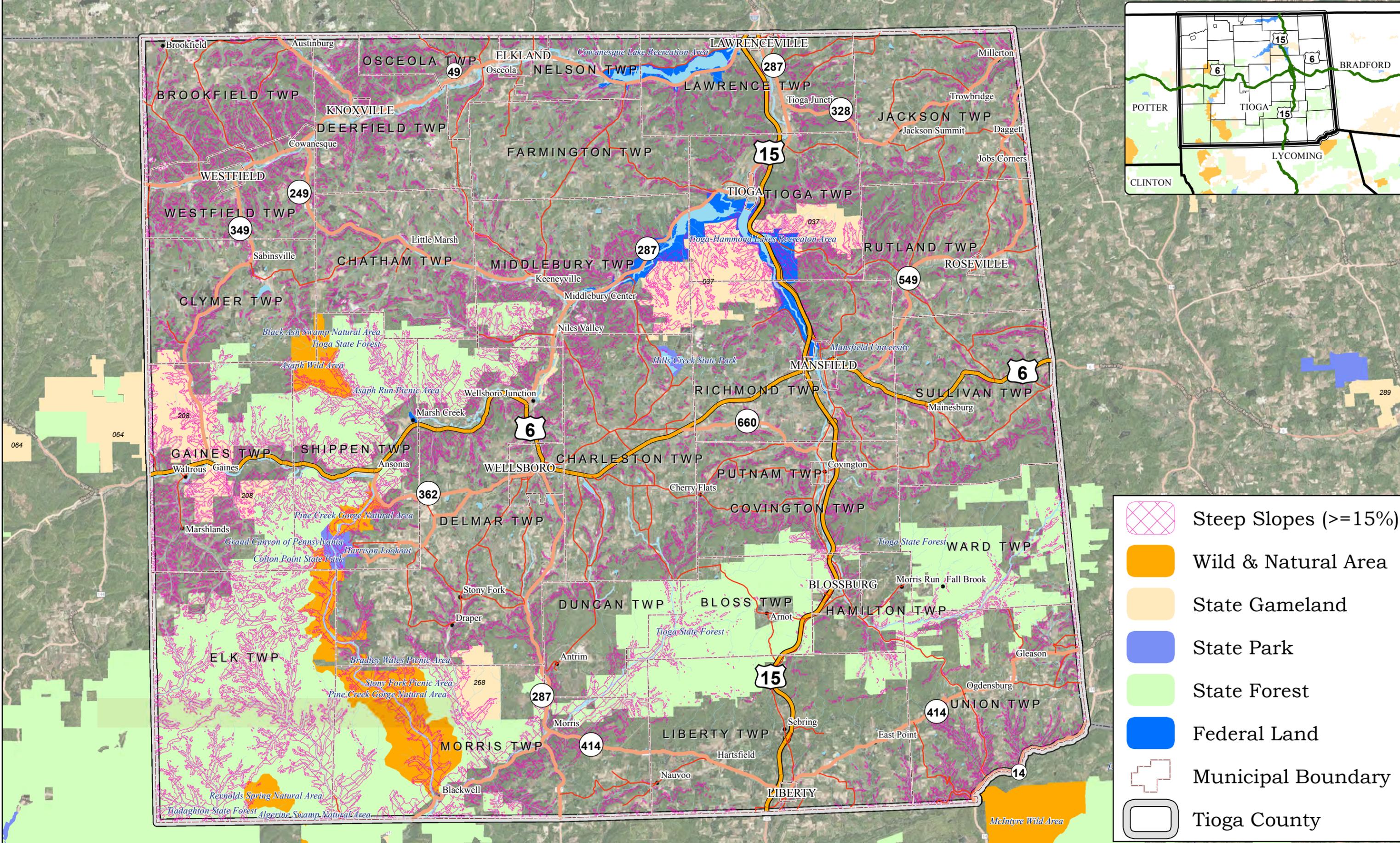


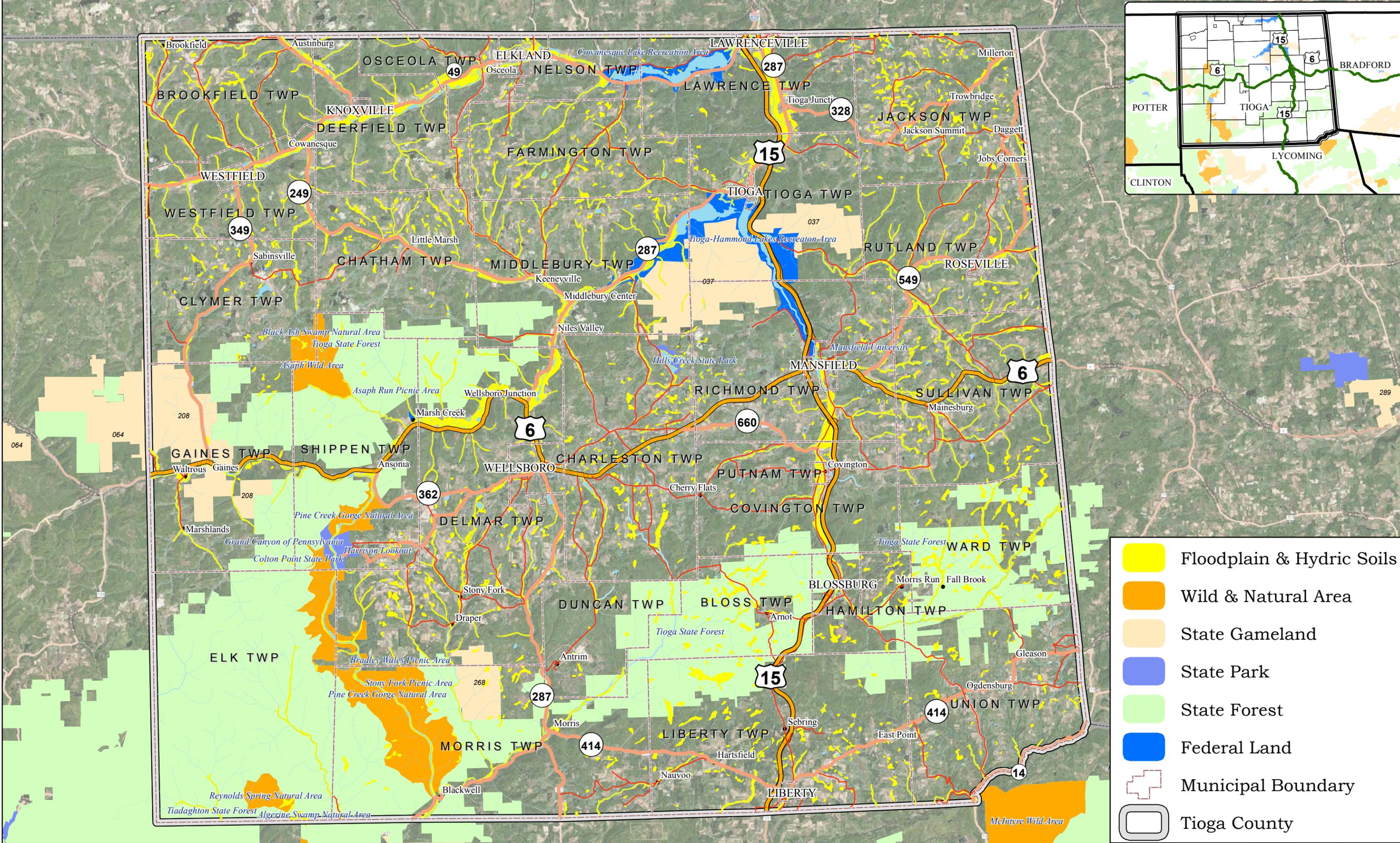
TIOGA COUNTY
PLANNING COMMISSION



TIOGA COUNTY
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STATE and FEDERAL
LAND

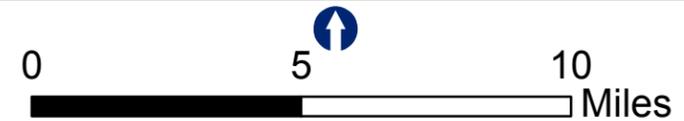




- Floodplain & Hydric Soils
- Wild & Natural Area
- State Gameland
- State Park
- State Forest
- Federal Land
- Municipal Boundary
- Tioga County

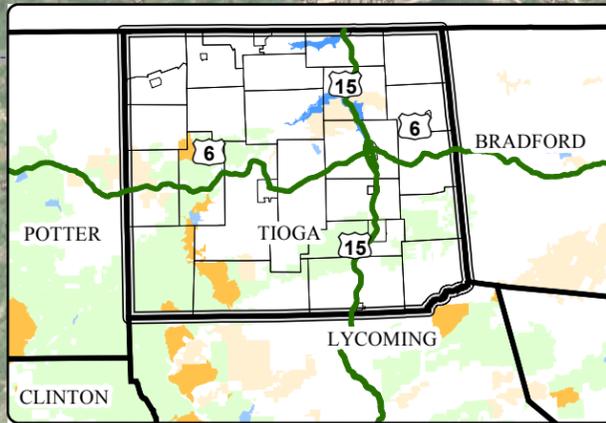
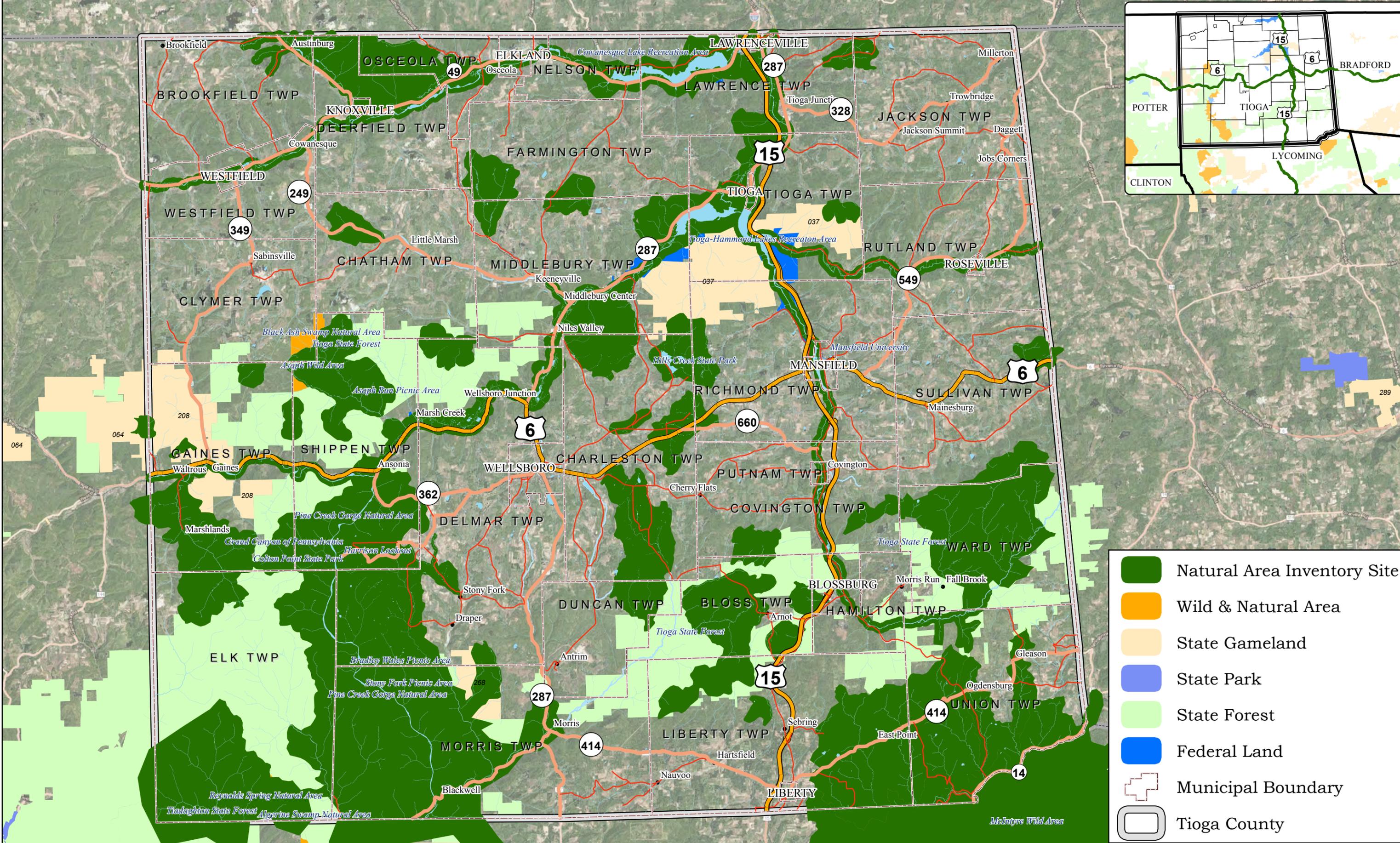


TIOGA COUNTY
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TIOGA COUNTY
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2016-2017

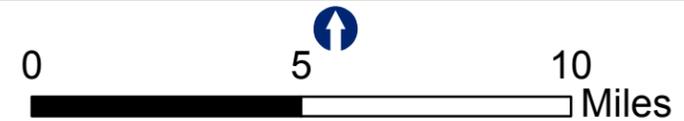
FLOODPLAINS and HYDRIC SOILS



- Natural Area Inventory Site
- Wild & Natural Area
- State Gameland
- State Park
- State Forest
- Federal Land
- Municipal Boundary
- Tioga County

