

**The Comprehensive Plan for
Lycoming County, PA
Phase II
*ADOPTED AUGUST 10, 2006***



The Lycoming County Comprehensive Plan is comprised of three documents:

Policy Document

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

Technical Background Studies

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

GIS Map Set

Resource Inventory Maps
Future Land Use Map
Future Transportation Map

COUNTY OF LYCOMING

RESOLUTION NO. 2006-17

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF LYCOMING IN THE COMMONWEALTH OF PENNSYLVANIA ADOPTING THE LYCOMING COUNTY COMPREHENSIVE PLAN PHASE II

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

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

WHEREAS, the Lycoming County Planning Commission oversees the preparation of the Lycoming County Comprehensive Plan; and

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

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

WHEREAS, the Lycoming County Planning Commission has conducted bi-monthly meetings to develop the Lycoming County Comprehensive Plan Phase II; and

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

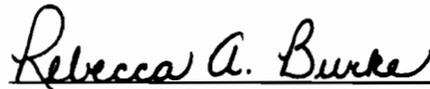
WHEREAS, the Comprehensive Plan addresses many critical issues facing Lycoming County, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources.

NOW, THEREFORE, BE IT RESOLVED THAT:

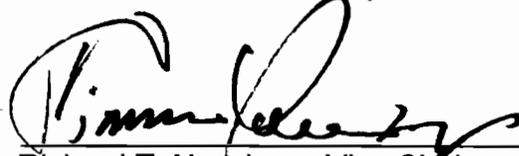
1. The Lycoming Board of Commissioners recognizes the Planning Commission of Lycoming County as the official planning agency for Lycoming County.
2. The Comprehensive Plan Phase II submitted by the County Planning Commission is hereby approved.

Adopted this 24th day of August, 2006.

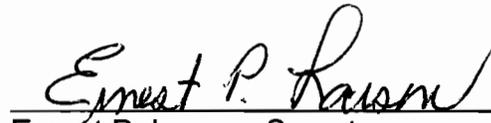
COUNTY OF LYCOMING



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Richard T. Nassberg, Vice Chairman



Ernest P. Larson, Secretary

ATTEST:



Andrew C. Follmer, Chief Clerk

The Comprehensive Plan for Lycoming County, PA

**Completed and Adopted By
The Lycoming County Board of Commissioners**

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Prepared by

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Comprehensive Plan

The Commissioners are pleased to adopt the Lycoming County Comprehensive Plan. The plan is a policy document that provides guidance to the County and Municipalities in several areas such as land use, transportation, housing, infrastructure, and community development. The plan is not a regulatory document and should not be used as such.

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

Lycoming County is a great place to live for the diversity of living environments it offers. The City of Williamsport is the urban hub -- the cultural center of activity -- for a wide range of residential neighborhoods. Small towns, such as Hughesville, Jersey Shore, and Muncy, are classic American towns, with Main Street mixed-use business districts, gridded street layouts, and walkable distances between residential neighborhoods, schools, and libraries. The County's villages are meeting places for rural residents and gateways to the rural landscape for County visitors; they host occasional restaurants, churches and social clubs. Finally, the vast, rolling landscape, covered in field and forest patterns provides solace for those who prefer to live as much in the natural environment as in the human community.

Lycoming County is a great place to work! The work force is robust, dedicated and diversely trained. Large industrial sectors are assisted by a broad network of supporting services. Smaller

businesses thrive on the closely-knit community that emphasizes local loyalty. Furthermore, with access to the I-80 and future I-99 corridors, businesses can deliver services to Wilkes-Barre/Scranton, State College, and Harrisburg within 2 hours, and Philadelphia, Pittsburgh and New York within 3.5 hours, while taking advantage of an outstanding quality of life for employees.

Lycoming County is a great place to learn – book sense, common sense, trade skills, leadership, and most of all values. From public schools to private schools, Lycoming County’s educational programs result in higher than average proficiency scores in math and reading subjects. The County’s vocational-technical programs prepare high school and adult students for immediate employment in various skills-based industries. There are three colleges located in Lycoming County. The Pennsylvania College of Technology, Lycoming College and the Newport School of Business are excellent institutions at which to continue education after high school. The Leadership Lycoming program educates and motivates future community leaders through real-life, hometown community enhancement and problem solving situations. But more than anything else, Lycoming County is a place to learn the values of community connection and resource stewardship.

Lycoming County is a great place to relax and to rejuvenate -- along the river, in the forest, on a trail or in the park. Leisure and recreation opportunities are only minutes away from anyone’s front door. For many, the sheer beauty of the natural landscape is refreshing, whether viewed on a walk around the block, from the kitchen window or through the windshield. For others, it’s the high-energy trail hiking and biking that reinvigorates. Still others find the social and athletic aspects of organized sports to be a means to connect with family and friends. While these opportunities are available to all County residents, they are also available to County visitors who wish to share in this environment.

Lycoming County is all of these things today. In 2004 Stakeholders from across the County have expressed that the quality of life is first and foremost their reason for choosing to live here, and an asset to be preserved for future generations. As residents, businesses, community leaders, landowners, policy makers and policy enforcers continue to make daily decisions, we must remember that each decision is a choice that affects the quality of life and the future of Lycoming County.



Comprehensive Plan

Role and Purpose of the Comprehensive Plan

Relationship between the Comprehensive Plan and Other Plans

Overview of the Planning Process

Relevance of *Back to Prosperity: A Competitive Agenda for Renewing Pennsylvania*

Role and Purpose of the Comprehensive Plan

The Comprehensive Plan is a general policy guide for the physical development of the Lycoming County community. It is not a regulatory document. The Pennsylvania Municipalities Code (MPC), Act 247 of 1968, as reenacted and amended, requires the Comprehensive Plan to consider many factors that influence a community such as location, character and timing of future development.

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

The Comprehensive Plan does:

- Focuses primarily on the rural areas of Lycoming County. The municipalities in the developed areas of the County are partners in one of six multi-municipal plans.
- Focuses on current trends and issues in Lycoming County and addresses these with innovative solutions.

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

...to plan for their physical development.

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

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

- Provides the best possible projection on future conditions based on current patterns and strategies to create a more desirable and sustainable future.
- Directs future change through a vision of community potential.
- Establishes the framework for consistency between future land use policies and land use regulatory measures.
- Assists Federal, State, County, and Township officials in their decision making processes.

The Comprehensive Plan does not:

- Affect regulations of individual properties.
- Determine land development, neither public nor private.
- Preclude future analysis or decision making.

Relationship of the Comprehensive Plan to Other Policy and Plans

County Policy and Functional Plans

The Lycoming County Comprehensive Plan gives policy guidance and direction to County projects, regulations and codes. The Plan makes policy recommendations as the overall context for future updates to the following functional plans and regulations in order to provide consistent planning among the various decision makers of the County community:

- Lycoming County Water Supply Plan
- Hazard Reduction/Mitigation Plans
- Susquehanna River Greenway Plan
- West Branch River Conservation Plan
- Pine Creek Watershed River Conservation Plan
- Lycoming County Parks, Recreation, Open Space and Greenway Plan
- WATS Long Range Transportation Plan
- Lycoming County Zoning Ordinance
- Lycoming County Subdivision and Land Development Ordinance
- Act 537 Sewage Facilities Plans (systems-based)
- Act 167 Stormwater Management Plans (watershed-based)

Local Municipal and Multi-Municipal Comprehensive Plans

The Lycoming County Comprehensive Plan aims to achieve its established goals and objectives in a manner that is consistent with that of local municipal comprehensive plans as required by the Pennsylvania MPC. The Plan has, in fact, been prepared concurrently with the preparation of six multi-municipal plans across Lycoming County and Union County. The Plan acknowledges and is consistent with the goals of the municipal partnerships, while making broad recommendations appropriate for the County and specific recommendations for the most rural municipalities (not included in the multi-municipal partnerships). Furthermore, the Plan is consistent with the comprehensive plans of the municipalities that have adopted their own comprehensive plans.

Regional Plans

The County Comprehensive Plan is not required by the MPC to be consistent with regional planning policy. It is in the best interest of the County community to be aware of regional planning efforts and to be consistent wherever possible. To this extent, representatives of regional planning efforts were informed of and invited to participate in the County comprehensive plan's development. Input from the following plan(s) has been considered during the planning process:

- Williamsport Area Transportation Study (WATS) Long Range Transportation Plan.
- West Branch Susquehanna River Conservation Plan.
- Pine Creek Watershed River Conservation Plan.

FAQ - Frequently Asked Questions*When was the first Lycoming County Comprehensive Plan prepared?*

Lycoming County's first Comprehensive Plan, Guidelines for the Future Growth of Lycoming County, was prepared in 1975.

Why is the Lycoming County Comprehensive Plan being updated?

An update to the 1977 Comprehensive Plan was prepared in 1994 and amended in 1997. Much of the information in this document remains relevant in 2006. However, with regard for increasing interest and funding for multi-municipal planning across the state of Pennsylvania, and the need to maintain

consistency with local planning efforts, the Lycoming County Planning Commission determined that an updated County Comprehensive Plan, prepared concurrently with local multi-municipal plans would achieve the greatest consistency possible. The updated County Comprehensive Plan also establishes designated growth areas on a countywide basis. This is the first time that growth areas have been established by definitive mapped delineations.

What specific issues does the Plan identify and address?

Through public meetings and stakeholder workshops, as well as discussion with the Lycoming County Planning Commission and the Department of Planning & Community Development, the following list of key issues across Lycoming County was developed. These issues were the foundation for the Countywide vision. The broad strategies and individual strategic actions outlined in the Plan will enable the County to advance its vision from policy on the books to quality of life results for the citizens of Lycoming County. The primary issues are:

- Loss of higher paying and manufacturing jobs.
- Exodus of younger, highly trained workers.
- Protection and utilization of natural resources through watershed planning, stormwater planning (Act 167 Plans), and County and municipal ordinances.
- Agriculture preservation.
- Integration of transportation and infrastructure planning, specifically sewer extension, with land use planning and controls.
- Downtown revitalization for the City of Williamsport and the County's older community centers, specifically streetscape improvements.
- Greenfields development and the underutilization of brownfield sites.
- Public participation in local government policy decisions.
- Intergovernmental cooperation for regional planning and community services.
- Sustainable quality of life.

How will the Plan be used?

The Plan will be used by County officials, citizen volunteers, land owners, and developers to compare proposed community changes to the Plan's vision and goals.

Who is in charge of making this Plan work?