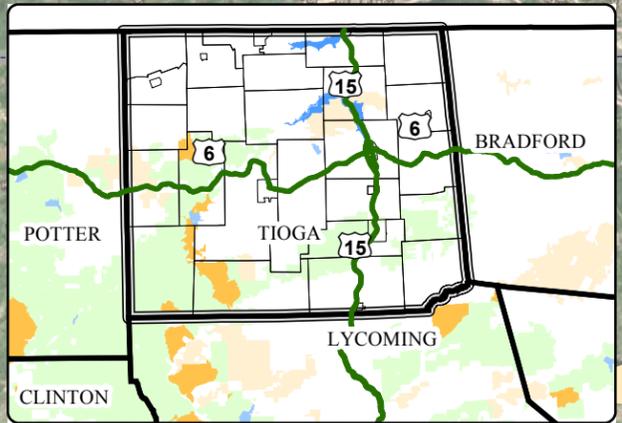
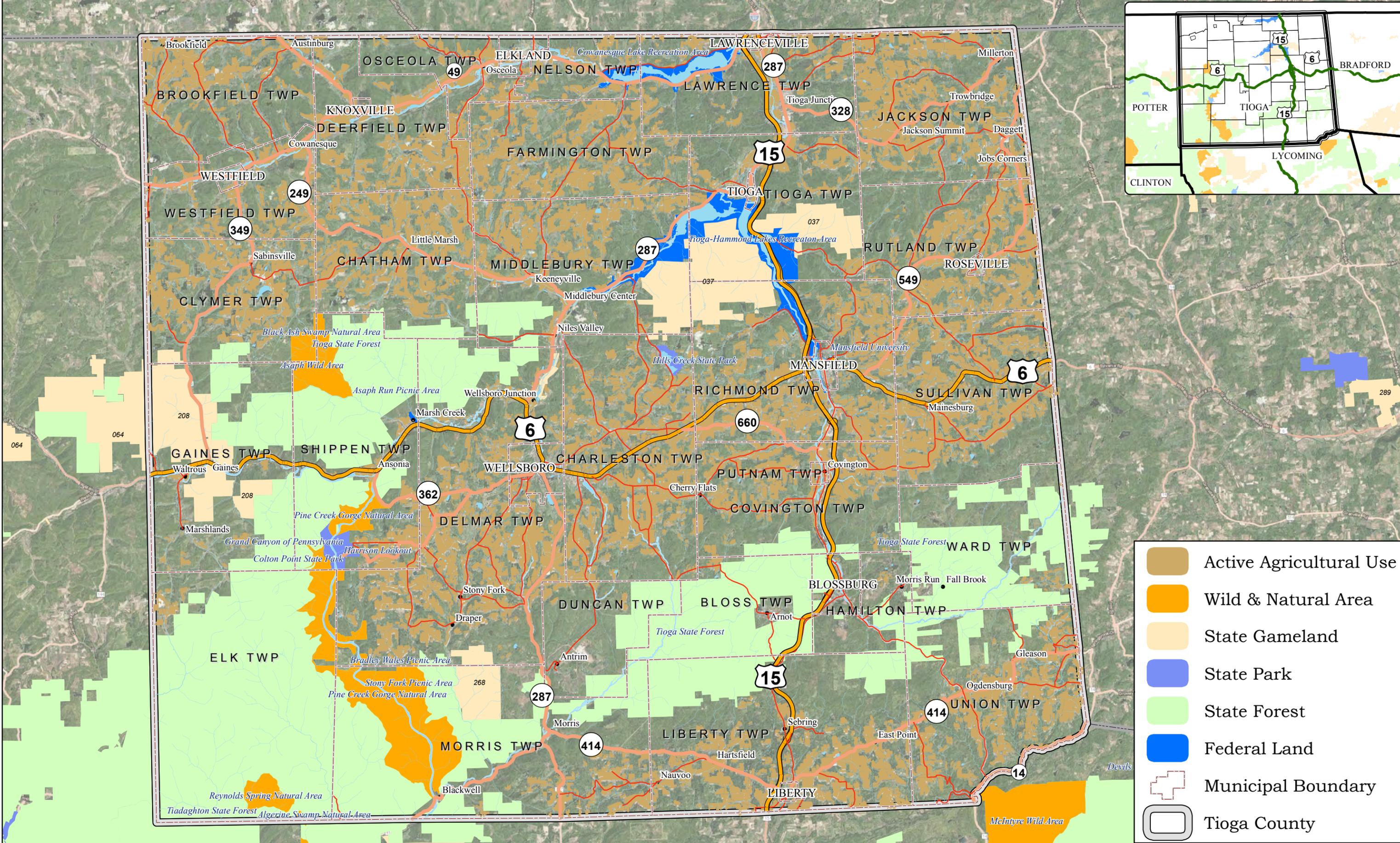


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TIOGA COUNTY
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2016-2017

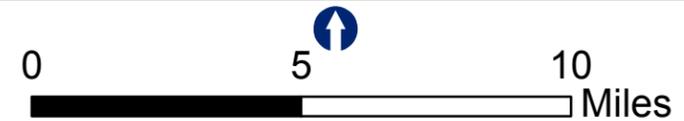
NATURAL AREA INVENTORY



- Active Agricultural Use
- Wild & Natural Area
- State Gameland
- State Park
- State Forest
- Federal Land
- Municipal Boundary
- Tioga County

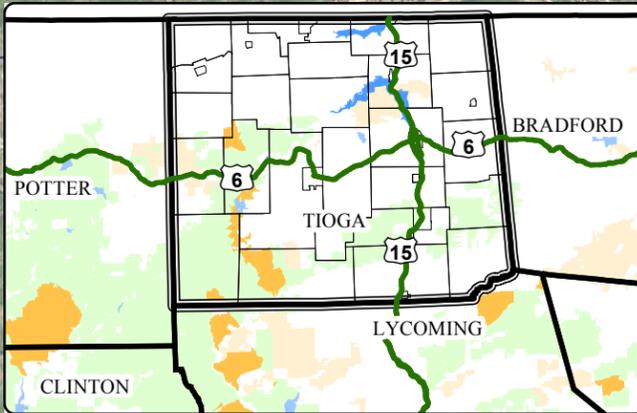
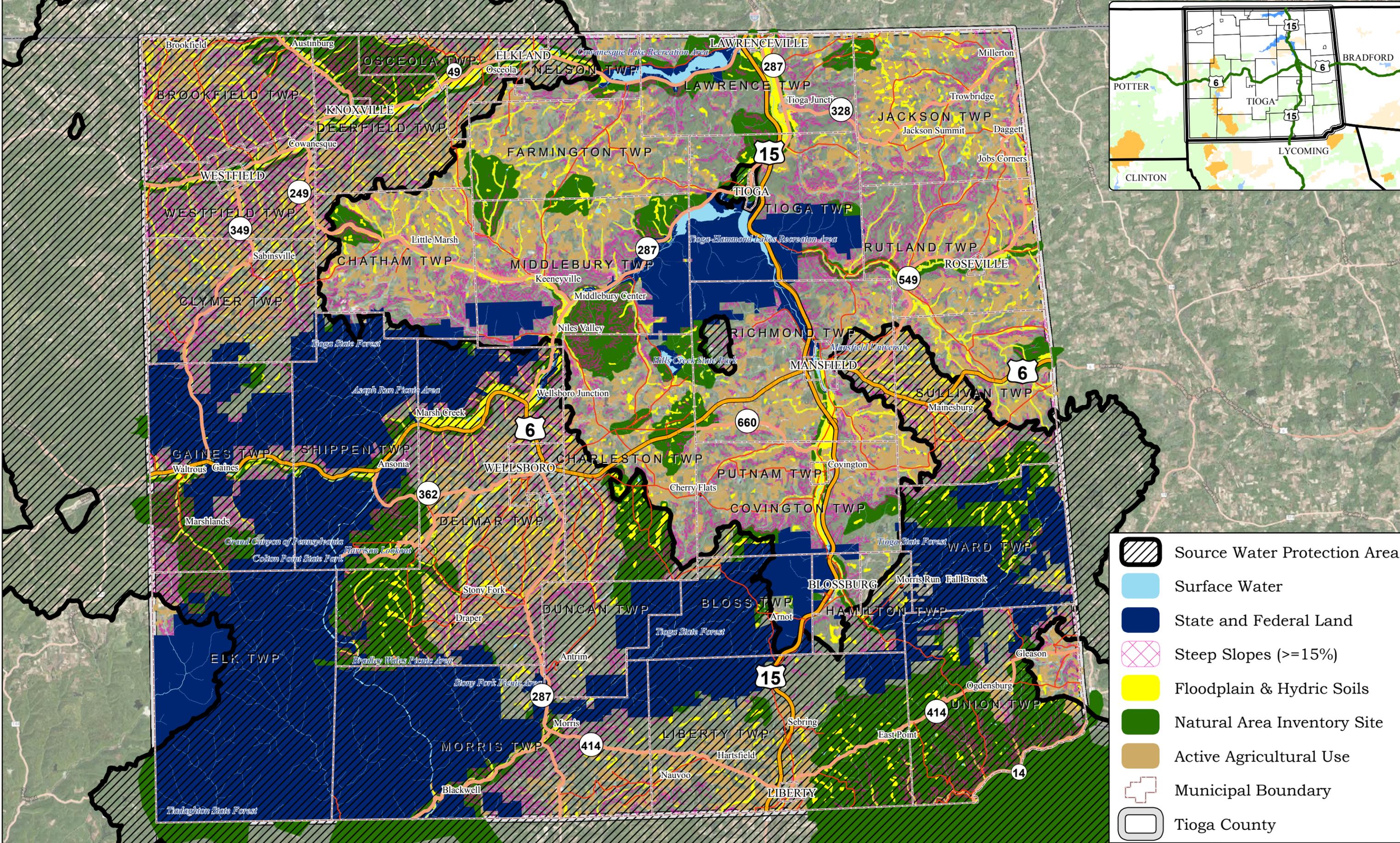


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ACTIVE
AGRICULTURAL



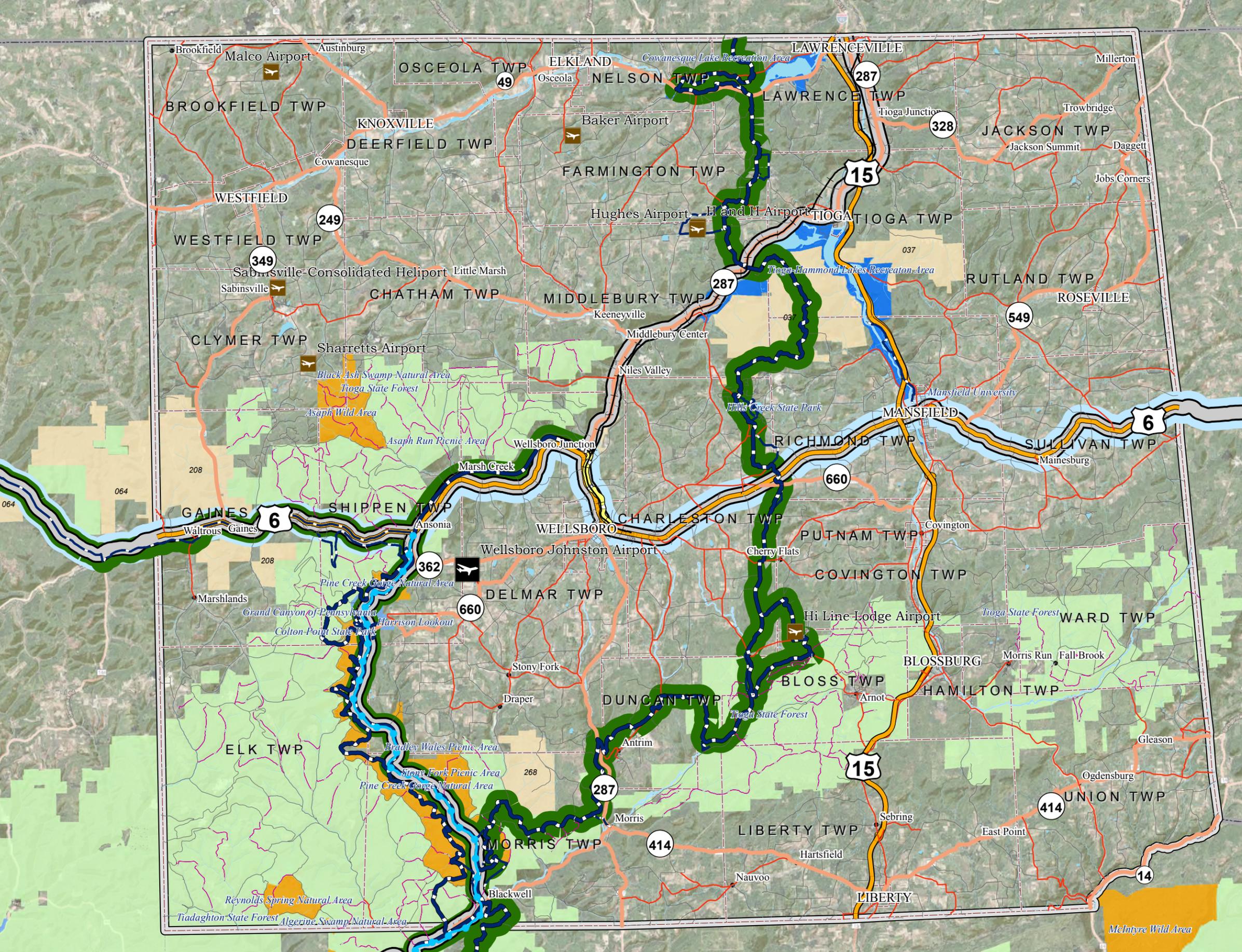
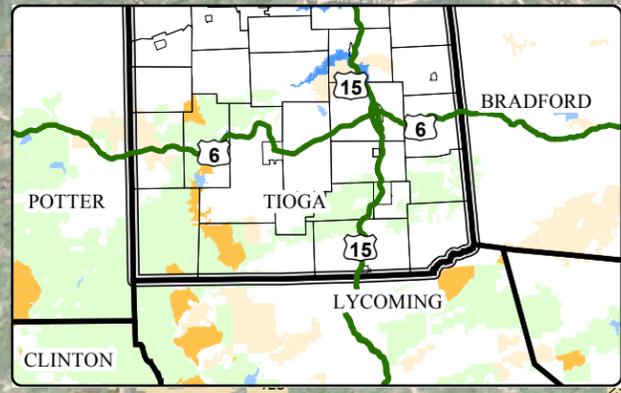
Infrastructure Profile

Transportation, utilities and recreation opportunities are critical for quality of life and community well being, and are also ingredients for economic development and conservation in Tioga County. Land abutting a major roadway and within the service area of a public sewer and water system is eminently “more developable” than land far removed from this infrastructure. The linkage between infrastructure and land use is inescapable and inversely related – adjacent lands are candidates for development and distant lands are candidates for conservation. Thus, this subsection is probably as important for future land use planning as the physical and natural features/development constraints discussion earlier.