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

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

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

Definition and Overview of the Planning Area

This Lycoming County Comprehensive Plan focuses on broad, County-wide issues and more specifically on the County's rural townships. The urbanized and urbanizing municipalities have



formed multi-municipal planning areas to address common issues. Their common concerns, in many cases, are common to the County as a whole, and are therefore addressed through both County and multi-municipal planning efforts to formalize a collaborative, regional approach. Lycoming County as a whole is a rural landscape with a developing network of urban communities along the Susquehanna River

corridor and tributary corridors. The mountainous majority of the County is forested and managed by public agencies and private landowners. Williamsport is the County seat and, along with the other municipalities of the Greater Williamsport Alliance Planning Area, comprises the urban hub of commercial, cultural, and institutional activity. Highways, including I-180, US 15, US 220, and numerous state routes traverse the County, in many instances paralleling the early travel corridors – the waterways.

beginning of this Province.

The southern portion of the County lies within the Appalachian Mountain Section of the Valley and Ridge Province. The sharp-crested ridges separated by long narrow valleys identify the Valley and Ridge Province. These ridge and valleys extend in an arc from southwest to northeast across the central part of the state. Approximately the southern third of Lycoming County, including the broad valley of the West Branch of the Susquehanna River is included within this Province. This southern region profits from rich soils in the fertile floodplains and throughout the valley landscapes.

Facts about Lycoming County

Location: Northcentral Pennsylvania, USA

Date of Establishment: 1795

Form of Government: Elected Board of Commissioners

County Seat: Williamsport

Size: 1246 square miles (796,387 acres)

Population (2000): 120,044 | 76,844 urban, 43,200 rural

Community / Economic Profile:

Major Employers (Top Ten):
 Susquehanna Regional Health Care Alliance
 Pennsylvania State Government
 Pennsylvania College of Technology
 Williamsport Area School District
 Spring Window Fashions LP
 Weis Markets Inc
 Shop Vac Corporation
 Brodart Co
 West Pharmaceutical Services Inc
 Avco Corporation

Natural Setting:

Major watersheds:
 Susquehanna River Basin
 Muncy Creek
 Lycoming Creek
 Loyalsock Creek
 Pine Creek
 Forest cover: 610,100 acres (77 percent)¹

¹ Economic Contribution of Forestry to Pennsylvania. Natural Resource Extension, Penn State, 2001.

These rural areas are sprinkled with small towns and villages, such as Antes Fort, Carsontown, Cogan Station, ElimSPORT, Glen Mawr, Hepburnville, Jersey Mills, Lairdsville, Oriole, Picture Rocks, Ralston, Salladasburg, Slate Run, Trout Run, Warrensville, and Waterville to name a few.

State forests, parks and game lands comprise vast acreages of Lycoming County. These public lands in conjunction with thousands of acres of private forest are critical to water supply, wildlife habitat and the forest resources industry.

Overview of the Planning Process

While Article III of the Pennsylvania Municipalities Planning Code (MPC)¹ establishes parameters for comprehensive planning, no particular method or process is specified. A logical four-phase process was used to update the County's 1994/1997 Comprehensive Plan as this 2006 Comprehensive Plan. This process enabled the County to answer four key questions that define this comprehensive plan:

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

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

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

- Clarifies and focuses on the key issues affecting Lycoming County.
- Enables community leaders to see problem solving and outcomes as synergistic and achievable.
- Engages the community to realize the issues and strengths of their community.
- Provides a basis for action.
- Creates County ownership of the vision.

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

Furthermore, this process was also used to prepare the six multi-municipal plans and ensured a high level of consistency throughout the planning process and in the final Comprehensive Plan policies and documents. The following diagram summarizes the planning process used to prepare the Lycoming County Comprehensive Plan and the six multi-municipal comprehensive plans.

Figure 2 The Planning Process

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

Phase V – How do we get started?

Identifying Implementation Opportunities

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

Phase IV – How do we get there?

Discerning the Strategic Actions

Developing the steps of action needed to catalyze desired change

Setting the Objectives

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

Establishing the Goals

Determining the desired outcomes for areas of planning emphasis

Phase III – Where do we want to be?

Creating the Vision

Characterizing a more desirable Lycoming County community

Phase II – Where are we going?

Validating Issues and Identifying Trends

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

Phase I – Where are we now?

Defining the Issues

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

The four plans that follow are the result of extensive discussion and strategy development with Planning Advisory Team, County stakeholders, County Planning Commission members and staff, and the public. Relationships among the topics were quickly recognized as these participants identified and discussed the issues the County faces. These relationships continued to be important as both outcomes and strategies were developed.

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

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

Relevance of *Back to Prosperity: A Competitive Agenda for Renewing Pennsylvania*

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

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

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

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

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

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

This report is relevant to Lycoming County, for the County parallels the state in many of these key trends.

1. Like Pennsylvania, the County's older communities have struggled with population declines.
2. Residents have been moving from Williamsport, South Williamsport, Duboistown, Jersey Shore, Muncy and Montgomery to new neighborhoods in adjacent or nearby townships.
3. Able to afford more property at lower tax rates, residents are developing larger properties than those they owned in the city, boroughs and older suburbs.

The County has been moving in a positive direction by not focusing exclusively on large manufacturing employers but rather giving attention to a more diverse industry mix. By nurturing partnerships with Lycoming College and the Pennsylvania College of Technology, new innovative business development opportunities should unfold.

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

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

...by requiring consistency between infrastructure and land use planning. Through the designation of growth areas and the prioritization of infrastructure improvements within these areas, this Comprehensive Plan implements this concept, and

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

Invest in a High Road Economy...

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

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

Promote Large-Scale Reinvestment in Older Communities...

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

...by applying more tax incentives to attract brownfield projects,

...by encouraging the rehabilitation of older buildings, specifically including home improvements, and

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

Prepare the ground for Reform...

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

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



Comprehensive Plan

Defining the Issues, Validating Issues, and Identifying Trends

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

Discerning the Strategic Actions

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

Defining the Issues, Validating Issues, and Identifying Trends

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

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

2. **Low Wages and Income** – can adversely impact on the stability of the younger worker population and generation of tax revenues to support community service needs.
3. **Lack of Employment Opportunities and Lower Paying Jobs** – This is a concern because employment is generally the key factor that dictates where younger workers will make their home. Low paying jobs force breadwinners to hold multiple jobs to sustain their families which deprive the family of parent time.
4. **Decrease in the Traditional Family** – which impacts on human service needs.
5. **Housing Stock and Diversity** – This is a concern due to the increasing elderly population needing affordable choices to go with a changing lifestyle. It is also important to younger families with limited budgets.
6. **Low Migration Rates** – were viewed as an important indicator of close-knit stable communities.
7. **Diverse Economy** – was viewed as a current strength and as a real need for the future of Lycoming County.
8. **Loss of Industries and Opportunities** – is a concern in terms of maintaining job opportunities for the younger workers.
9. **Good Access to Capital** – is viewed as a positive aspect of Lycoming County in terms of new business start-ups and existing business expansions.
10. **Good Labor Force** – was viewed as important to business development and expansion in Lycoming County.
11. **Tax Rates** – were noted as being a particular burden for business development as well as for low income and elderly families.
12. **Storefront vacancies** – can create a bad image for business development in boroughs and villages.
13. **Lack of retail diversity** – is a concern because it reduces employment opportunities, retail and service opportunities and choices that play a role in maintaining a stable community.

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

- The population trends of the Lycoming County Planning Area municipalities over the 1970 to 2000 Census periods are indicative of county and statewide trends where population shifted outward from the cities and boroughs into the suburban and rural townships. This is demonstrated by the fact that the growth rate for the Lycoming County's rural planning area exceeded the growth rate for the County as a whole. Only the US 15 South and US 220/Future I-99 planning areas grew faster; the US 15 South planning area's growth was due in large part to the development of the Allenwood Federal Correctional Center.
- Over the past 30 years, the County's rural planning area has grown its population by 50 percent; one in three residents represents a population gain since 1970. Again, only the US 15 South planning area had a higher rate of increase.
- The population growth rates for many of the planning area townships exceeded the growth rate enumerated for the county over the 1970 to 2000 period. Spatially, much of the growth in the planning area is occurring in the townships located just beyond the suburban fringe of greater Williamsport, namely Anthony, Eldred, Gamble, Limestone, and Penn Townships. Cogan House Township is included by way of improved highway access along US 15. Plunketts Creek Township and Salladasburg Borough have experienced recent population losses, though the total number of residents in each municipality remains above the 1970 Census count.

Table 1 Population Change, Lycoming County, 1970-2000

Population Change 1970-2000								
Municipality	Total Population				Population Change			
	1970	1980	1990	2000	1990-2000		1970-2000	
					#	%	#	%
Pennsylvania	11,800,766	11,863,895	11,881,643	12,281,054	399,411	3.40%	480,288	4.10%
Lycoming County	113,296	118,416	118,710	120,044	1,334	1.10%	6,748	6.00%
Greater Williamsport Alliance Planning Area	62,463	57,831	56,476	55,499	-977	-1.70%	-6,964	-11.10%
Lower Lycoming Creek Planning Area	19,077	21,484	21,946	21,965	19	0.10%	2,888	15.10%
Montoursville/Muncy Growth Corridor	8,285	8,745	8,599	8,495	-104	-1.20%	210	2.50%
Muncy Creek Planning Area	10,043	11,522	11,831	12,203	372	3.10%	2,160	21.50%
U.S. 15 South Planning Area	4,883	5,967	6,653	10,823	4,170	62.70%	5,940	121.60%
US 220/ Future I-99 Planning Area	9,632	9,451	9,158	9,771	613	6.70%	139	1.40%
Lycoming County - Rural Planning Area	14,902	20,109	21,331	22,359	1,028	4.80%	7,457	50.00%
Anthony Township	480	746	727	904	177	24.30%	424	88.30%
Bastress Township	441	483	513	574	61	11.90%	133	30.20%
Brown Township	119	78	102	111	9	8.80%	-8	-6.70%
Cascade Township	219	373	382	419	37	9.70%	200	91.30%
Cogan House Township	521	806	807	974	167	20.70%	453	86.90%
Cummings Township	321	365	334	355	21	6.30%	34	10.60%
Eldred Township	1,066	1,771	2,055	2,178	123	6.00%	1,112	104.30%
Franklin Township	645	819	914	915	1	0.10%	270	41.90%
Gamble Township	461	675	744	854	110	14.80%	393	85.20%
Jackson Township	352	447	421	414	-7	-1.70%	62	17.60%
Jordan Township	663	814	871	878	7	0.80%	215	32.40%
Limestone Township	1,168	1,839	1,893	2,136	243	12.80%	968	82.90%
McHenry Township	241	205	246	145	-101	-41.10%	-96	-39.80%
McIntyre Township	720	711	588	539	-49	-8.30%	-181	-25.10%
McNett Township	192	229	200	211	11	5.50%	19	9.90%
Mifflin Township	688	969	1,110	1,145	35	3.20%	457	66.40%
Mill Creek Township	265	400	477	572	95	19.90%	307	115.80%
Moreland Township	621	876	984	1,036	52	5.30%	415	66.80%
Nippenose Township	583	731	742	729	-13	-1.80%	146	25.00%
Penn Township	513	733	788	900	112	14.20%	387	75.40%
Pine Township	321	320	290	329	39	13.40%	8	2.50%
Plunketts Creek Township	692	727	905	771	-134	-14.80%	79	11.40%
Salladasburg Borough	239	294	301	260	-41	-13.60%	21	8.80%
Susquehanna Township	1,046	1,091	1,046	993	-53	-5.10%	-53	-5.10%
Upper Fairfield Township	1,174	1,736	1,774	1,854	80	4.50%	680	57.90%
Washington Township	860	1,332	1,552	1,613	61	3.90%	753	87.60%
Watson Township	291	539	565	550	-15	-2.70%	259	89.00%

Source: U.S. Census Bureau

Note: Strong growth was evident in the 1990-2000 decade and in the 30 year 1970-2000 period north and northwest of Williamsport.