Transportation Network

The following section highlights the transportation network in Tioga County. The *Major Transportation Facilities Map* on the following page depicts a rather varied multi-modal transportation system comprised of the following:

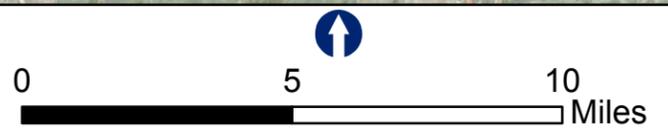
- Primary highways including US Route 6 and 15 and PA Rts. 287, 660, 362, 49, 249, 349, 414, 328, 549 and 14 and numerous other state routes.
- 
- The Wellsboro Johnston Airport (i.e. Public Airport with 16 based aircraft, more than 3,500 annual operations, one runway, [i.e. Runway 10/28] 3,597 feet long by 60 feet wide and equipped with medium intensity runway lighting, as per PennDOT Bureau of Aviation); and other local private service airports.
 - Numerous land and water trails, including regional trails (i.e. Pine Creek and Mid-State) and local use trails, the proposed Marsh Creek Greenway Trail, numerous trails in the State Forests and State Parks and the Pine Creek Water Trail.
 - The only remaining rail line serving Tioga County is The Wellsboro and Corning Railroad (WCOR) owned by Genesee and Wyoming Railroads that operates 38 miles of track between Wellsboro, PA, and Corning, NY, interchanging with the Canadian Pacific and Norfolk Southern systems. The Tioga Central Railroad of Wellsboro operates excursion and charter trains extending north from Wellsboro to a location about three miles south of Corning, NY.
- 
- PA Bicycle Routes G (Rt. 287), Y (Rt. 6) and J (Rt. 14) are part of a statewide bicycle route system.
 - There are several recognized corridors in the County including the Mid-State Trail Greenway and the Triple Divide system and the proposed US Route 6 Scenic Byway.



- Active Railroad
- Public General Aviation Airport
- Private Use Airport
- Pine Creek Water Trail
- Existing Regional Trail
- Trails on Public Land
- Proposed Trail
- US Route
- PA Route
- State Route
- Local Road
- BicyclePA Routes
- Greenway Corridors
- Proposed Rt 6 Scenic Byway
- Municipal Boundary
- Tioga County



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TRANSPORTATION FACILITIES

Traffic Volumes

The *Traffic Volumes Map* on the following page shows that average daily traffic volumes vary considerably within the County.

- The heaviest volumes are found along the entire US Route 15 corridor, through downtown Wellsboro and eastward on Route 6 to Mansfield, and on Route 287 north between Wellsboro and Wellsboro Junction in Delmar Township. Volumes on these routes all exceed 5,000 vehicles a day.
- Volumes on Route 6 between Wellsboro Junction and the western edge of the County and to the east of Mansfield range between 2,000 and 5,000 vehicles a day.
- Volumes on most of the State Routes are relatively light averaging less than 2,000 vehicles a day.



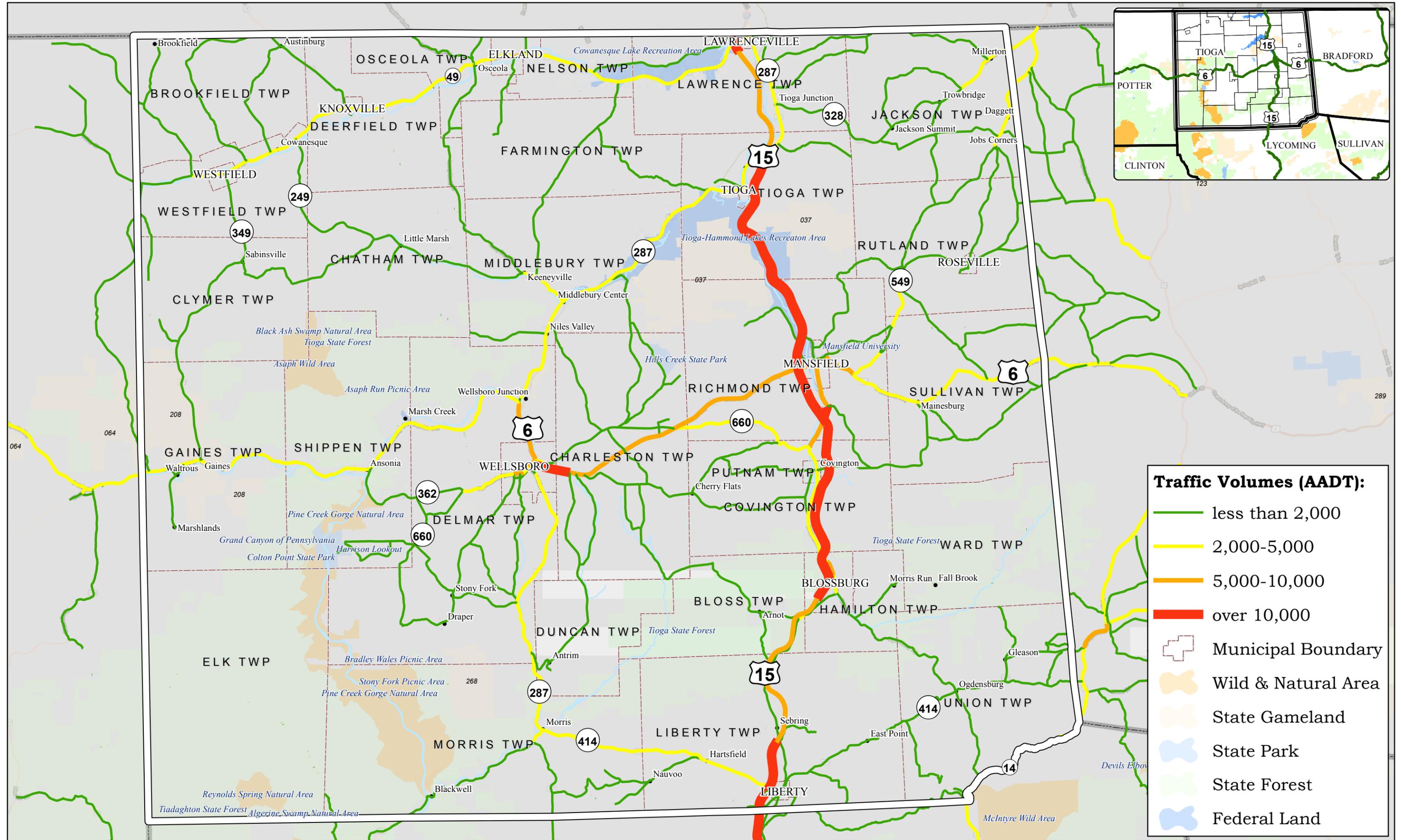
Taken together, the graphic depiction of average traffic volumes suggests there is a high volume of regional traffic on US Route 15 and that a number of trips begin or end within the Wellsboro area.

Public Transportation

Sections of Tioga County are within the fixed route service area of the Endless Mountains Transit Authority (EMTA). The following summarizes routes and service.

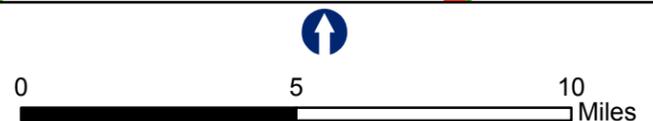
- Route 30 - Monday – Friday, five (5) trips between Blossburg, Mansfield and Wellsboro.
- Route 45 - Monday – Friday, once a day service between Wellsboro, Lawrenceville, Elkland and Westfield.
- Route 70 – even dated Saturdays, once a day service between Wellsboro, Mansfield and Arnot Mall
- Route 80 (Mansfield Shuttle) – Monday – Friday and weekends, morning/afternoon/evening on campus service.
- Lycoming Mall – odd dated Saturdays – once a day service between Tioga County Court House and the Lycoming Mall

In addition, a private taxi service, Canyon County Cab, LLC., serves the County out of its Wellsboro headquarters.



Traffic Volumes (AADT):

- less than 2,000
- 2,000-5,000
- 5,000-10,000
- over 10,000
- Municipal Boundary
- Wild & Natural Area
- State Gameland
- State Park
- State Forest
- Federal Land



Public Outdoor Recreation Assets

There is a considerable diversity of public recreation lands in the County including two (2) Federal Recreation Areas, three (3) State Parks, two (2) State Forests and five (5) tracts of State Game Land. There are also a number of municipal parks and recreation areas located in the County. There is no County Park system. The following section further describes these Outdoor Recreation Assets while the *Recreation Assets Map* on page 76 highlights their location in the County.

Federal - Army Corp of Engineer's Facilities

The Tioga and Hammond Reservoirs near Tioga and the Cowanesque Reservoir near Lawrenceville are principally flood control facilities; however they provide tremendous secondary benefits for wildlife and recreational use. The Tioga and Hammond Reservoirs are an ideal complement to State Game Lands 37. The flood pools behind the dams extend along the Tioga River to Mansfield, up Crooked Creek to Middlebury Center and along the Cowanesque River resulting in miles of scenic stream side greenways. There are nesting sites and suitable habitat for Bald Eagles and other raptors.

State Forests

Portions of the Tioga State Forest and Tiadaghton State Forest are located in the County. The Tioga State encompasses nearly 158,000 acres primarily across the lower third of the County while there is approximately 2,000 acres of the Tiadaghton State Forest located in the southwest corner of the County. The Pine Creek Gorge, known as the "Grand Canyon of Pennsylvania", is located within the Tioga State Forest. There are six (6) Picnic Areas within the State Forest areas available for public use.

- Asaph Run Picnic Area - located in Shippen Township along Asaph Run
- Stony Fork Picnic Area - located in Morris Township along Stony Fork
- County Bridge Picnic Area - located on Armenia Mountain in Ward Township along the Tioga River
- Fallbrook Picnic Area - located in Ward Township along Fall Brook
- Bradley Wales Picnic Area – located in Delmar Township overlooking the Pine Creek Gorge near Tiadaghton
- Lambs Hill Picnic Area – located on Armenia Mountain

Wild and Natural Areas

There are four (4) designated Wild and Natural Areas with the Tioga State Forest. Natural Areas are maintained by allowing physical and biological processes to operate, usually without direct human intervention. Wild Areas are areas that the public can use for hiking, hunting, fishing, and the pursuit of peace and solitude. Wild and Natural Areas located in Tioga County include:

- Pine Creek Gorge Natural Area – a registered National Natural Landmark, this 18 mile stretch of the Pine Creek Gorge forms the “Grand Canyon of Pennsylvania” and is Tioga County’s best known natural feature.

- Black Ash Swamp Natural Area – located at the headwaters of the Roberts Branch of Asaph Run, it is an example of second growth cherry and maple timber.
- Reynolds Spring Natural Area – noted for its variety of vegetative types, this area is located in Elk Township at the headwaters of Morris Run.
- Asaph Wild Area – located in Shippen and Clymer Townships, this area is noted for its rugged forest land.

A fifth area, the McIntyre Wild Area, is located just outside of the southeast corner of the County.

State Parks

There are three (3) State Parks in Tioga County. These State Parks offer a variety of outdoor recreation opportunities including picnicking, fishing, boating, hiking, camping and environmental education.

- Leonard Harrison State Park – located on the eastern rim of the Pine Creek Gorge.
- Colton Point State Park – located on the western rim of the Pine Creek Gorge, it is a more primitive site than Leonard Harrison.
- Hills Creek State Park – located due west of Mansfield and north of Route 6 in Charleston Township.

State Game Lands

The Pennsylvania Game Commission owns and manages nearly 1.5 million acres of state game lands throughout the Commonwealth. The primary purpose of these lands is the management of habitat for wildlife and to provide opportunities for lawful hunting and trapping. There are three (3) Game Lands totaling just over 25,000 acres of land in Tioga County.

- State Game Lands 37 – situated in Middlebury, Richmond and Tioga Townships, this Game Lands adjoins the Tioga and Hammond Reservoirs.
- State Game Lands 208 – located in Clymer and Gaines Townships in western Tioga County.
- State Game Lands 268 – located in Delmar and Morris Townships in a remote area in the Stony Fork drainage basin.

Municipal Recreation Facilities

A number of municipalities own and operate their own parks and recreation areas. These facilities are operated primarily by the municipality who must rely on local funding or Department of Conservation and Natural Resources (DCNR) grant funds to maintain and expand facilities and services. Unless otherwise noted, operation, maintenance and programming is a direct responsibility of the municipal. The following provides a summary of the municipal recreation facilities available in the County.

- Wellsboro Borough - <http://www.wellsbororecreation.org/>
Operation, Maintenance and Programming is the responsibility of the Wellsboro Parks and Recreation Board.
 - Packer Park Playground
 - Packer Park Picnic Pavilion
 - Packer Park Swimming Pool
 - Woodland Park Playground
 - Woodland Park Picnic Pavilions
 - Charleston Recreation Area ballfields (5)
 - Meade Recreation Area - Jr. League ballfield

- Mansfield Borough –
Recreation programming is handled by the Tioga County Branch YMCA
 - Smythe Park – owned/operated by the school district
 - Memorial swimming pool
 - Mansfield Recreation Center
 - Graydon Scott South Academy Street Playground

- Blossburg Borough
Recreation programming is handled by the Borough’s Recreation Department
 - Island Park (<http://www.blossburg.org/whattodo/island-park/>)
 - Island Park Community Pool

- Northern Tier Recreation Authority
 - Gertrude Case Community Playground

- Bloss Township
 - Linden Street Baseball Diamond

- Elkland Borough
 - Jerome Park - Small community park with playground
 - Elkland Community Swimming Pool

- Westfield Borough
 - Small community park with playground

- Sullivan Township
 - Annette Smith Memorial Park with playground

- Lawrenceville Borough
 - Cherry Street Park/Playground

- State Street/Mechanic Street Playground
- Tioga Borough
 - Community park
 - Lower Tioga Valley Regional Swimming Pool
- Tioga Township
 - Mill Cove Environmental Area
- Hamilton Township
 - Township Park (Hope Park)
- Jackson Township
 - Howser Park
- Nelson Township
 - The Town Park
- Knoxville Borough
 - Baker Memorial Park

BicyclePA Routes

PennDOT has established a network of cross-state bicycle routes including two (2) that traverse Tioga County and a third that follows along the southeast corner of the County. The routes use existing public roads and rail-trails and are intended for long distance bicycle touring.