Table 2 Resident Mobility, Lycoming County, 1995-2000

	Resident Mobility							
	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Pennsylvania	11,555,538	7,333,591	4,221,947	36.50%	59.50%	20.70%	15.80%	3.90%
Lycoming County	113,461	69,217	44,244	39.00%	66.80%	21.70%	9.60%	1.90%
Greater Williamsport Alliance Planning Area	52,437	28,550	23,887	45.60%	65.50%	22.70%	10.40%	1.50%
Lower Lycoming Creek Planning Area	20,888	13,520	7,368	35.30%	77.20%	11.70%	10.30%	0.70%
Montoursville/Muncy Growth Corridor	8,057	5,314	2,743	34.00%	79.00%	12.10%	8.60%	0.20%
Muncy Creek Area Planning Area	11,514	7,565	3,949	34.30%	70.10%	17.90%	10.80%	1.30%
U.S. 15 South Planning Area	11,981	5,930	6,051	50.50%	23.50%	54.70%	11.20%	10.60%
U.S. 220 / Future I-99 Planning Area	9,179	5,655	3,524	38.40%	69.40%	19.60%	8.80%	2.20%
Lycoming County - Rural Planning Area	21,120	15,431	5,689	26.90%	69.60%	20.80%	8.90%	0.60%
Anthony Township	858	595	263	30.70%	72.60%	13.30%	14.10%	0.00%
Bastress Township	541	425	116	21.40%	82.80%	5.20%	12.10%	0.00%
Brown Township	101	81	20	19.80%	20.00%	70.00%	10.00%	0.00%
Cascade Township	381	262	119	31.20%	82.40%	14.30%	3.40%	0.00%
Cogan House Township	965	718	247	25.60%	57.50%	24.30%	17.00%	1.20%
Cummings Township	359	256	103	28.70%	44.70%	31.10%	24.30%	0.00%
Eldred Township	2,119	1,543	576	27.20%	72.20%	17.20%	10.20%	0.30%
Franklin Township	859	583	276	32.10%	71.00%	26.40%	2.50%	0.00%
Gamble Township	822	614	208	25.30%	64.90%	16.80%	14.40%	3.80%
Jackson Township	351	277	74	21.10%	58.10%	28.40%	13.50%	0.00%
Jordan Township	829	625	204	24.60%	58.30%	34.30%	7.40%	0.00%
Limestone Township	1,973	1,427	546	27.70%	74.40%	19.40%	6.20%	0.00%
McHenry Township	111	72	39	35.10%	46.20%	35.90%	17.90%	0.00%
McIntyre Township	501	313	188	37.50%	71.30%	21.80%	5.90%	1.10%
McNett Township	195	126	69	35.40%	36.20%	55.10%	8.70%	0.00%
Mifflin Township	1,075	774	301	28.00%	82.40%	14.00%	3.70%	0.00%
Mill Creek Township	516	369	147	28.50%	82.30%	8.20%	7.50%	2.00%
Moreland Township	982	768	214	21.80%	70.10%	24.80%	2.80%	2.30%
Nippenose Township	690	517	173	25.10%	75.10%	17.30%	7.50%	0.00%
Penn Township	869	650	219	25.20%	74.90%	17.80%	6.40%	0.90%
Pine Township	333	200	133	39.90%	38.30%	51.90%	9.80%	0.00%
Plunketts Creek Township	730	508	222	30.40%	67.60%	22.10%	10.40%	0.00%
Salladasburg Borough	257	162	95	37.00%	66.30%	18.90%	4.20%	10.50%
Susquehanna Township	961	747	214	22.30%	89.70%	1.90%	8.40%	0.00%
Upper Fairfield Township	1,716	1,219	497	29.00%	82.10%	7.20%	10.70%	0.00%
Washington Township	1,491	1,190	301	20.20%	50.50%	39.50%	10.00%	0.00%
Watson Township	535	410	125	23.40%	48.80%	43.20%	8.00%	0.00%

Source: U.S. Census Bureau

- The rural planning area had the lowest mobility rate, or percentage of new residents from in-migration, of the County's planning areas. Low mobility rates are often indicative of close-knit communities, where residents reside for many years and develop strong ties to people and location.

- The majority of these new residents (69.6 percent) relocated from another Lycoming County community; another 20.8 percent relocated from elsewhere in Pennsylvania.
- Compared to the rest of Lycoming County, housing affordability is reasonably good in the Lycoming County Rural Planning Area. Residents in only two of the twenty-seven municipalities in this planning area are spending a greater percentage of their monthly household income on selected owner costs on average area (McNett Township, 34.0 percent, and Salladasburg Borough, 30.0 percent) when compared to all the residents across the County (29.9 percent). Bastress Township residents enjoy the distinction of spending only 20.1 percent of their monthly income on owner costs.
- Median home values in 2000 varied widely in this planning area. Eldred Township ranked highest in Lycoming County with a median home value of \$121,000. Housing would appear to be more affordable in McNett Township (\$60,500) when compared to other municipalities, but residents lost purchasing power when their median household income declined by 20.3 percent, explaining the greater percentage of their monthly income that is devoted to owner costs. Median home values in 2000 were \$86,200 in the county and \$97,000 in the state.
- Renters in this planning area generally devoted a lower percentage of their median household income to rent (14.2 percent), when compared to all the renters in the county (15.8 percent). Renters in Bastress and Brown townships paid out less than 10 percent of their monthly income for rent. An anomaly occurred in McHenry Township where renters devoted 34.0 percent of their income to gross rent. This is significantly greater than any other municipality in the county. On average, renters throughout the state dedicate 15.9 percent of their median monthly household income to gross rent costs.

Table 3 Housing Affordability, Lycoming County, 2000

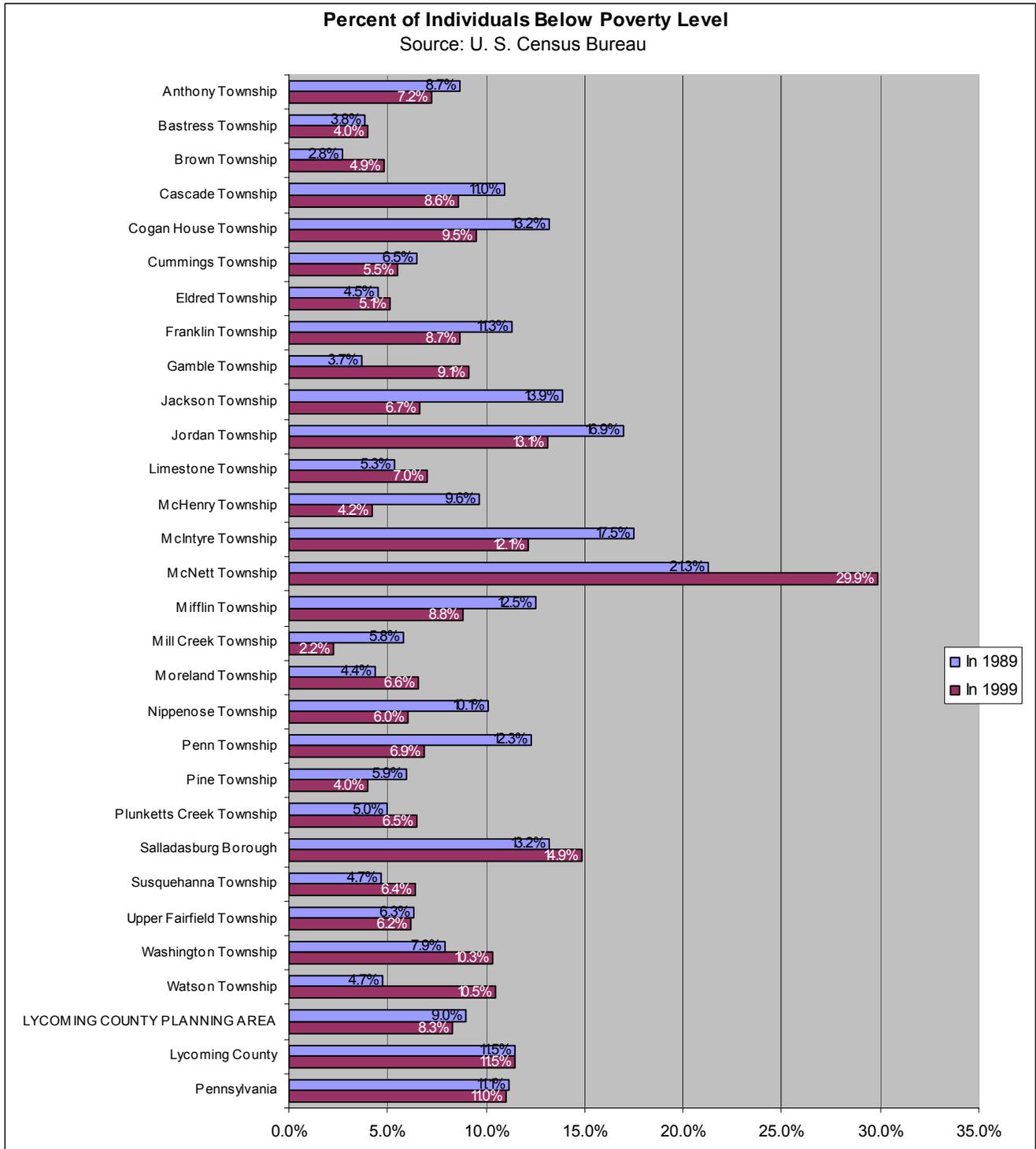
Housing Affordability							
Municipality	2000 Median Home Value	1999 Median Household Income	Median Monthly Household Income	Median Monthly Owner Costs, with a Mortgage	% of Owner Income	Median Monthly Gross Rent	% of Renter Income
Pennsylvania	\$97,000	\$40,106	\$3,342	\$1,010	30.20%	\$531	15.90%
Lycoming County	\$86,200	\$34,016	\$2,835	\$848	29.90%	\$449	15.80%
Greater Williamsport Alliance Planning Area	\$84,983	\$34,433	\$2,869	\$828	28.80%	\$476	16.60%
Lower Lycoming Creek Planning Area	\$90,740	\$38,039	\$3,170	\$857	27.00%	\$458	14.40%
Montoursville/ Muncy Growth Corridor	\$101,500	\$39,011	\$3,251	\$938	28.90%	\$485	14.90%
Muncy Creek Planning Area	\$84,450	\$34,716	\$2,893	\$864	29.80%	\$464	16.00%
U.S. 15 South Planning Area	\$83,450	\$37,439	\$3,120	\$837	26.80%	\$406	13.00%
U.S. 220 / Future I-99 Planning Area	\$81,450	\$33,836	\$2,820	\$823	29.20%	\$444	15.70%
Lycoming County - Rural Planning Area	\$87,881	\$38,790	\$3,232	\$815	25.20%	\$459	14.20%
Anthony Township	\$94,400	\$44,583	\$3,715	\$906	24.40%	\$625	16.80%
Bastress Township	\$103,400	\$50,125	\$4,177	\$840	20.10%	\$375	9.00%
Brown Township	\$87,500	\$41,250	\$3,438	\$917	26.70%	\$325	9.50%
Cascade Township	\$94,400	\$39,896	\$3,325	\$847	25.50%	\$475	14.30%
Cogan House Township	\$85,700	\$36,172	\$3,014	\$843	28.00%	\$446	14.80%
Cummings Township	\$87,700	\$38,594	\$3,216	\$810	25.20%	\$408	12.70%
Eldred Township	\$121,000	\$46,780	\$3,898	\$971	24.90%	\$550	14.10%
Franklin Township	\$75,200	\$37,500	\$3,125	\$710	22.70%	\$469	15.00%
Gamble Township	\$96,800	\$39,028	\$3,252	\$838	25.80%	\$381	11.70%
Jackson Township	\$80,800	\$40,568	\$3,381	\$794	23.50%	\$358	10.60%
Jordan Township	\$73,700	\$32,375	\$2,698	\$717	26.60%	\$482	17.90%
Limestone Township	\$95,500	\$41,375	\$3,448	\$842	24.40%	\$498	14.40%
McHenry Township	\$65,600	\$25,000	\$2,083	\$600	28.80%	\$708	34.00%
McIntyre Township	\$68,000	\$36,000	\$3,000	\$790	26.30%	\$425	14.20%
McNett Township	\$60,500	\$22,917	\$1,910	\$650	34.00%	\$317	16.60%
Mifflin Township	\$86,200	\$36,205	\$3,017	\$781	25.90%	\$518	17.20%
Mill Creek Township	\$110,300	\$50,139	\$4,178	\$953	22.80%	\$675	16.20%
Moreland Township	\$98,600	\$41,528	\$3,461	\$818	23.60%	\$350	10.10%
Nippenose Township	\$79,400	\$40,357	\$3,363	\$777	23.10%	\$421	12.50%
Penn Township	\$88,100	\$40,735	\$3,395	\$850	25.00%	\$475	14.00%
Pine Township	\$68,500	\$34,886	\$2,907	\$725	24.90%	\$381	13.10%
Plunketts Creek Township	\$86,800	\$40,481	\$3,373	\$861	25.50%	\$438	13.00%
Salladasburg Borough	\$80,600	\$30,000	\$2,500	\$750	30.00%	\$477	19.10%
Susquehanna Township	\$88,600	\$36,806	\$3,067	\$864	28.20%	\$480	15.60%
Upper Fairfield Township	\$106,600	\$42,031	\$3,503	\$943	26.90%	\$446	12.70%
Washington Township	\$91,700	\$41,739	\$3,478	\$807	23.20%	\$471	13.50%
Watson Township	\$97,200	\$40,250	\$3,354	\$804	24.00%	\$421	12.60%

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

- For the twenty-seven municipalities comprising the Lycoming County Rural Planning Area, the proportion of their population below the poverty level varies widely from only 2.2 percent in Mill Creek Township to 29.9 percent in McNett Township.

- When compared to the county and the state, several other municipalities in the rural planning area had a greater percentage of their population below the poverty level in 1999. Jordan Township (13.1 percent), McIntyre Township (12.1 percent), and Salladasburg Borough (14.9 percent) exceeded the county's rate of 11.5 percent and the state's rate of 11.0 percent.
- Gamble Township and Watson Township experienced substantial rises in the percentage of their population below the poverty level. Gamble Township's poverty level increased from 3.7 percent in 1989 to 9.1 percent in 1999. Watson Township's poverty level jumped from 4.7 percent in 1989 to 10.5 percent in 1999.
- Jackson, McHenry, Penn and McIntyre townships saw an improvement of over 5 percent in the proportion of their populations falling below the poverty level.

Figure 3 Percent of Individuals Below Poverty Level



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

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

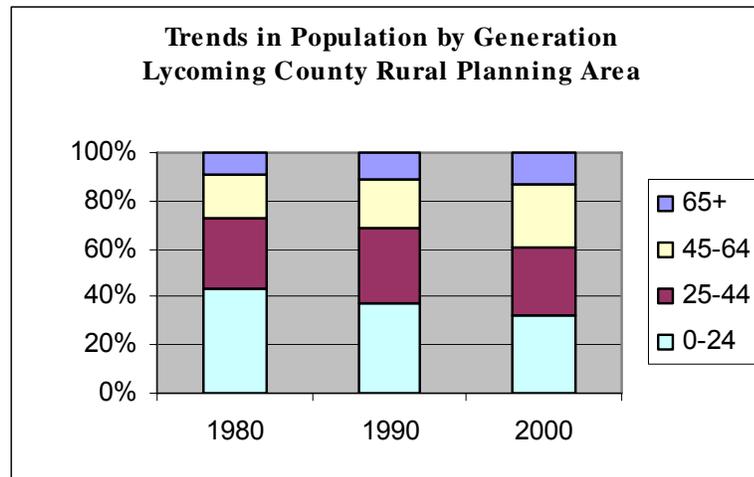
Various perspectives on the priority issues were contributed. In some cases, consensus on preferred future conditions and trends was reached quickly. In other instances, more extensive discussion or a broader, more flexible vision statement was needed for all participants to agree. From the preferred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

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

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

Issue: Since fewer younger individuals and families are making Lycoming County their home, our population is growing older. This may be due in part to declining income levels, relatively lower wage rates, and fewer employment opportunities.

Figure 4 Trends in Population by Generation, Lycoming County, 1980-2000



The Implications to Our Community

- As younger workers (25-55) leave the area, the median housing value will typically decline due to a decreasing demand for larger and higher priced housing. This can adversely impact tax revenues.
- As the median age of the community's population increases, tax revenues typically decrease. At the same time, demands for community services change based on the needs of its older residents.

Figure 5 County and Planning Area Wages versus State Median

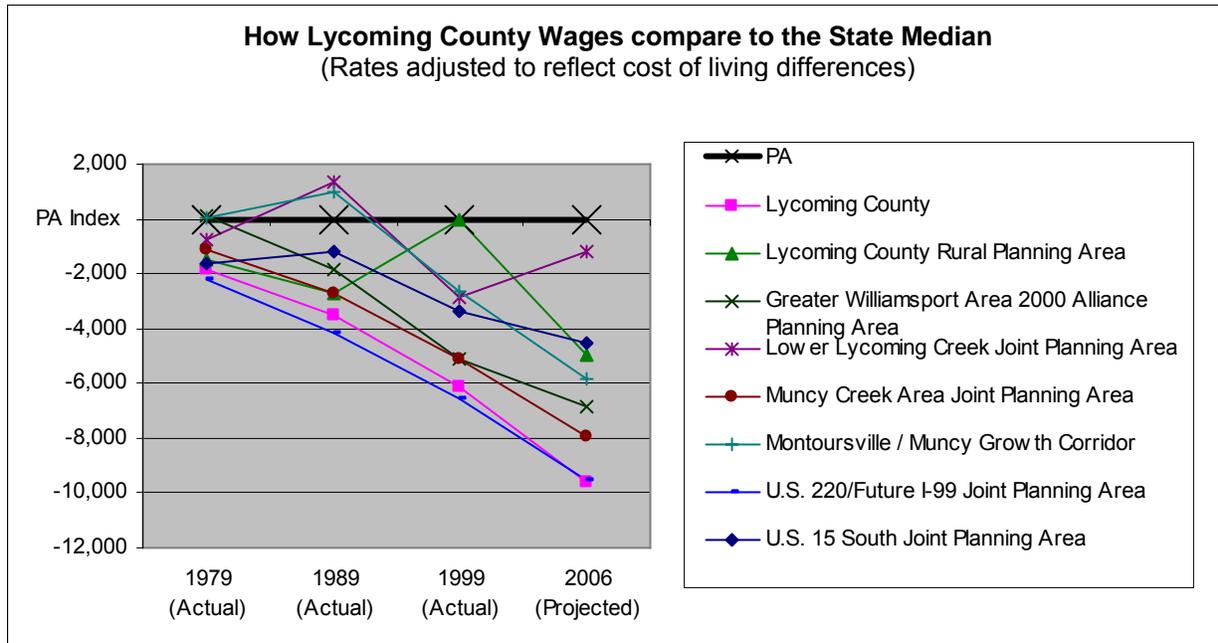
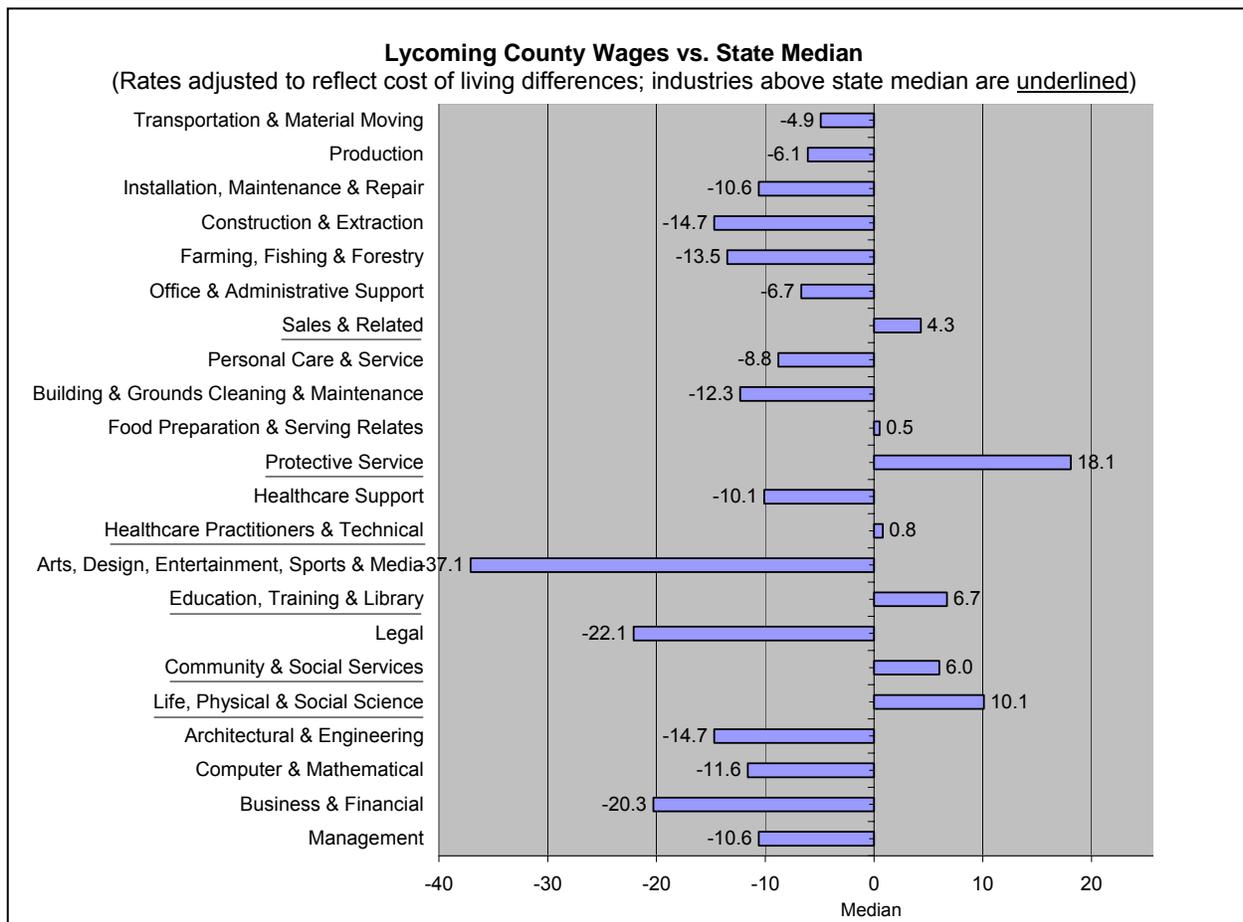