- Route Y coexists with US Rt. 6 across northern Pennsylvania and through the County.
- Route G runs from Lawrenceville south along US Rt. 15 to PA Rt. 287, through the Grand Canyon of Pennsylvania to Jersey Shore and eventually to State College and Bedford, PA.
- Route J extends from the New York State line in South Waverly southward to the Maryland State line in New Freedom. It coexists with PA 14 along the southeast corner of the County.

Land and Water Trails

Tioga County is home to numerous land and water trails that complement the natural outdoor characteristic of the County. These include major trails that extend beyond the County, trails that allow users to experience the Pine Creek Gorge, other local trails and trails located on State owned lands in the County. The following highlights the more notable trails in the County.

- West Rim Loop Trail - This 30-mile long hiking trail is maintained along the western rim of the Pennsylvania Grand Canyon. The southern terminus of the trail is along PA Route 414 approximately two miles south of the village of Blackwell in Tioga County, at the Rattlesnake Rock Parking Area.

- Rim Trail - The Rim Trail follows the perimeter of the Pine Creek Gorge ‘point’ and links all of the overlook view areas together.
- Pine Creek Rail Trail - This trail was developed by the Bureau of Forestry on the abandoned railroad grade that parallels the Pine Creek. The trail extends 62 miles south from Wellsboro Junction to Jersey Shore. The trail is used primarily for bicycling, cross country skiing, and walking. Some segments contain a horseback riding trail next to the bicycle trail.
- Railroad Grade (Ives Run) Trail - This Trail is located just north of Mansfield Borough. The 2.5-mile trail begins on the north end at the Ives Run Recreation area, near the boat launch parking lot. The trail ends near PA Rt. 287.
- Tauscher and Lakeside Trails - These trails are located in Hills Creek State Park and extend for over 3-mile around the 140-acre lake located in the Park.
- Barbour Rock Trail - This 0.75 mile trail is handicapped accessible. It is recognized by the Americans with Disabilities Act and can be accessed via wheelchair, strollers, and motorized scooters. It is wide and smooth trail aligned through forested areas and provides access to the Pine Creek Gorge. It’s an out and back trail. Hikers can also return on an alternate footpath thus completing a 1.5 mile loop.
- Turkey Path Trail - This is a two (2) mile out and back trail is located in Leonard Harrison State descends to the bottom of the Pine Creek Gorge. A beautiful vista, one-half mile down the Turkey Path Trail, was constructed by the Youth Conservation Corps in 1978.
- Mid State Trail - The 323-mile Mid State Trail System (MST) is a long distance hiking trail footpath that stretches from the Mason-Dixon Line near Flintstone, MD, through Tioga County to its end at the New York State line just north of Cowanesque Lake. The MST is marked with rectangular orange blazes on the main trail and yellow or red blazes on side trails. Sections of the trail are maintained, in part, by volunteers from the Mid State Trail Association.
- Lambs Creek Bike & Hike Trail - This 3.2 mile trail extends northward out from Mansfield Borough along the Tioga River. Lambs Creek is visible from a few of vantage points in the final mile of trail. The trail reaches its eastern terminus at the boat launch in the Lambs Creek Recreation Area.
- Overlook Trail - This 0.6-mile loop is along the eastern edge of the Pine Creek Gorge and offers a scenic vista of the Gorge along the way.
- Blue Blazed Bee Tree Ski Trail - The Trail follows a remote stretch of Pine Creek and joins the West Rim Trail near Colton Road.
- Other Trails on Public Land - There are a number other trails located on State Forest and State Game Lands in the County.
- Pine Creek Water Trail - The Pine Creek Water Trail begins at the Big Meadows Access Area near Ansonia. The Trail extends southward for approximately 54-miles through the Pine Creek Gorge and the Grand Canyon of Pennsylvania.

Major Corridors

The DCNR recognizes two (2) major corridors in the County - The Mid-State Trail Greenway and the Triple Divide system that will extend 230+/- miles from Lake Ontario in Rochester, NY, to the Susquehanna River in Williamsport, PA, via the Genesee River, Pine Creek, and the triple continental divide. In addition, the PA Route 6 Alliance is working to designate US Route 6 as a Scenic Byway through Tioga County and beyond.

Coordination and Awareness of Recreational Resources

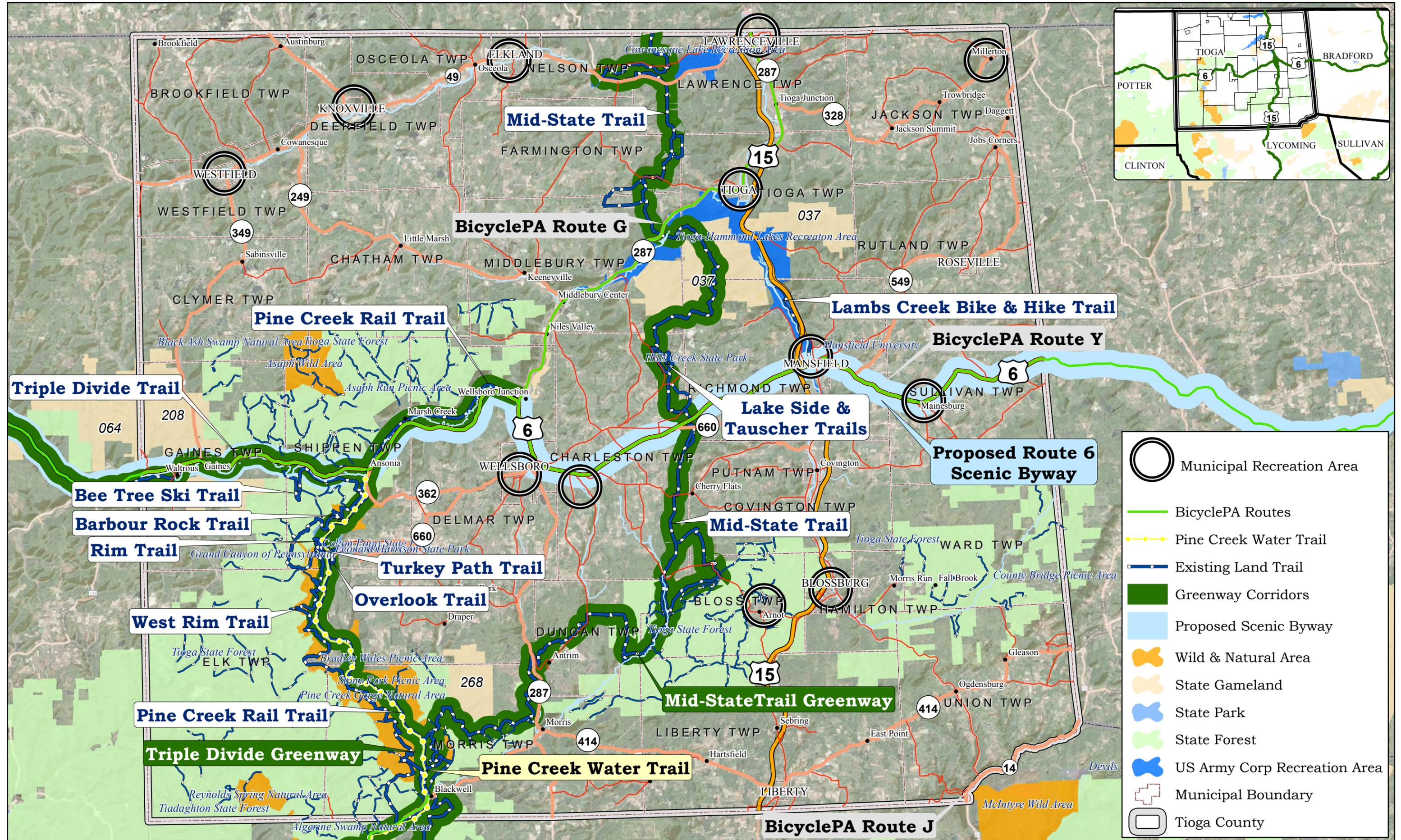
“Step Outdoors” is designed to encourage awareness, utilization, and appreciation of the outdoor resources, facilities, and programs in and around Tioga County, for the purpose of getting people rooted in healthy behaviors, or as summarized on www.stepoutdoors.org, "Connecting People To the Outdoors!" The effort began as Steps to a Healthier PA to encourage use of public outdoor recreational facilities as a means to a more active lifestyle for the whole family. Member organizations include the following:



- Wellsboro Department of Parks & Recreation (WREC)
- Pennsylvania Department of Conservation and Natural Resources (DCNR)
- US Army Corps of Engineers (COE)
- North Penn Comprehensive Health Services
- Tyoga Running Club
- Pennsylvania Fish and Boat Commission
- Tioga County Visitors Bureau
- Tioga County Partnership for Community Health

Step Outdoors involves interaction among local, state and federal agencies, quarterly meetings, programming and cross-promotions, and its website now reportedly has hits from residents and visitors alike. In essence, *Step Outdoors* started with resident focus but is evolving into nature tourism effort that focuses on Wellsboro and the surrounding townships as a recreational destination.





- Municipal Recreation Area
- BicyclePA Routes
- Pine Creek Water Trail
- Existing Land Trail
- Greenway Corridors
- Proposed Scenic Byway
- Wild & Natural Area
- State Gameland
- State Park
- State Forest
- US Army Corp Recreation Area
- Municipal Boundary
- Tioga County

School Districts

There are five (5) school districts serving Tioga County. The *School Districts Map* on the following page shows the boundaries of each district in the County.

- Canton Area School District – Includes Union Township and parts of Bradford and Lycoming Counties.
- Galeton Area School District - includes Elk and Gaines Townships and parts of Potter County.
- Northern Tioga School District - stretches across the entire northern border of Tioga County.
- Southern Tioga School District - the southeastern portion of the County and Pine Township in Lycoming County/
- Wellsboro Area School District – Includes Wellsboro Borough and six (6) surrounding townships

Mansfield University

The University provides a scenic backdrop to the Borough of Mansfield due to its stately hillside location overlooking the Tioga River valley. Mansfield is one of the smallest state-owned universities in Pennsylvania. Mansfield offers a wide range of courses and majors and career focused experiences.

Potter-Tioga Library System

There are eleven (11) libraries that make up the Potter-Tioga Library System. The System is geographically the largest library system in Pennsylvania, serving the residents of Potter and Tioga counties in an area of 2,215 square miles. It is the only two-county system in the state and provides library service to a population of over 60,000. Libraries in the System include:

- Blossburg Memorial Library
- Coudersport Public Library
- Elkland Area Community Library
- Galeton Public Library
- Genesee Area Library
- The Green Free Library
- Knoxville Public Library
- Mansfield Free Public Library
- Oswayo Valley Memorial Library
- Ulysses Library Association
- Westfield Public Library

Municipal Solid Waste

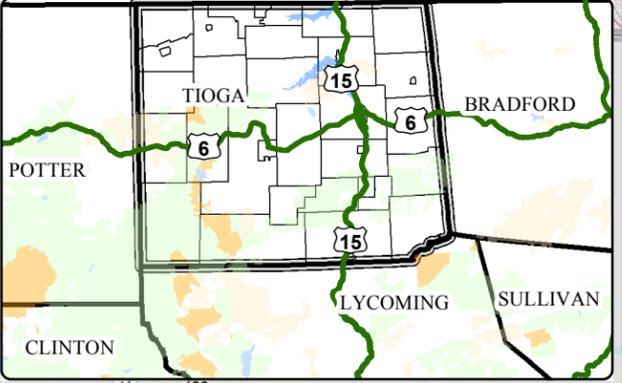
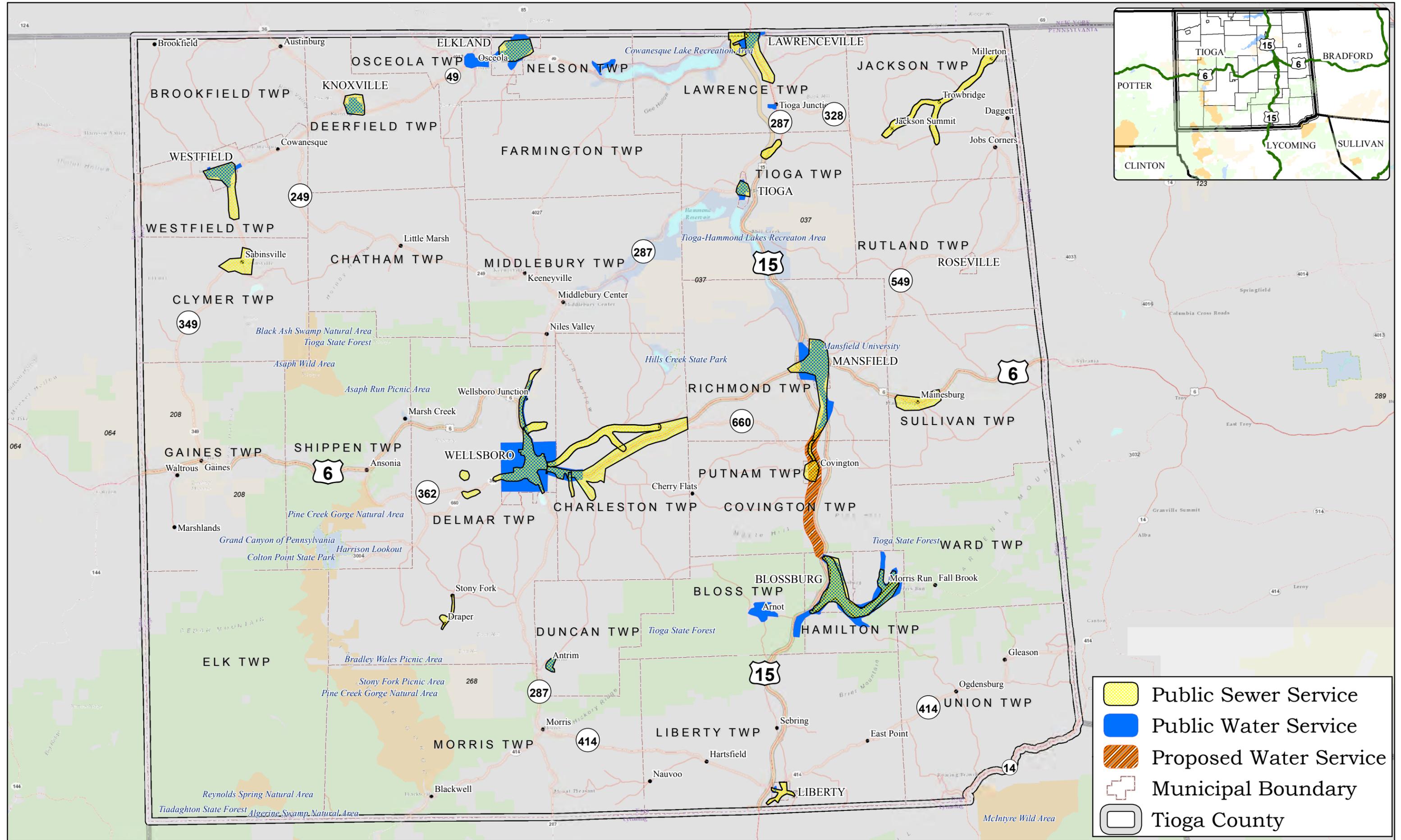
Tioga County is served by the Northern Tier Solid Waste Authority (NTSWA). The Northern Tier Solid Waste Authority is a three (3) county solid waste authority created by the counties of Bradford, Sullivan and Tioga in 1973. The NTSWA is represented by three (3) board members from each county appointed by the respective county to these volunteer non-paid positions for five (5) year terms.