Figure 6 Lycoming County Wages versus State Median per Industry, 2000



Our Vision for the Future

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

County Goals

To maintain and enhance our quality of life

County Objectives

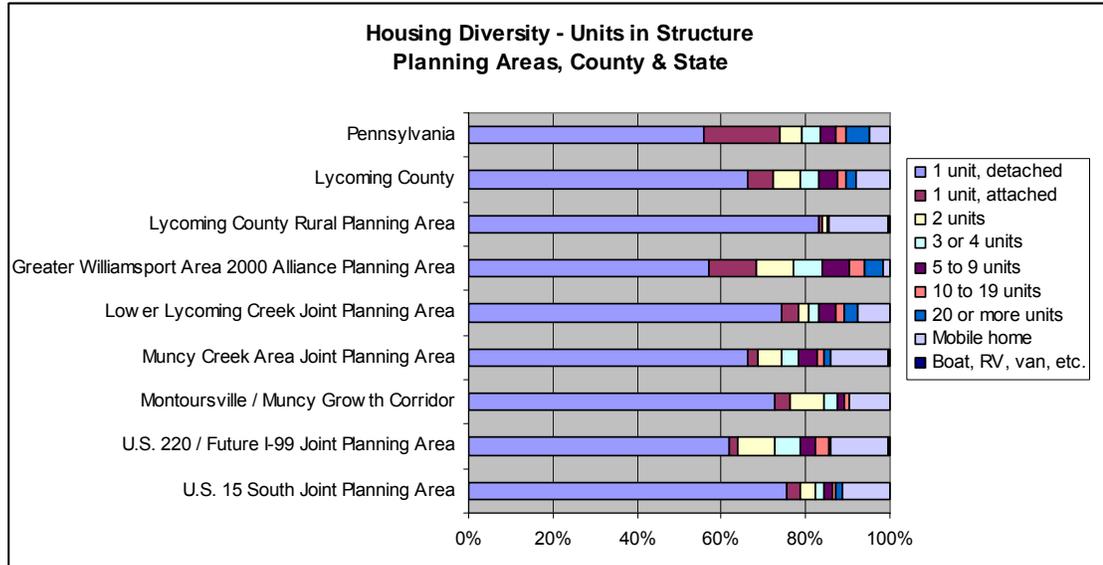
- Increase affordable housing options.
- Increase the interaction between all age groups / generations.
- Increase awareness about opportunities that impact the quality of life including recreation, social and cultural events, community services and facilities.
- Increase the number and quality of employment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



Ferrell Elementary School in Picture Rocks

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

Figure 7 Housing Diversity (units in structure), Lycoming County, 2000



The Implications to our Community

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

Figure 8 Housing Diversity (units in structure), Rural Planning Area of Lycoming County, 2000



Apartments in Jersey Shore



Multi-family housing in the Hughesville area



Single family home in the Montgomery area

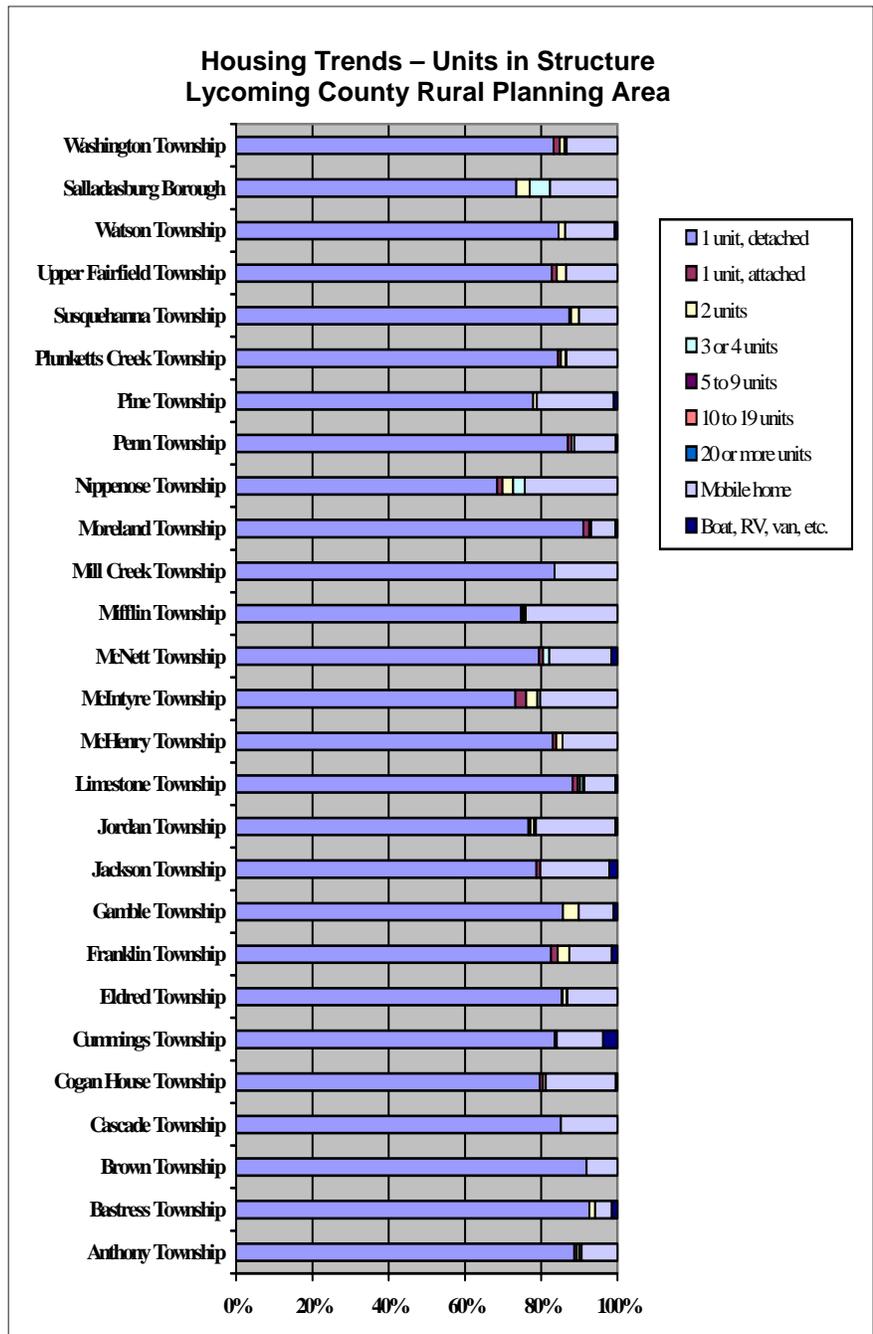


Figure 9 Household Types, 1990 and 2000

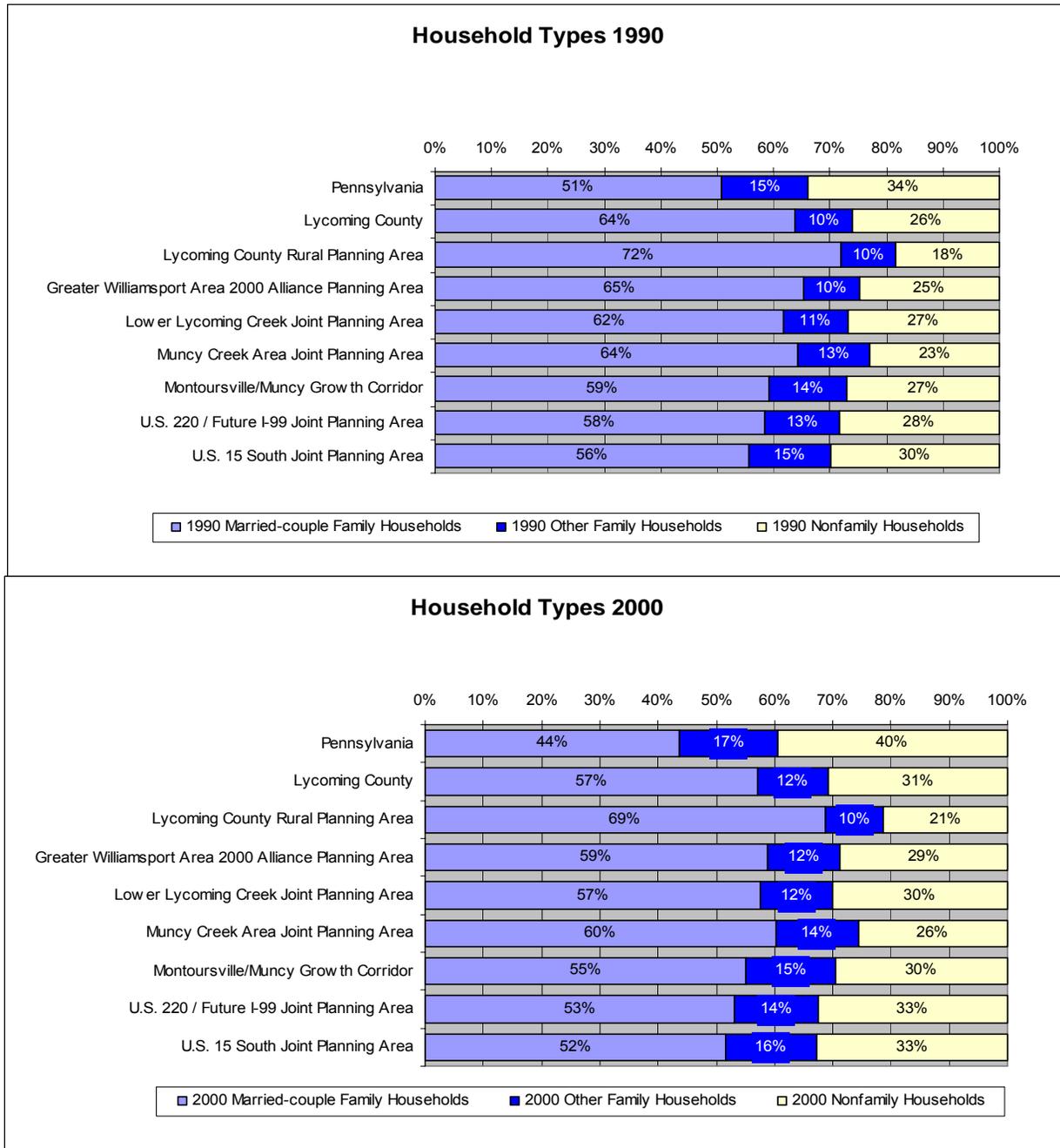
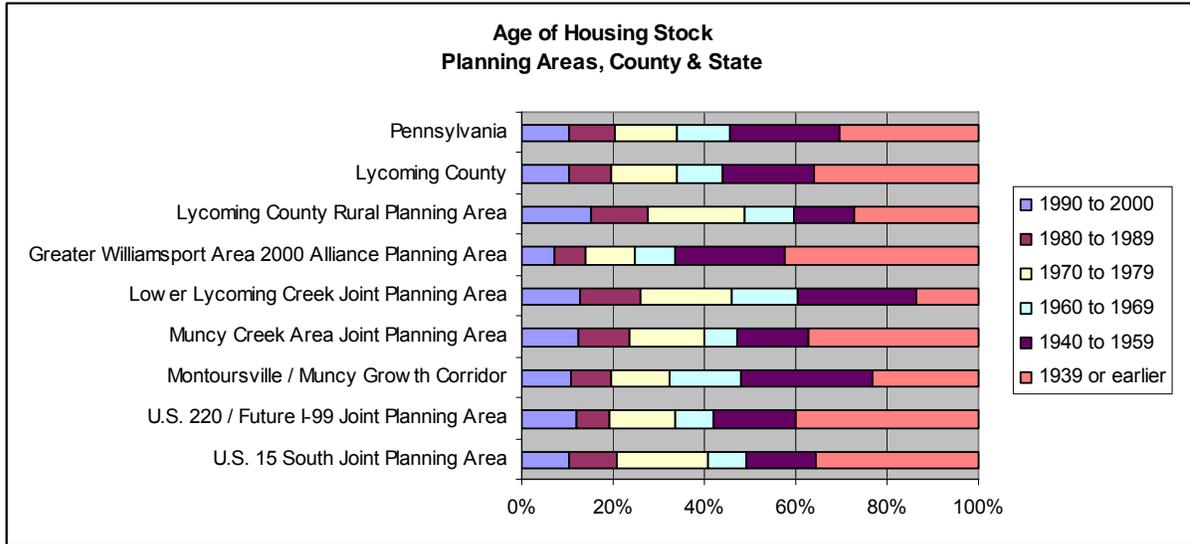


Figure 10 Age of Housing Stock, Lycoming County, 2000



Our Vision for the Future

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

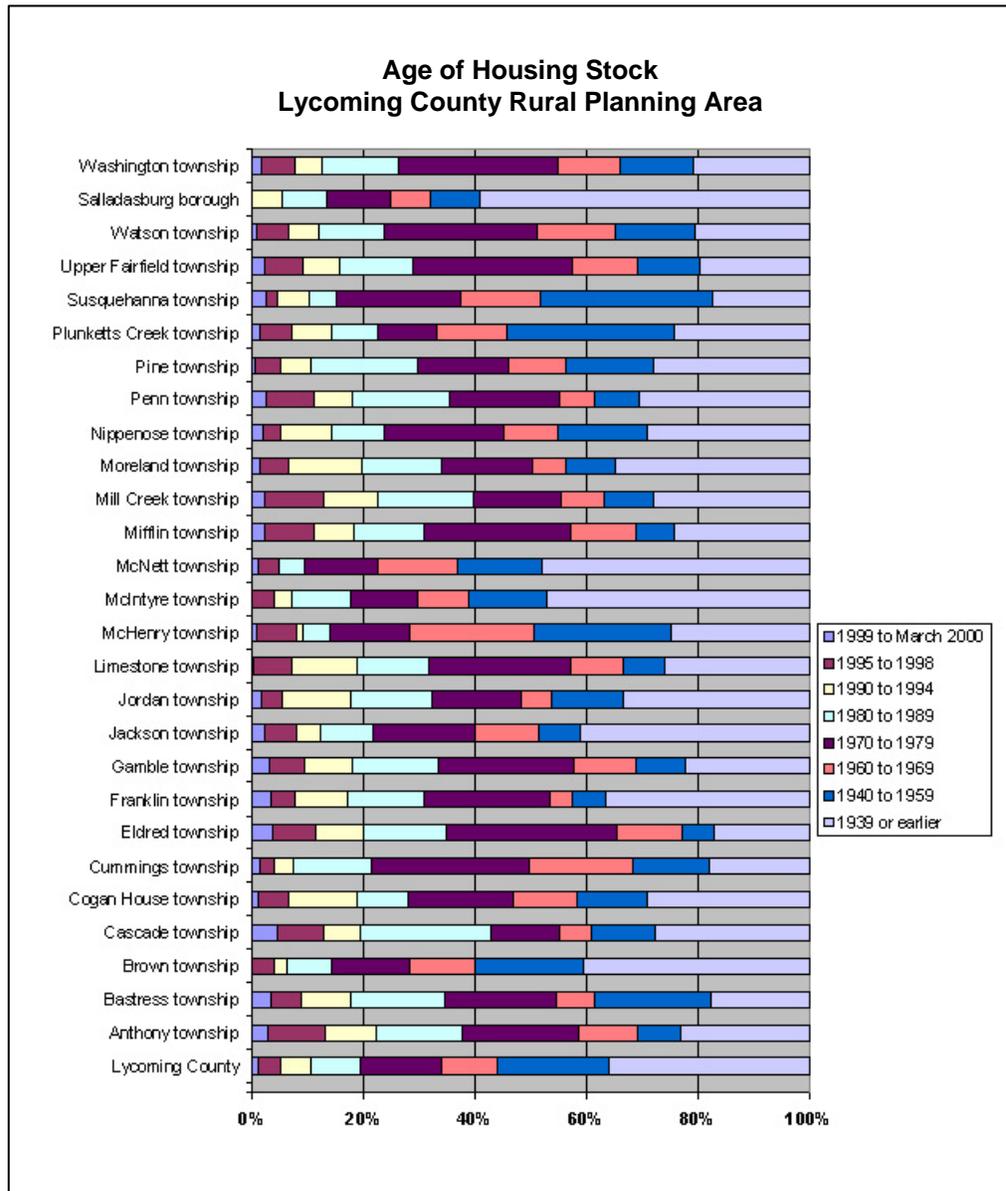
County Goals

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

County Objectives

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

Figure 11 Age of Housing Stock, Rural Planning Area of Lycoming County, 2000



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

Figure 12 Employment Change in Lycoming County, 1990-2000

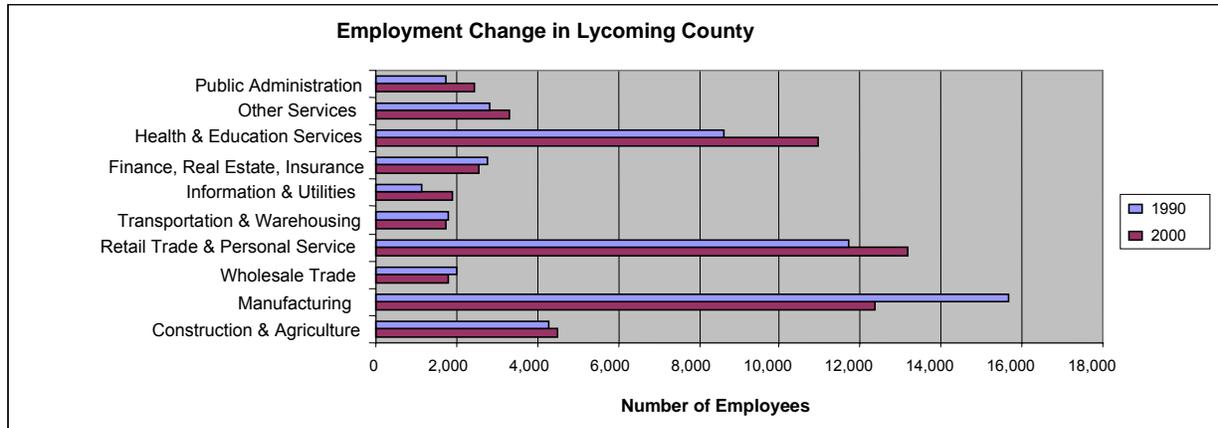
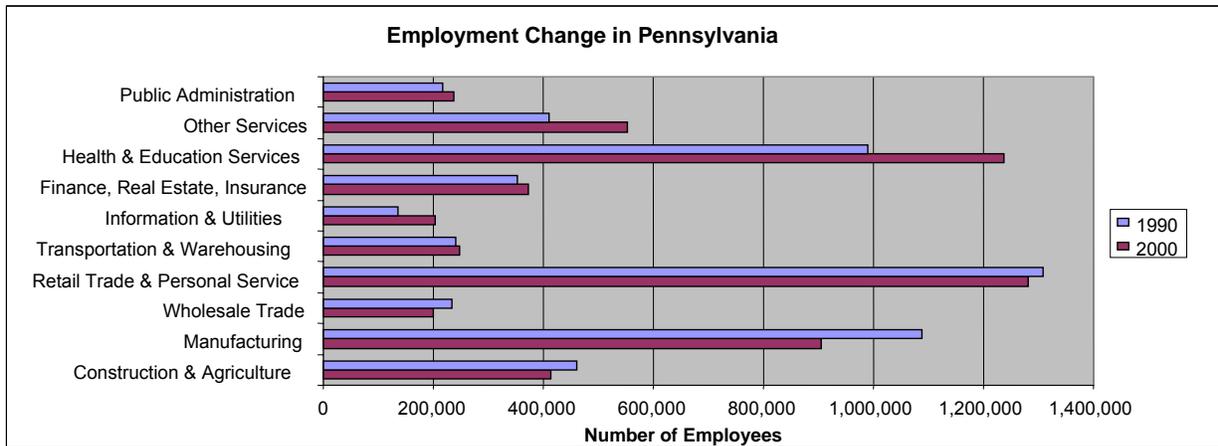


Figure 13 Employment Change in Pennsylvania, 1990-2000



The Implications to Our Community

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

Our Vision for the Future

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

County Goals

- To increase and diversify educational and training opportunities for the County workforce.
- To strengthen and diversify our economy.