It is the only multi-county solid waste authority in Pennsylvania. The NTSWA mission is to provide fiscally sound and environmentally safe solid waste management programs and facilities for the citizens, commercial and industrial entities in the three counties. The NTSWA operates two PADEP permitted landfills, two solid waste transfer stations, two recycling processing and marketing facilities, a multitude of recycling collection programs, a waste tire processing facility, waste wood grinding and composting, individual subscription "pay as you throw waste collection", contracted waste collection, commercial container service, roll-off container service and collection, a hydroponics greenhouse, and a number of other waste management programs. The NTSWA also has a permanent Household Hazardous Waste (HHW) Collection Program at their Landfill in West Burlington Township, Bradford County.

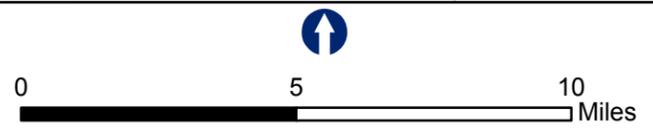
Public Sewer and Water Service

The *Public Sewer and Water Map* on the following page graphically displays the general service areas for the public sewer and water systems in Tioga County. Most, if not all, of the proposed public water and sanitary sewer upgrades and extension projects identified in the 2004 Tioga County Comprehensive Plan have been completed. As a result, public sewerage collection and treatment systems and water supply systems now serve a majority of the larger or higher density developed areas in Tioga County. Public water and sanitary sewer service areas interface fairly well in the County, although there still some areas with public sewage that do not have public water and some areas with public water that are not served by public sewage. Coordinated service areas essentially help to focus infrastructure-dependent future development and redevelopment efforts.

A major public water expansion project that will provide water from the Blossburg area to parts of Covington, Putnam and Richmond Townships along the business Route 15 corridor is also identified on the *Public Sewer and Water Map*. The proposed expansion will ultimately connect into the Mansfield Borough water system. It is expected that development and growth will occur along this corridor when the project is completed. The project is under the control of the Upper Tioga River Regional Authority. The project developed out of a water supply study prepared for the authority in 2011.



TIOGA COUNTY
PLANNING COMMISSION



TIOGA COUNTY
COMPREHENSIVE PLAN UPDATE
2016-2017

PUBLIC SEWER
AND WATER

Appendix - Stakeholder Participation

The Tioga County Planning Commission carried out multiple public engagement initiatives during the planning process, including the following:

- Community Workshop #1– held on April 21, 2016 at the Tokishi Building in Wellsboro, PA
- A multi-day Community Workshop #2 consisting of twelve (12) Focus Group Meetings and a wrap-up Public Session during July 12 – 14, 2016
- The Municipalities Planning Code (MPC) required Public Meeting – held on September 22, 2017 at the Tokishi Building in Wellsboro, PA
- The MPC required Public Hearing - held on November 21, 2017 at the Tokishi Building in Wellsboro, PA
- Community Survey – conducted on-line and hard copies distributed at municipal buildings and manually entered into the *SurveyMonkey* System on <https://www.surveymonkey.com/r/tiogacountyplan2016>. A total of 130 responses were received.
- Interactive on-line comment mapping – a total of fourteen (14) geographically referenced comments were made on <http://75.151.252.249/TCPC/>

In addition, the Tioga County Planning Commission was regularly engaged at review meetings during the planning process, which were conducted as follows:

- January 13, 2016 – Introduction, review of Scope, Expectations and Roles as well as identification of potential focus groups
- November 9, 2016 – Review of draft goals
- May 10, 2017 – Review draft Existing Conditions compendium
- July 12, 2017 – Review Future Land Use and Development/Conservation Map
- August 9, 2017 – Review of Draft Goals, Recommendations & Actions

Tioga County Comprehensive Plan Update
Community Workshop #1
April 21, 2016

A Community Workshop was held on Thursday, April 21, 2016 at the Tokishi Building in Wellsboro, PA at 7:00 PM. A total of twenty (20) people attended the Workshop and signed the attendance sheet (copy attached). In addition, Mark Lazzari and Rick Truscello, planners with The EADS Group, attended and facilitated the proceedings. Jim Weaver, Director of the Tioga County Planning Commission welcomed the attendees and provided introductory remarks. Several members of the County Planning Commission were also in attendance. The County Planning Commission is spearheading the planning effort in consultation with The EADS planning staff.

The planners gave a presentation providing background information on planning in general, the planning process/approach being followed with an emphasis on the public participation methods, some initial land use and demographic “factoids” and an overview of the plan’s organization. A Hard copy version of the Community Survey was provided to each attendee. Attendees were encouraged to complete the Survey and return it to the planners at the end of the meeting. The majority of the meeting involved participation by attendees, and is summarized as below.

Major positive Changes in the past 10 Years

- Rails to trails development throughout the County.
- Impact fees received from Marcellus (MSG) gas drilling activity has helped local municipalities stabilize their budgets and to complete local projects.
- Completion of US Rt. 15 has had positive transportation and development related impacts.
- Mansfield YMCA – improved access to indoor recreation opportunities and programs.
- Deane Center in Wellsboro – positive quality of life and cultural impacts.
- Restoration of AMD degradation in Babb creek - “15 yrs and 15 million dollars” - existing watershed group in place to continue efforts.
- Restoration of the Tioga River.
- Farm land preservation – top 16 farms preserved to date.
- Formation of the Upper Tioga River Regional Authority – leading public water service expansion from Blossburg to Mansfield.
- New Waste Water treatment plants in rural areas have resulted in cleanup of polluted waterways.
- Improved access to life saving/emergency services – resulting from life flight helicopter and new Emergency Room at Soldiers and Sailors Memorial Hospital.
- Improved access to medical care/facilities - Cancer Center in Wellsboro.
- Tioga County Visitors Bureau – has recently identified 150 places of interest in County.
- The PA Wilds and US Rt. 6 Heritage Regions – and their associated promotion efforts and the PA Wilds design guidelines.
- Internet and cell phone service areas have improved.
- Improvements in Tioga County GIS department and the mapping support they provide to local municipalities.

- Increased number of local specialty food, coffee and micro-breweries and a vibrant local music scene – quality of life improvements.
- Formation of the Mill Cove Environmental Area – well attended earth day observances.
- Expansion of services at Wellsboro Johnston Airport.
- Tioga County Partnership for Community Health – county-wide quality of life improvements.
- Increased number of free meals sponsored by churches - county wide.
- Number of and access to farmers markets – (recent closing of a farmers market was noted).
- Installation of the Armenia Mountain Wind Farm (it was suggested this could also be a negative change).
- Opening of a subsidized dental clinic in Lawrenceville.

Major Negative Changes in the past 10 Years

- Forest fragmentation primarily on State Forest Lands resulting from MSG drilling activities (pads, roadways & pipelines).
- Increase of heavy drugs – vast array including heroin and pain pills.
- Dysfunctional PA State government – has had local level impacts.
- Truck Traffic congestion from industrial trucks - primary along US Rt. 6 but also experienced county wide. Tourism appeal and quality of life impacts.
- Increased strain on emergency service providers resulting from population growth in townships.
- Loss of manufacturing jobs and need for responsible development - (Tioga County Development Corporation’s strategy in Westfield noted as positive example).
- Increased rents resulting from MSG boom – making it more difficult for county residents to afford rental housing.
- Increased home vacancies resulting from MSG downturn – Mansfield area noted as a prime example.
- Increasing homeless problem – though to be a result of inflated rents (MSG boom) and increased drug use. Opening of a homeless shelter near fairgrounds was noted as a positive action to address homeless problem.
- Significant decreases in Mansfield University enrollment – surrounding impacts.
- Loss of mom and pop and specialty stores in outlying communities (Wellsboro noted as the exception).

Major Issues Facing Community/Region

- Protection of Natural Resources – land and water.
- Flood Plain and Stormwater Management (Holistic Water Management approach) – need better floodplain ordinances and enforcement on a municipal level; better management in floodplains and in headwaters – priorities along Rt. 49 and US Rt. 15.
- Integrated water resource management – “One Water” approach.
- Chesapeake Bay protection efforts are becoming more of a local level issue – Conservation District is leading efforts on a County Level – future MS4 requirements.
- Workforce development approaches to address lack of technical skills training at the High School and post grad levels – technical school.
- Ensure better planned developments throughout County.

- Municipal zoning regulations – lack of or inconsistent enforcement and limited capacity to enforce/administer at the municipal level – SALDOs were noted as being more palatable land use tool.
- Improve the transparency of the Zoning public hearing process.
- Develop a Comprehensive Health plan to address documented obesity, diabetes, alcoholism and health related issues – Tioga is top of health misery scale.
- Senior Housing – need aging in place approaches and more senior independent housing facilities to serve growing retiree population.
- The Tioga County Housing Authority is implementing a fair housing plan developed through their County CDBG administration.
- Reuse/repurposing of abandoned/vacant industrial facilities and buildings – Brownfield assessments/cleanup – identify redevelopment sites.
- Limited sewer and water service areas in townships – results in limited economic development opportunities in those areas.
- Incorporate context sensitive design concepts – PA wilds design guidelines.
- Train siding is an asset – identify additional industrial development opportunities.
- Entrepreneurship development - provide opportunities for homegrown talent to stay here or develop incentives for entrepreneurs to open their own small business in the county – instill a “don’t look for a job create one” motto.
- Economic development approach - enhance the “atmosphere” of community.
- Chesapeake Bay Reboot and the impacts to agriculture with compliance.

Post Meeting Map Review

Those in attendance were given the opportunity to review mapping depicting current conditions in the County including Existing Land Use, Forest and other Natural Resources, Water Resource Impairments and Public Sewer and Water Service Areas after the formal portion of the meeting had ended. Mr. Lazzari worked with those reviewing the maps to identify the general location of specific items/activities discussed during the meeting. Information identified on the maps included:

- The location of the 250-acre Mill Cove Environmental Area.
- The general location of a proposed outdoor adventure park area.
- Information on the proposed water service extension from Blossburg to Mansfield.

Focus Group Sign-Up Sheets

The planners provided sign-up sheets for several Focus Groups that will be engaged during Community Workshop #2. Those in attendance were encouraged to sign-up for one or more of the Focus Groups. Attendees were also encouraged to suggest an additional Focus Group category if a particular interest area was not already identified.

TIOGA COUNTY COMPREHENSIVE PLAN UPDATE
Community Workshop #2
Focus Group Sessions Summary

As an introduction for each session, TCPC staff provided a context for the Comprehensive Plan Update, along with a description of the issue-oriented approach being followed. In each session a description of all engagement measures was also provided, some early issues that have been identified germane to that session, along with a general format for each session to discuss both issues and ideas for addressing those issues.

Environmental/Natural Resources Session – July 12, 2016 (7 attendees)

There is a perception that an environmental assessment is needed of Marsh Creek downstream of the Wellsboro Sewage Treatment Plant, with a feeling of a loss of species and a degradation of Marsh Creek. There was uncertainty about monitoring responsibilities and a potential role for a watershed association. (NOTE: Later it was learned that at least four agencies may monitor this stream (i.e. PADEP, US Geological Survey, Trout Unlimited Coldwater Conservation Corps and the Susquehanna River Basin Commission – there is a question of coordination and sharing of data).

County role in this topic may in environmental/education promoting personal responsibility and stewardship.

Wastewater management

- Recommendation for expansion of public sanitary sewer service areas.
- On-lot system presents other issues, including (1) no testing for real estate transfers, and (2) sporadic enforcement (i.e. fees pay for new systems not complaints and enforcement on old systems).
- Technological advancements are being made in wastewater management that may offer alternatives to “putting it in water” in the first place.

Strides have been made in acid mine drainage (AMD), which must be continued and expanded.

There is a perception that overall water quality is good but there has been some degradation in past 20 years.