County Objectives

- Increase local employment of Lycoming County graduates.
- Increase business start-ups and expansions.
- Increase employment of older residents.
- Increase dialogue between educational institutions and business community.
- Improve the tax environment in order to facilitate business creation.
- Increase program capacities to facilitate economic development initiatives.



Pennsylvania College of Technology



Lycoming College



Williamsport/Lycoming Chamber of Commerce



Target area for redevelopment

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

The Implications to our Community

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



Community Arts Center

Our Vision for the Future

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

County Goals

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

County Objectives

- Improve the sense of the City community and community pride.
- Improve the City's image as friendly, exciting, accessible.
- Promote and increase entertainment options (day, evening, and weekend).
- Increase partnership visibility.

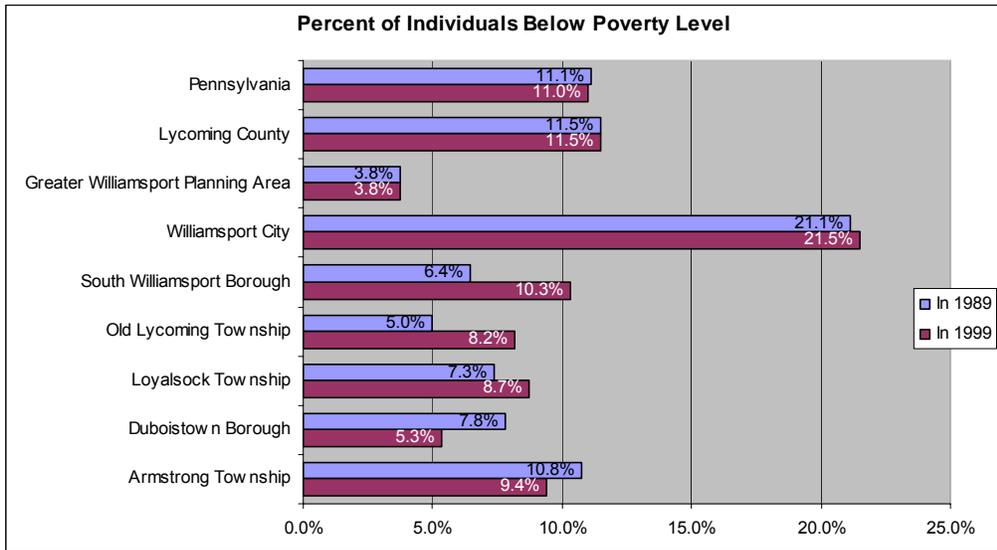
Table 4 Demographic Trends for the Greater Williamsport Alliance Planning Area

Population Change 1970-2000								
Municipality	Total Population				Population Change			
	1970	1980	1990	2000	1990-2000		1970-2000	
					#	%	#	%
Pennsylvania	11,800,766	11,863,895	11,881,643	12,281,054	399,411	3.40%	480,288	4.10%
Lycoming County	113,296	118,416	118,710	120,044	1,334	1.10%	6,748	6.00%
Greater Williamsport Alliance Planning Area	62,463	57,831	56,476	55,499	-977	-1.70%	-6,964	-11.10%
Armstrong Township	727	732	676	717	41	6.10%	-10	-1.40%
Duboistown Borough	1,468	1,218	1,201	1,280	79	6.60%	-188	-12.80%
Loyalsock Township	10,581	10,763	10,644	10,876	232	2.20%	295	2.80%
Old Lycoming Township	4,616	5,136	5,526	5,508	-18	-0.30%	892	19.30%
South Williamsport Borough	7,153	6,581	6,496	6,412	-84	-1.30%	-741	-10.40%
Williamsport City	37,918	33,401	31,933	30,706	-1,227	-3.80%	-7,212	-19.00%
Resident Mobility								
Municipality	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Greater Williamsport Alliance Planning Area	52,437	28,550	23,887	45.60%	65.50%	22.70%	10.40%	1.50%
Armstrong Township	687	503	184	26.80%	82.60%	6.00%	11.40%	0.00%
Duboistown Borough	1,220	840	380	31.10%	84.70%	13.70%	1.60%	0.00%
Loyalsock Township	10,335	6,306	4,029	39.00%	73.50%	14.30%	11.50%	0.80%
Old Lycoming Township	5,257	3,587	1,670	31.80%	81.60%	8.70%	9.20%	0.50%
South Williamsport Borough	6,091	3,575	2,516	41.30%	79.10%	13.80%	6.40%	0.70%
Williamsport City	28,847	13,739	15,108	52.40%	58.60%	28.30%	11.10%	1.90%
Housing Affordability								
Municipality	2000 Median Home Value	1999 Median Household Income	Median Monthly Household Income	Median Monthly Owner Costs, with a Mortgage	% of Owner Income	Median Monthly Gross Rent	% of Renter Income	
Pennsylvania	\$97,000	\$40,106	\$3,342	\$1,010	30.20%	\$531	15.90%	
Lycoming County	\$86,200	\$34,016	\$2,835	\$848	29.90%	\$449	15.80%	
Greater Williamsport Alliance Planning Area	\$84,983	\$34,433	\$2,869	\$828	28.80%	\$476	16.60%	
Armstrong Township	\$87,900	\$34,844	\$2,904	\$805	27.70%	\$456	15.70%	
Duboistown Borough	\$78,700	\$35,132	\$2,928	\$786	26.80%	\$493	16.80%	
Loyalsock Township	\$105,900	\$36,806	\$3,067	\$981	32.00%	\$538	17.50%	
Old Lycoming Township	\$94,300	\$39,852	\$3,321	\$861	25.90%	\$455	13.70%	
South Williamsport Borough	\$75,600	\$34,018	\$2,835	\$746	26.30%	\$488	17.20%	
Williamsport City	\$67,500	\$25,946	\$2,162	\$786	36.40%	\$424	19.60%	

lender allows for housing expenses. The U.S. Census "monthly owner costs" include the same housing expenses plus the costs o

Source: U.S. Census Bureau

Figure 14 Poverty Levels in the Greater Williamsport Alliance Planning Area



Population Projections, Forecasts, and Targets

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

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

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

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

Population projections of Lycoming County and its municipalities were prepared in 2003 by Bondata of Hummelstown. As shown in the following table, population increases are expected for the majority of the planning area municipalities. Based on recent trends, the greatest population increases are projected for Limestone, Anthony, and Cogan House Townships. The greatest percentage increases are projected for Anthony, Cogan House, and Mill Creek Townships. Notable population decreases are projected for McHenry, McIntyre, Plunketts Creek Township, Susquehanna Townships, as well as Salladasburg Borough.

Based on recent demographic trends, future population growth in the planning area will be largely dependent on net migration rather than upon natural increases. To this end, future migration rates will depend largely on future economic growth throughout the County.

Table 5 Population Projections

Municipality	Census Counts				Population Projections					
	1990	2000	1990-2000 Change		2010	2000-2010 Change		2020	2010-2020 Change	
	#	#	#	%	#	#	%	#	#	%
Lycoming County	118,779	120,444	1,542	1.40	121,397	1,542	1.28	122,859	1,590	1.31
Greater Williamsport Alliance Planning Area	56,510	55,499	-1,011	-1.79	54,416	-1,083	-1.95	53,107	-1,309	-2.40
Lower Lycoming Creek Planning Area	21,961	21,965	4	0.02	21,948	-17	-0.08	21,846	-101	-0.46
Montoursville-Muncy Planning Area	6,023	5,836	-187	-3.10	5,640	-196	-3.35	5,420	-220	-3.90
Muncy Creek Planning Area	11,838	12,203	365	3.08	12,567	364	2.98	12,895	327	2.60
US 15 South Planning Area	6,656	10,823	4,167	62.61	11,512	689	6.37	12,153	641	5.57
US 220/Future I-99 Planning Area	9,164	9,771	607	6.62	10,394	623	6.38	11,005	610	5.87
Rural Lycoming County	21,341	22,359	1,018	4.77	23,440	1,081	4.83	24,604	1,164	4.97
Anthony Township	727	904	177	24.35	1,094	190	21.07	1,297	203	18.54
Bastress Township	513	574	61	11.89	637	63	11.05	702	64	10.06
Brown Township	102	111	9	8.82	120	9	8.34	129	9	7.63
Cascade Township	382	419	37	9.69	457	38	9.11	495	38	8.33
Cogan House Township	807	974	167	20.69	1,152	178	18.28	1,339	187	16.24
Cummings Township	334	355	21	6.29	376	21	6.02	397	21	5.48
Eldred Township	2,056	2,178	122	5.93	2,302	124	5.69	2,421	119	5.17
Franklin Township	915	915	0	0.00	914	-1	-0.12	909	-5	-0.52
Gamble Township	744	854	110	14.78	969	115	13.51	1,088	118	12.21
Jackson Township	421	414	-7	-1.66	406	-8	-1.84	397	-9	-2.31
Jordan Township	872	878	6	0.69	883	5	0.58	885	2	0.19
Limestone Township	1,894	2,136	242	12.78	2,388	252	11.82	2,645	256	10.73
McHenry Township	246	145	-101	-41.06	52	-93	-64.13	50	-2	-3.80
McIntyre Township	588	539	-49	-8.33	489	-50	-9.22	438	-52	-10.57
McNett Township	200	211	11	5.50	222	11	5.28	233	11	4.78
Mifflin Township	1,111	1,145	34	3.06	1,179	34	2.94	1,208	30	2.53
Mill Creek Township	477	572	95	19.92	673	101	17.67	779	106	15.74
Moreland Township	985	1,036	51	5.18	1,088	52	4.97	1,136	49	4.49
Nippenose Township	742	729	-13	-1.75	715	-14	-1.93	698	-17	-2.40
Penn Township	788	900	112	14.21	1,017	117	13.03	1,137	120	11.80
Pine Township	290	329	39	13.45	370	41	12.39	411	42	11.23
Plunketts Creek Township	906	771	-135	-14.90	637	-134	-17.35	502	-135	-21.17
Salladasburg Borough	301	260	-41	-13.62	219	-41	-15.69	178	-41	-18.86
Susquehanna Township	1,047	993	-54	-5.16	937	-56	-5.60	877	-60	-6.39
Upper Fairfield Township	1,775	1,854	79	4.45	1,933	79	4.28	2,007	74	3.83
Washington Township	1,553	1,613	60	3.86	1,673	60	3.72	1,728	55	3.29
Watson Township	565	550	-15	-2.65	534	-16	-2.89	516	-18	-3.42