Stream channels are critical – stream walls in built up areas and riparian buffers in other areas.

Chesapeake Bay initiatives suggest the need to focus on the tributary streams

County Plan Roles:

- Incorporate State Forest Resource Management Plan recommendations into County Plan
- Monitor assessment findings/reports
- Provide incentives for creative approaches to development
- Provide web links on environmental information
- Give people “actionable things” that they can do
- Map/Sign critical environmental areas
- Continue to implement the Natural Areas Inventory

Tourism – July 12, 2016 (6 attendees)

Gas drilling impact perception may still exist but there should be a balanced way to address it without drawing any undue attention to the matter

Some tourism resources suffer GPS locational issues, and some directions guide people around places like Wellsboro

There is what is characterized as varying success in getting the message out:

- Wellsboro has a long history of marketing itself as a destination;
- Blossburg has increased the community’s and the early coal industry’s visibility; and
- The Lake region has limited capacities and the message there has not gotten out as well.

The message was suggested to include

- Relatively low cost/fees
- Pristine shore
- Excellent fishing
- Many outdoor activities
- Camping accommodations but relatively close to Mansfield and Wellsboro

Trail assets need physical signage and web links – the Tioga County Visitors Bureau is considering providing links to trails on its website

Interesting comparison noted – with the decline in State funding for tourism, tourism numbers have declined

Ideas on “getting the story out”:

- Expand and publicize the Oral History (TCPC)
- Post driving tours in the State Forests
- Smart Phone apps
- Hospitality training for “frontline” employees
- Improved signage – gateway, welcoming and directions

Ideas on the Tioga County Experience

- Nature Tours/Resources – within PA Wilds
- Shopping/Dining
- Lakes – Federal and State
- Agri-tourism
- Signature Events
- Affordability

Mansfield University (MU) – 7/12/16 (1 attendee)

Enrollments are noted as down statewide but there has been a recent increase at MU

- MU looking to attract out-of-state students
- MU has retained a recruitment consultant
- MU has a high retention rate (78%)
- 400 in the 2016 graduating class
- MU has a comparatively high tenure rate among faculty
- There have been fundraising issues in recent years

Ideas for MU

- MU involvement in tourism initiative – as a destination
- Meetings with County officials to enhance MU visibility
- Host for technical skills training
- Incorporate technical training into existing courses (not in a position to add courses at this time)
- Entrepreneurial training role – training space, meeting space and computer lab – open to partner on Entrepreneurial programs
- Outreach to area school districts

Economics/Entrepreneurial Development – 7/12/16 (1 attendee)

The “hidden entrepreneur” must be identified, nourished and helped by:

1. Providing meeting space for idea generation
2. Providing “makers space”
3. Mentoring and education in business planning
4. Crowd funding/venture capital

The quality of life in Tioga County can attract a certain demographic

Bandwidth remains an issue in homes – critical for the entrepreneur in the early stages

Focus/Growth Areas are certain built-up nodes

Shale Gas – July 13, 2016 (7 attendees)

Considerable discussion on transportation and placarding and inclusion in the Hazard Mitigation Plan (NOTE: Prior Plan predated Shale Gas industry)

- Placards for shale gas trucks
- Training for drivers
- Blasting warnings

Burden has been placed on volunteer responders. There has been past training by the Local Emergency Preparedness Committee (LEPC) but there are some training gaps

- LERC coordinated training for emergency responders on well pads
- National Incident Management Systems (NIMS) training was offered 6 years ago, but there has been turnover and no follow-up NIMS training

Shell has provided 2 trailers for responding fire companies for spill response, and previously offered wild well fire training for fire companies.

Regulatory gaps/issues

- Gas industry will be in County for decades
- Markets will depend on the infrastructure
- There is no municipal oversight/input on gathering lines (to the point of sale) but PADEP has some review role
- There is no PUC review on gathering lines
- Gas in gathering lines is not odorized

A coordination effort is needed – embracing the industry, local officials, environmental groups and the community

- Formalizing communication channels – especially critical as things change – avoids adversarial relationship
- Maintain training for first responders/EMS via Department of Emergency Services and Partnership for Community Health
- Maintain and publicize training under NIMS training of municipal officials
- Consideration of “Consultation Zones” for future updates to SALDO’s and/or Zoning (if in place)

Municipal – 7/13/16 (7 attendees)

Considerable past and present multi-municipal planning

Capacity/Communication/Cooperation – major issues affecting municipalities in County

Need for more inter-municipal cooperation but some highly individualized municipalities

- Lukewarm response on circuit-rider to assist small governments
- No real interest in a county municipal association

TCPC recommended to continue/enhance communication with the Municipal Secretary's Association and the Borough's Association

Recreation/Trails – July 13, 2016 (4 attendees)

Local recreation facilities/programming are seen as local and volunteer matters

- No real interest in a county recreation authority/commission

State Forests are important to the forest heritage, nature-tourism and eco-systems

- Each State Forest has a Recreational Forester
- Timber sales affect historic trails in the State Forest – communication gap over timber contracts and local tree cutters
- State Forest Resource Management Plan (in draft form at time of workshop) is critical and should be incorporated into the County Plan
- Four Corners (4 counties/4 state forests) comprise over 280,000 acres
 - Connected eco-systems
 - Connection needed via a management unit

Trail Authority is newly formed and could receive a “to-do” list from the County Plan Update

- Lambs Creek Trail Extensions
 - An extension was presented that extends it from the present terminus through Mill Cove, to the Welcome Center, to Tioga Borough
 - Extension southward through Mansfield to Blossburg was noted, with the potential for relocating the Mansfield Trail Head (i.e. hard to find, unattractive adjacent land uses, etc.)
- Mid-State Link between trail parking area on Rt.6 and Wellsboro
 - Active rail siding in Wellsboro noted (south of Osram line)
 - Refer to Mid-State Trail Association (<http://hike-mst.org/>)
- 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 (Ward Township) and Blossburg
 - Between Blossburg and Sand Run

River/Paddling Access – Water trail components

- Tioga River between Tioga and Lawrenceville
 - At parking area below dam in Tioga
 - In and around bridge behind Williamson High School on Junction Cross Road
- Marsh Creek between Ansonia and Wellsboro Junction

Better identification and marketing of land and water trails is needed via signage and web

Utilities – 7/13/16 (1 attendee)

The Armenia Mountain Wind Farm is located in Tioga and Bradford Counties on the Armenia Mountain. It is comprised of 67 GE turbines with 1.5 MW turbine rating, for total capacity of 100.50 MWs.

- Phase 1 includes 27 turbines in Tioga County
- Proposed Phase 2 would include 30 additional turbines in Tioga County

County Plan issues

- There is a regulatory gap in the SALDO last amended in 2013
- County taxation policy affects Township host fee

Law Enforcement – 7/13/16 (2 attendees)

No law enforcement professional attended session

Residents in Union/Liberty Townships receive local information on crime related matters from the Towanda paper. Residents want to be better informed on local conditions.

State Police response times - State police serving southern portion of the County are located approximately 45 minutes away in the Mansfield Barracks

Better understanding of County's Sheriff's Department role

Public Health – 7/14/16 (5 attendees)

Consensus that home health services are good

Drug issues now seen in pregnancies and infants

Elderly population – retirees on fixed incomes

- Transportation/access issues – scheduling and return trips complicate use of public transit and taxi
- Mental health issues have arisen in elderly housing communities since the lack such services
- There is a void in geriatric specialists in the county and state

Consensus on mental health issues in the county, compounded by capacities of providers

- Hospital had to close its acute care with the departure of the psychiatrist – no must refer to other facilities in wide region
- Accordingly, there is an ER intake/referral issue
- Limited capacity for outpatient services requiring exceedingly long waits for services
- All are affected by a recruitment issue and insurance reimbursement/authorization process

Obesity issue across age spectrum in the County – additional physical activities are needed

- A decline in school sports participation was noted
- There is a transportation issue to/from facilities and activities
- Walking paths, additional sidewalks and bicycle lanes are seen as means of affording additional physical activities for residents (i.e. Island Park Trail in Blossburg)
- Better publication of activities is needed
- Expanded use of Mansfield University pool and track facilities with improved transportation is needed (i.e. revision of The Mountie Express shuttle noted)

Recruitment of physicians/other professionals

- Medical students tend to like the County but do not stay since it is viewed by them as being removed from shopping, culture, dining, etc.
- There are many single-person practices and specialties in the County, also affected by recruitment issue

Volunteers are critical for public health

- Extensive use at the Hospital and other health care facilities
- The Partnership for Community Health maintains a list of volunteers and can provide guidance for volunteers
- This can be an additional opportunity for secondary school and MU student community service hours

Social/Community Services – 7/14/16 (4 attendees)

Considerable discussion on addict recovery and mentally health issues/needs.

‘Drug’ related crimes are increasing in the County

Recovery Revolution offers resources, education and information to recovering addicts and their families

- Is a 501c3 organization now located in Wellsboro
- Is operated by Gary and Pam Jenkins (in memory of their son Cody Allen Jenkins 5/29/91 - 9/14/13) and a 9 person volunteer board

Gaps in County level services addressing addict recovery/medical health issues:

- Housing assistance needed for residents with mental health issues

- Transportation needed to support drug-recovering clients get to/from daytime and evening appointments and support services
- Employment assistance needed to help those with intellectual disabilities connect with appropriate job opportunities.
 - County Department of Health is launching a PR program to address stigma of the mentally ill population

Communication - drug-recovering clients need better ways to obtain information on available recovery resources from professional/faith based organizations

- The Tioga County Department of Human Services is the primary point of contact for faith-based organizations wanting to provide assistance
- Tioga County Partnership for Community Health is working on an inventory of grass roots efforts

Central Resource Hub - a physical place where recovering addicts (post rehab) can go and receive the support services (counseling, job training, life skills, social support, etc) needed to transitional back into society.

- Recovery Revolution will operate
- Will need to be located in a population center like Wellsboro.
- The County role - support/assist finding the physical space and associated resources needed to open and sustain the Resource Hub.
- The County role - support the Certified Recovery Specialists certification/training program.

Agriculture – August 3, 2016 (Conducted by TCPC staff)

Discussion items on Communication and Data:

- Would like to be made aware of market options and interests of other farmers in the county. One idea mentioned was the creation of a regular forum to share information and have a continuing conversation about county agriculture. There was a question if this is in the purview of the County Agricultural Extension office and/or the Conservation District.
- Farmers would like to better understand and expand the current agricultural land use to include maps of crops, grazing, soil, slopes and agricultural security areas. These and other data sets to inform the location of available land (i.e. an inventory of sorts) as well as understanding opportunities and farming practices in other areas of the county.

Discussion items on Environmental Impact:

- There is Interest in understanding how to be better stewards of the land as farmers are able. Information is needed on reasonable *Best Management Practices* to be integrated into the farmers' processes over time. Some BMP's are related to the Chesapeake Bay initiative.
- Overall, farmers in the session believe that they are first stewards of the land and want to make sure that they protect it.

Discussion on Infrastructure:

- Since dairy farming appears to be declining and farmers are looking for ways to not have large overhead/infrastructure requirements like those required by dairy operations, farmers are looking at how to remain nimble and flexible to adjust for market demands related to crops and livestock.
- Farmers need accessibility to equipment dealers and other agricultural support businesses.
- Farmers would like to see the circulation of some products (i.e. feed and fertilizers) inside the county, or at least create a cooperative Buying Station.

Discussion on Education:

- Farmers would like to make their products more competitive in larger markets for export and need certain information:
 - They require information on whether they have properly fed and finished beef.
 - They require information on the proper use of a fertilizer (i.e. specifically hog manure) at the right time for optimum results for hay, or have they created a hay that is labeled because animals won't eat it.
- Land Rental/Lease Agreements: They require information on how to create a good lease agreement that protects their investments and their management plan. Often times these agreements are with an absentee land owner/second home owner.

Discussion on Energy and Land Use:

- Because agriculture and energy are related and the relationship is based on the energy required to run an agricultural enterprise, some farmers are exploring the use of land for solar farming to support their own use. There should be some discussion in the Plan on alternative energy and agriculture pay-offs.

Items not discussed but appropriate for the Plan:

- Farmers markets (except brief Buy Fresh/Buy Local)
- *Agriculture In Balance: A Vision for Pennsylvania* - outcomes and recommendations
NOTE: Post-meeting research yields the following from Ag in Balance: A recent article in Penn State Agriculture discussed agriculture in Pennsylvania as being out of balance because of soil erosion; excess nitrogen and phosphorus runoff into streams and, eventually, the Chesapeake Bay; contribution of manure applications to groundwater pollution; and putting marginal land into production. A future with Agriculture in Balance has resolved these issues by reducing soil erosion to natural background levels, putting nutrients into agricultural commodities rather than streams and bays, and making productive alternatives with agricultural residues, with marginal land contributing to greater societal uses.
- PA Department of Agriculture priorities - to include Transition Farming/Young Farmers

Business Community - August 24, 2016 (Conducted by TCPC Staff)

Issues:

Workforce Development Issues

- Technical training availability
- Maintaining the workforce
- Increasing workforce capacity – perception that we may not be measuring workers on the “sidelines” who may not be very interested in working but are capable to work.

Boom/Bust cycle with Oil and Gas

- What skills exist that are not being employed?
- What part of the labor force left for better opportunities/financial and can they be employed in the County
- Double Loss - The County experiences a brain-drain out-migration for primary breadwinner and their employable spouse
- The trickle-down effect of loss of jobs impacts other local businesses

Developable sites for Business

- Brownfield area is in Westfield – noted as being “remote” in relation to infrastructure but companies in Westfield such as Electri-Cord Mfg. Co. and MedPlast produce and ship products suitable for the transportation network available [NOTE: Post-meeting discussion with Northern Tier Regional Planning and Development Commission notes that former tannery site was subjected to Brownfields Site Assessment and related demolition]
- Major Environmental constraint with County is flood plains, comprising much of the flat lands

- There is a perception that Tioga County may be too far from metropolitan centers to be appealing, however, the Quality of Life and Rural Lifestyle may balance this for future development
- I-99 designation and additional interchange development are anticipated and seen as developmental advantages for sections of the County

Tourism and Cultural Amenities

- There is a need to balance tourism and manufacturing
- Reduced State funding has impacted tourism
- There is a perception that the PA Wilds brand may not be conducive to recruiting business development

Other Development

- Entrepreneurship should be emphasized
- Value-added Agriculture is critical to expand the economic base and maintain agriculture

Steps for Moving Forward:

Address the responsibility and funding for workforce development

- Public schools
- Within the industry itself
- Other technical schools

Regular survey of needs of the business community – there was a question if Northern Tier Planning and Development Commission may be doing this?

NOTE: Post-meeting consultation with Northern Tier noted that there once was a visitation program funded via State funds, but that funding no longer exists and the program has been discontinued.

Recruitment tool to help urban dwellers with urban salaries calculate that their dollars go further here and the quality of life and Cost of Living do provide an opportunity to live and work and in Tioga Co.

- HR tool might be available through Three Rivers Development or HR Resources of the Southern Tier/Twin Tiers.

Incorporate a recruitment target of prior residents who moved away.

Mansfield University as an asset:

- Location for Business incubator
- Support the business community in other ways

Get information on who is working remotely and what infrastructure requirements/obstacles do they have related to communication services.

Create social and cultural resources for those being recruited – identifying what there is to do for a young professional in Tioga Co

Work with existing infrastructure assets promoting locating in Tioga County

- Airport
- Future I-99
- Natural gas energy resource
- Water resources.

Tioga County Comprehensive Plan Update
Public Meeting
September 22, 2017

The Public Meeting for the Tioga County Comprehensive Plan Update was held on Friday, September 22, 2017 at the Tokishi Building in Wellsboro, PA at 6:00 PM. A total of nine (9) people attended the Workshop and signed the attendance sheet (copy attached). The Tioga County Planning Commission hosted the Public Meeting and several members of the Commission were in attendance. Kerry Miller, the Tioga County Planning Director, welcomed the attendees and provided introductory remarks. Kerry also introduced Kimberlie Gridley, a recently hired Planning Specialist in the Tioga County Planning Department. Mark Lazzari and Jordan Treaster, planners with The EADS Group, attended and facilitated the proceedings.

Prior to the evenings Public Meeting, Kerry Miller and Kimberlie Gridley along with Mark Lazzari and Jordan Treaster reviewed the Existing Conditions and Goals, Actions and Recommendations and in particular the Future Land Use and Development/Conservation maps with the Tioga County Commissioners. The following are Plan revisions resulting from the review meeting with the Commissioners and from the Public Meeting. Also provided are other notable comments made during the meetings.

Draft Plan Revisions:

- Planning Checklist – The Tioga County Commissioners requested that the title of the Checklist be revised from County Plan Compliance to County Plan Consistency.
- Future Land Use – Input from the Tioga County Commissioners and from attendees at the Public Meeting indicated that a Village Preservation/Growth Area should be added around the village of Millerton (in the northeast corner of County). Kerry Miller requested that the Future Land Use and Development/Conservation maps be updated accordingly to reflect.
- Priority Goal – New Non-Motorized Land and Water Trail Projects and Activities – A representative of the Tioga County Trail Authority requested that the Trail Extensions and Links narrative on pg. 17 and the accompanying Map on pg. 18 be revised to include a Mid-State Trail link between parking area on Rt. 6 and Mansfield and also a trail link between Mansfield and Blossburg that generally follows the alignment of the proposed water line project in that area.

Other notable comments. No specific plan revisions were suggested to address.

- The Commissioners would like Kerry Miller to have a conversation with the implementing agencies/partners to review their respective plan recommendations.
- The Commissioners noted that existing local telecommunications providers (Pentel and Blue Ridge Communications) are ready and able to extend higher speed internet services to the Wellsboro area as soon as someone asks them to do so. The Commissioners were unable to define the level of high speed broad band service that could be provided.
- It was noted that Delmar Township is updating their SALDO (recommended in WCCD Plan) to be more consistent with current County SALDO.
- It was noted that Wellsboro was updating their Zoning Ordinance.

Tioga County Comprehensive Plan Update
Public Hearing
November 21, 2017

The Public Hearing for the Tioga County Comprehensive Plan Update was held on Tuesday, November 21, 2017 at the Tokishi Building in Wellsboro, PA at 6:30 PM. A total of fifteen (15) people attended the Workshop and signed the attendance sheet (copy attached). The Tioga County Planning Commission hosted the Public Hearing on behalf of the Tioga County Commissioners. Kerry Miller, the Tioga County Planning Director, welcomed the attendees and provided introductory remarks. Kimberlie Gridley, the Planning Specialist in the Tioga County Planning Department also attended. Mark Lazzari and Jordan Treaster, planners with The EADS Group, attended and facilitated the proceedings. The planners provided a recap of the planning process and provided a thorough review of the Public Participation approach, including the Community Workshops, Community Survey, Planning Commission meetings and the MPC required Public Meeting, 45-day Public Review period and Public Hearing. Ample time was spent on reviewing the Existing Conditions compendium and the Goals, Recommendations and Actions included with the Plan, including the Future Land Use and Development/Conservation maps. The final Plan completion and adoption steps were discussed. The remainder of the meeting was devoted to group and one-on-one discussion with attendees. The following highlights the notable comments made during the Hearing:

- The need for transparency in all facets of the Economic Task Force, Agricultural Task Force and others Task Forces developed out of the Plan was discussed. It was suggested that the names of the members, meeting schedules and summaries, etc. be made publicly available.
- Efforts to educate residents, municipal officials, agencies, etc. on Plan recommendations and actions should be part of the overall implementation process. It was suggested that these efforts be conducted by the Tioga County Planning Commission and Department staff.
- Concern was raised that the Plan would result in private property infringements, additional regulations and burden to tax payers. The response given was that the Culture of Stewardship, referenced in the Plan in regards to land use and agriculture activities, is also relevant to how the County Commissioners, Tioga County Planning Commission and Department staff ultimately implement the Plan and how they must be proper Stewards of the powers enabled to them by the MPC.
- Several economic development ideas were introduced including developing a light rail system and evaluating the potential for hydro-electric and solar farm energy development in the County. These ideas, and others, will be taken into consideration during implementation.
- The attendees agreed that the concepts of Freedom, Stewardship and Transparency should guide implementation of the Plan. There was agreement that following these concepts will ensure that the desired qualities of Tioga County remain for future generations.
- The County Commissioners will formally adopt the Plan at their scheduled December 2017 meeting.



Comprehensive Plan Update –
Public Hearing
November 21, 2017

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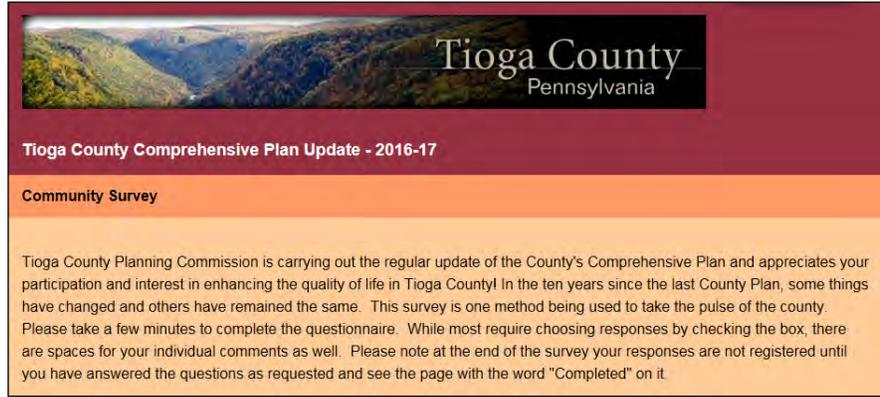
TIOGA COUNTY COMPREHENSIVE PLAN UPDATE

Community Survey Results Summary

The Survey

A questionnaire was prepared in coordination with the Tioga County Planning Commission as a means of eliciting input and perceptions of Tioga County residents during the planning process.

After discussion and review, a final questionnaire emerged that elicited feedback on the following:



- Subjective feelings and perceptions on what people like about the County;
- Subjective feelings and perceptions about the quality of life in Tioga County;
- Perceptions on major issues and problems facing the County;
- Perceptions on community facilities, services and utilities
- Perceptions on desired businesses, services and community facilities;
- Perceptions on growth and development; and
- Perceptions on developmental regulations
- Other comments regarding the County were accepted.

Provisions were made for the administration of the survey via *SurveyMonkey* and in hard copy format as well, particularly for those residents lacking internet access or computer skills. The link to the electronic version of the survey was provided on the Tioga County website and was distributed to key stakeholders and various other sources in the County by the Planning Commission. Hard copies of the survey were made available at the Community Workshops and at various municipal locations. The returned hard copy results were merged in with the on-line responses. Overall, a total of 130 responses were received. The following highlights the results of the Tioga County Community Survey.

Tioga County Comprehensive Plan Update - Community Survey
What do you like most about Tioga County?

Answer Choices	Responses	
Rural/Small town setting	83.85%	109
Good place to raise a family	51.54%	67
Outdoor recreation	43.85%	57
Natural resources	38.46%	50
Friendly people	31.54%	41
Visual Quality	29.23%	38
Local events/festivals/etc.	27.69%	36
Relatively low taxes	16.92%	22
Good quality school systems	15.38%	20
Public safety and security	14.62%	19
Civic pride of the people	13.85%	18
Health care availability	12.31%	16
Cleanliness	12.31%	16
Proximity of regional highways	11.54%	15
Cost of living	11.54%	15
Responsive local government	6.92%	9
Other (please specify)	3.85%	5
Public services available	2.31%	3
Indoor recreation	1.54%	2
Housing conditions	0.77%	1
Economic opportunities	0.77%	1

Answered 130

Tioga County Comprehensive Plan Update - Community Survey
Overall, what do you think are Tioga County's major problems?

Answer Choices	Responses	
Drug problem	70.77%	92
Loss of “good jobs”	62.31%	81
Retaining our young people	50.00%	65
Increasing crime	32.31%	42
Lack of shopping opportunities	29.23%	38
Drilling impacts	24.62%	32
Managing growth	22.31%	29
Property tax issues	20.00%	26
Truck traffic	16.15%	21
Environmental degradation	11.54%	15
Exterior property conditions	10.00%	13
Limited housing choice	10.00%	13
Water quality	10.00%	13
Public education system	9.23%	12
Conflicting/nuisance land uses	8.46%	11
Roads and bridges	8.46%	11
Local government inefficiencies	8.46%	11
Other (please specify)	8.46%	11
Code/Ordinance enforcement	7.69%	10
Public water systems	5.38%	7
Local law enforcement	4.62%	6
Sanitary sewer systems	2.31%	3
Fire protection	0.77%	1
Visual quality	0.00%	0
Answered		130

Tioga County Comprehensive Plan Update - Community Survey

Please identify up to 5 major issues and problems you feel area leaders should address in the near future.

Answer Choices	Responses	
Attraction of new businesses	58.46%	76
Preserving small town atmosphere	38.46%	50
Protection of environment	33.85%	44
Preservation of agriculture	30.00%	39
Vocational/job training	28.46%	37
Maintain safe water supply	25.38%	33
Encourage business expansions	25.38%	33
Well-planned development	24.62%	32
Increased manufacturing	24.62%	32
Advanced technology jobs	20.00%	26
Greater variety of stores	18.46%	24
Other (please specify)	16.92%	22
Improved public transit	14.62%	19
Affordable housing choices	13.08%	17
Municipal cooperation	10.77%	14
Fewer regulations	10.00%	13
New business parks/areas	10.00%	13
Improved outdoor recreation	10.00%	13
Greater emphasis on tourism	8.46%	11
Improved indoor recreation	8.46%	11
Improved local policing	6.92%	9
Visual quality standards/improvements	4.62%	6
Traffic congestion	3.85%	5
Gas industry diversification	3.85%	5
Improving regional highways	0.77%	1

Answered

130

Tioga County Comprehensive Plan Update - Community Survey
How do you feel about the following services/facilities in your community?
(if a service does not exist where you live please check "Not Applicable")

	Good		Fair		Poor		Not Applicable		Total
Fire Protection	75.78%	97	21.88%	28	1.56%	2	0.78%	1	128
Trash/Garbage Collection	69.53%	89	17.97%	23	4.69%	6	7.81%	10	128
Visual quality/aesthetics	62.20%	79	30.71%	39	6.30%	8	0.79%	1	127
Electric Service	59.06%	75	33.86%	43	6.30%	8	0.79%	1	127
Health Care/EMS	55.47%	71	32.81%	42	10.16%	13	1.56%	2	128
Trash Recycling	48.03%	61	26.77%	34	17.32%	22	7.87%	10	127
Police Protection	47.66%	61	33.59%	43	13.28%	17	5.47%	7	128
Public Education	45.31%	58	41.41%	53	9.38%	12	3.91%	5	128
Recreational Facilities	44.88%	57	41.73%	53	8.66%	11	4.72%	6	127
Telephone - land	44.09%	56	25.20%	32	13.39%	17	17.32%	22	127
Municipal Street Maintenance	40.00%	2	40.00%	2	20.00%	1	0.00%	0	5
Sanitary Sewer Service	38.28%	49	28.91%	37	9.38%	12	23.44%	30	128
Cable/Satellite TV service	37.30%	47	38.10%	48	15.87%	20	8.73%	11	126
Other Municipal Services	34.43%	42	39.34%	48	6.56%	8	19.67%	24	122
Telephone – cell	34.38%	44	35.16%	45	28.13%	36	2.34%	3	128
State highway maintenance	31.50%	40	54.33%	69	12.60%	16	1.57%	2	127
Public Water Service	31.01%	40	32.56%	42	7.75%	10	28.68%	37	129
Internet	29.46%	38	36.43%	47	32.56%	42	1.55%	2	129
Ordinance enforcement	29.37%	37	49.21%	62	16.67%	21	4.76%	6	126
Municipal Street/Road Maintenance	27.78%	35	46.83%	59	23.81%	30	1.59%	2	126
Land Use/Development Regulations	19.05%	24	57.94%	73	13.49%	17	9.52%	12	126
Public Transit	10.40%	13	36.00%	45	32.00%	40	21.60%	27	125

Tioga County Comprehensive Plan Update - Community Survey
Please identify the Borough or Township in which you live

Answer Choices	Responses	
Wellsboro Borough	18.46%	24
Delmar Township	12.31%	16
Sullivan Township	10.77%	14
Charleston Township	9.23%	12
Richmond Township	6.15%	8
Blossburg Borough	5.38%	7
Mansfield Borough	5.38%	7
Deerfield Township	3.85%	5
Elkland Borough	3.08%	4
Middlebury Township	2.31%	3
Shippen Township	2.31%	3
Tioga Borough	2.31%	3
Chatham Township	1.54%	2
Duncan Township	1.54%	2
Lawrence Township	1.54%	2
Liberty Township	1.54%	2
Osceola Township	1.54%	2
Union Township	1.54%	2
Other (please specify)	1.54%	2
Bloss Township	0.77%	1
Brookfield Township	0.77%	1
Clymer Township	0.77%	1
Covington Township	0.77%	1
Farmington Township	0.77%	1
Knoxville Borough	0.77%	1
Putnam Township	0.77%	1
Tioga Township	0.77%	1
Westfield Borough	0.77%	1
Westfield Township	0.77%	1
Elk Township	0.00%	0
Gaines Township	0.00%	0
Hamilton Township	0.00%	0
Jackson Township	0.00%	0
Lawrenceville Borough	0.00%	0
Liberty Borough	0.00%	0
Morris Township	0.00%	0
Nelson Township	0.00%	0
Roseville Borough	0.00%	0
Rutland Township	0.00%	0
Ward Township	0.00%	0

Tioga County Comprehensive Plan Update - Community Survey

How do you feel the County rates on each of the following “quality of life” issues?

	Strength		Weakness		Total
History and heritage	92.19%	118	7.81%	10	128
Visual/aesthetic quality of the area	89.84%	115	10.16%	13	128
Civic/Volunteer Organizations	86.29%	107	13.71%	17	124
Public Safety	83.46%	106	16.54%	21	127
Community pride	81.10%	103	18.90%	24	127
Highway system	80.95%	102	19.05%	24	126
Recreational opportunities	78.74%	100	21.26%	27	127
Availability of social services	76.23%	93	23.77%	29	122
Safe drinking water	72.66%	93	27.34%	35	128
Educational system (through High School)	70.87%	90	29.13%	37	127
Social/Cultural/Entertainment activities	66.67%	84	33.33%	42	126
Community leadership	62.70%	79	37.30%	47	126
Cost of living	62.40%	78	37.60%	47	125
Educational system (after High School)	48.41%	61	51.59%	65	126
Housing/property conditions	46.83%	59	53.17%	67	126
Availability of shopping choices	30.16%	38	69.84%	88	126
Employment opportunities	6.30%	8	93.70%	119	127

Tioga County Comprehensive Plan Update - Community Survey

Which one of the following best characterizes your view on growth and development?

Answer Choices	Responses	
I favor encouraging growth and development in and around areas that presently have adequate utilities and highway access.	50.77%	66
I favor encouraging development in those areas where development has not yet occurred even if it requires constructing, improving or extending utilities and highways.	32.31%	42
I feel the region has adequate development, therefore, I do not favor encouraging any new growth or development.	8.46%	11
Other (please specify)	8.46%	11
Answered		130

Tioga County Comprehensive Plan Update - Community Survey

Which one of the following best characterizes your view on development regulations in your community?

Answer Choices	Responses	
I believe that some county or regional developmental regulations are necessary to assure well-planned and orderly development across municipal boundaries and to avoid future problems and conflicts.	53.85%	70
I feel that the developmental regulations in my municipality are adequate to assure well-planned and orderly development and to avoid future problems and conflicts.	26.92%	35
I feel that my municipality needs to enact additional requirements to assure well-planned and orderly development and to avoid future problems and conflicts (Please specify below under "Other").	11.54%	15
I do not feel that any developmental regulations are necessary to guide future development, whether they are at the municipal, county or regional level.	7.69%	10
Other (please specify additional requirements required)	6.92%	9

Answered 130

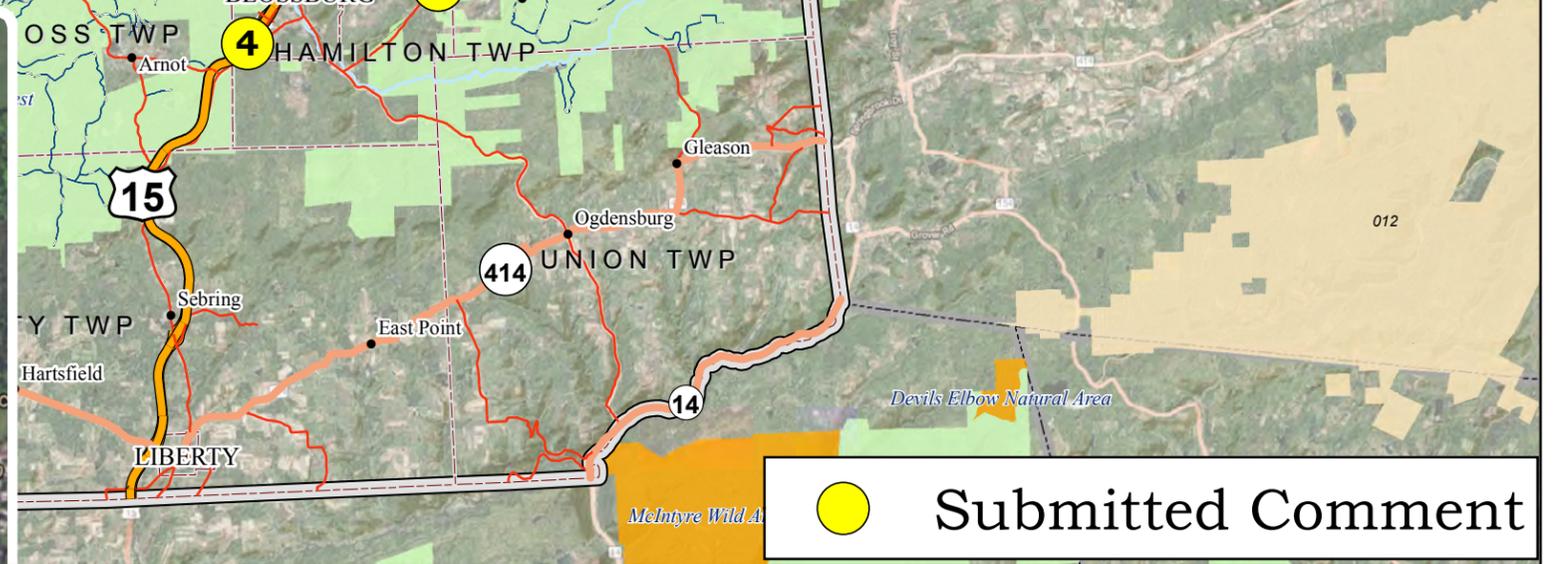
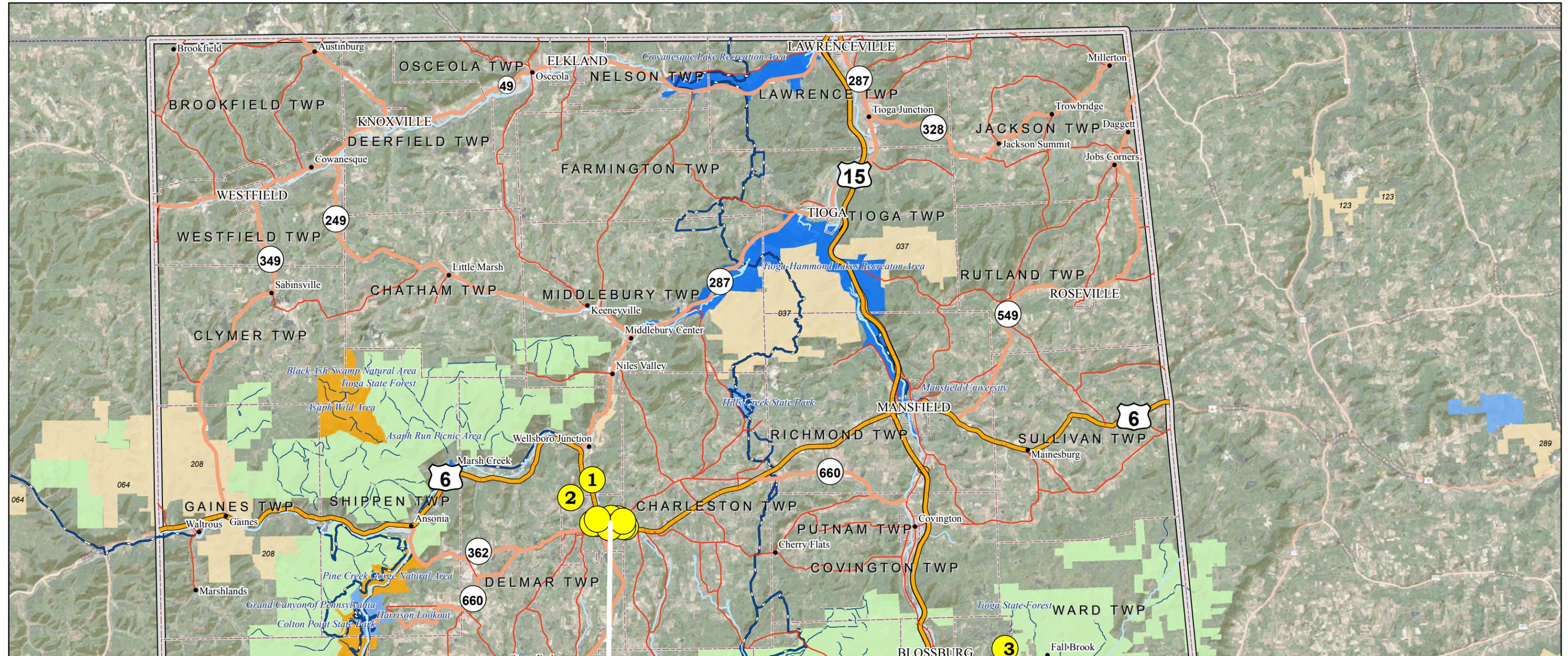
Tioga County Comprehensive Plan Update - Community Survey
Which of the following would you like to see more of in the County?

Answer Choices	Responses	
More vocational training	50.77%	66
More incentives for business expansions	45.38%	59
Family farms	35.38%	46
School district improvements	30.77%	40
Specialty retail stores	29.23%	38
Industrial development	27.69%	36
Greater inter-municipal cooperation	23.85%	31
Affordable housing	23.08%	30
Hiking/Biking trails	23.08%	30
Regional police protection	22.31%	29
Indoor recreation	18.46%	24
More dining establishments	16.92%	22
More festivals/events	16.15%	21
Outdoor recreation	15.38%	20
Entertainment facilities	13.85%	18
Specified truck routes	13.08%	17
More tourism	12.31%	16
Other (please specify)	9.23%	12
Traffic speed calming	7.69%	10
Well-planned residential subdivisions	5.38%	7
Higher-end rental housing	4.62%	6
Fast food restaurants	4.62%	6

Answered 130

TIOGA COUNTY COMPREHENSIVE PLAN UPDATE
On-Line Comment Mapping – Received Comments

No.	Type	Comment	Location
1	Transportation	Transmittal of Marsh Creek Greenway Poster	Delmar Township
2	Transportation	Widen & Pave Bodine St. Keep the 30 mph speed limit	Wellsboro Borough
3	Public Utilities	Sewer has been extended to Morris run from Blossburg as well as public water	Hamilton Township
4	Natural Resource / Land Use	Would like to put on the map a trailhead that starts in Blossburg and connects to the Sand Run Trail/Mid State Trail	Blossburg Borough
5	Other	The walk signal needs to be changed (Central Ave and Main St.) It's the only walk signal in town that walks with traffic. It needs to be changed to have traffic stop. During school this gets used a lot. I've seen people almost get hit because of this.	Wellsboro Borough
6	Other	Some business sites offer no access for handicapped individuals. There are a few in Wellsboro, but this one just put a nice porch on and still didn't make it accessible.	Wellsboro Borough
7	Other	Sidewalks are horrible on this street (Walnut St). I have seen handicap people using the roadway instead. In one area it drops off so bad that unless you're walking it's not usable. There are a few streets this way, but this one is the worse.	Wellsboro Borough
8	Other	This is Pennsylvania's Analysis of Fair Housing. I have included the Ex. Summary and the Conclusions. Would like to incorporate this as part of Housing Plan for Tioga County. Analysis of Impediments Conclusions and Rec.pdf	Wellsboro Borough
9	Transportation	Repair work on this street (Bryden St.). The park is used by many during the summer and the road is horrible. My vehicle bottomed out on one section of the road.	Wellsboro Borough
10	Other	A sidewalk from Charleston Road near Wellsboro Building to the Little League Fields. Many people walk there and this would help ensure their safety.	Wellsboro Borough
11	Other	I think that the county should look into a sidewalk that runs from Osram to the Charleston Fields. There are a lot of kids/parents that walk that road in spring, summer and fall. I think this is an awesome plan. The road really is dangerous.	Wellsboro Borough
12	Other	Handicapped parking at the Little League fields. It's very difficult for people with disabilities to park there as it is.	Charleston Township
13	Other	A sidewalk is needed from Plaza Lane to Weis. Many people of all ages walk along route 6 to the Dollar General, Weis, Human Services, laundry mat, etc. and since the route 6 road construction there is little room to walk. It's very dangerous.	Charleston Township
14	Community Services/Facilities	I feel that there needs to be a sidewalk from the Wellsboro Plaza all the way out to the Weiss market. I have seen wheel chairs, Special Needs people, as well as regular citizens, walking along the side of the road. WE CAN DO BETTER!	Charleston Township



 Submitted Comment