Source: Bondata

Population forecasts were prepared by the Lycoming County Planning Commission for the County Water Supply Plan Update (2003). These forecasts were developed based on 2000 population figures and the average decennial growth rate from 1950-2000. These forecasts suggest stronger growth across the rural planning area. For example, Eldred, Gamble, Limestone, Mifflin, Upper Fairfield, and Washington Townships are forecast for population increases of 250+ residents by 2020. Ten other municipalities could gain 100+ new residents. Only four municipalities are forecast to lose population: Brown, McHenry, McIntyre, and Pine Townships, though the losses may be nominal.

Table 6 Population Forecasts

Municipality	Average Growth Rate per Decade (1950-2000)	2000 Population	2010		2000-2010 change		2020		2010-2020 change	
			Forecast (1)	#	%	Forecast (2)	#	%		
Lycoming County	-	120,044	128,308	8,264	6.88	138,872	10,564	8.23		
Greater Williamsport Alliance Planning Area	-	55,499	54,992	-507	-0.91	54,786	-205	-0.37		
Lower Lycoming Creek Planning Area	-	21,965	24,583	2,618	11.92	27,669	3,086	12.55		
Montoursville-Muncy Planning Area	-	5,836	9,122	3,286	56.31	9,922	799	8.76		
Muncy Creek Planning Area	-	12,203	13,725	1,522	12.47	15,594	1,869	13.62		
US 15 South Planning Area	-	10,823	11,594	771	7.12	12,435	841	7.25		
US 220/Future I-99 Planning Area	-	9,771	10,501	730	7.47	11,416	915	8.71		
Rural Lycoming County	-	22,359	26,356	3,997	17.88	31,220	4,864	18.45		
Anthony Township	21.8%	904	1,101	197	21.76	1,340	239	21.76		
Bastress Township	21.7%	574	699	125	21.75	851	152	21.75		
Brown Township	-5.5%	111	105	-6	-5.49	99	-6	-5.49		
Cascade Township	25.0%	419	524	105	25.00	655	131	25.00		
Cogan House Township	11.9%	974	1,090	116	11.93	1,220	130	11.93		
Cummings Township	10.0%	355	391	36	10.00	430	39	10.00		
Eldred Township	25.0%	2,178	2,723	545	25.00	3,403	681	25.00		
Franklin Township	8.0%	915	988	73	8.02	1,068	79	8.02		
Gamble Township	25.0%	854	1,068	214	25.00	1,334	267	25.00		
Jackson Township	9.0%	414	451	37	8.95	491	40	8.95		
Jordan Township	10.6%	878	971	93	10.65	1,075	103	10.65		
Limestone Township	23.2%	2,136	2,632	496	23.24	3,244	612	23.24		
McHenry Township	-7.2%	145	135	-10	-7.22	125	-10	-7.22		
McIntyre Township	-3.4%	539	521	-18	-3.39	503	-18	-3.39		
McNett Township	-2.5%	211	206	-5	-2.49	201	-5	-2.49		
Mifflin Township	25.0%	1,145	1,431	286	25.00	1,789	358	25.00		
Mill Creek Township	25.0%	572	715	143	25.00	894	179	25.00		
Moreland Township	16.4%	1,036	1,205	169	16.35	1,402	197	16.35		
Nippenose Township	9.3%	729	797	68	9.34	871	74	9.34		
Penn Township	15.5%	900	1,040	140	15.50	1,201	161	15.50		
Pine Township	-0.4%	329	328	-1	-0.42	326	-1	-0.42		
Plunketts Creek Township	16.1%	771	895	124	16.11	1,039	144	16.11		
Salladasburg Borough	0.8%	260	262	2	0.80	264	2	0.80		
Susquehanna Township	14.9%	993	1,141	148	14.90	1,311	170	14.90		
Upper Fairfield Township	25.0%	1,854	2,318	464	25.00	2,897	579	25.00		
Washington Township	25.0%	1,613	2,016	403	25.00	2,520	504	25.00		
Watson Township	10.0%	550	605	55	10.00	666	61	10.00		

Source: Lycoming County Water Supply Plan; Union County Planning Department; Gannett Fleming

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

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

These forecasts were further refined as population targets by the Lycoming County Planning Commission. Development of these targets incorporated a growth percentage for public infrastructure availability (water, sewer, and transportation). According to these population targets, Lycoming County will continue to grow at a steady rate over the next 15 years. The majority of this growth will occur in the urban areas. The largest increase is expected in the Lower Lycoming Creek Planning Area, where population increases of more than 3500 residents could occur in both the 2000-

2010 and 2010-2020 decades. The second largest increase is anticipated for the Muncy Creek Planning Area – increases of more than 1800 and 2200 for the 2000-2010 and 2010-2020 decades, respectively. Population targets for the remaining urbanized planning areas indicate growth ranges of approximately 700 to 1000 new residents for the 2000-2010 and 2010-2020 decades.

The population targets for the Rural Planning Area suggest only a slight modification of the population forecasts, since very little of the rural planning area is served by transportation or utility infrastructure that would support more intensive growth. Decennial increases of 4,000-5,000 new residents, representing more than a third of the growth expected in the County, could occur. Townships adjacent to the urbanized municipalities (Eldred, Limestone, Mifflin, Upper Fairfield, and Washington) could experience growth increases of 300 to nearly 700 residents at growth rates of more than 20 percent. Other townships in the next tier (moving outward from the City) could expect growth rates around 10 percent, though numeric increases of less than 100 residents may have nominal community impacts. Very small population decreases are indicated for the townships at the County's northern most extents.

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

Table 7 Population Targets

Municipality	Development Factor	2000 Population	2010		2000-2010 change		2020		2010-2020 change	
			Target (1)	#	%	Target (2)	#	%		
Lycoming County	-	120,044	130,378	10,334	8.61	141,093	10,715	8.22		
Greater Williamsport Alliance Planning Area	-	55,499	56,192	693	1.25	55,997	-195	-0.35		
Lower Lycoming Creek Planning Area	-	21,965	25,203	3,238	14.74	28,356	3,152	12.51		
Montoursville-Muncy Planning Area	-	5,836	9,222	727	12.47	10,040	818	8.87		
Muncy Creek Planning Area	-	12,203	14,013	1,810	14.83	15,937	1,924	13.73		
US 15 South Planning Area	-	10,823	11,748	925	8.55	12,609	861	7.33		
US 220/Future I-99 Planning Area	-	9,771	10,656	885	9.06	11,585	929	8.72		
Rural Lycoming County	-	22,359	26,441	4,082	18.26	31,318	4,876	18.44		
Anthony Township	0%	904	1,101	197	21.76	1,340	239	21.76		
Bastress Township	0%	574	699	125	21.75	851	152	21.75		
Brown Township	1%	111	106	-5	-4.55	100	-6	-5.49		
Cascade Township	1%	419	529	110	26.25	661	132	25.00		
Cogan House Township	2%	974	1,112	138	14.17	1,245	133	11.93		
Cummings Township	0%	355	391	36	10.00	430	39	10.00		
Eldred Township	0%	2,178	2,723	545	25.00	3,403	681	25.00		
Franklin Township	0%	915	988	73	8.02	1,068	79	8.02		
Gamble Township	0%	854	1,068	214	25.00	1,334	267	25.00		
Jackson Township	1%	414	456	42	10.04	496	41	8.95		
Jordan Township	0%	878	971	93	10.65	1,075	103	10.65		
Limestone Township	0%	2,136	2,632	496	23.24	3,244	612	23.24		
McHenry Township	1%	145	136	-9	-6.30	126	-10	-7.22		
McIntyre Township	1%	539	526	-13	-2.42	508	-18	-3.39		
McNett Township	1%	211	208	-3	-1.51	203	-5	-2.49		
Mifflin Township	1%	1,145	1,446	301	26.25	1,807	361	25.00		
Mill Creek Township	1%	572	722	150	26.25	903	181	25.00		
Moreland Township	0%	1,036	1,205	169	16.35	1,402	197	16.35		
Nippenose Township	0%	729	797	68	9.34	871	74	9.34		
Penn Township	1%	900	1,050	150	16.66	1,213	163	15.50		
Pine Township	1%	329	331	2	0.58	330	-1	-0.42		
Plunketts Creek Township	1%	771	904	133	17.27	1,050	146	16.11		
Salladasburg Borough	0%	260	262	2	0.80	264	2	0.80		
Susquehanna Township	0%	993	1,141	148	14.90	1,311	170	14.90		
Upper Fairfield Township	0%	1,854	2,318	464	25.00	2,897	579	25.00		
Washington Township	0%	1,613	2,016	403	25.00	2,520	504	25.00		
Watson Township	0%	550	605	55	10.00	666	61	10.00		

Source: Lycoming County Water Supply Plan; Union County Planning Department; Gannett Fleming

(1) Based on Forecast 2010 Population x Development Factor

(2) Based on Forecast 2020 Population x Development Factor

Discerning the Strategic Actions

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

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

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

Strategy #1	
Review all applicable ordinances to make sure they are conducive to meeting the specific goals and objectives identified in the comprehensive plan.	
Methods, Tools, and References	
Planning Commission audits of codes for compatibility with goals and objectives while maximizing opportunities provided in the Municipalities Planning Code such as Traditional Neighborhood Development.	
Partners	
County, Townships, Boroughs, Chamber of Commerce, Industrial Properties Corporation (IPC), Planning and Community Development (PCD), the development community, and Our Towns 2010.	
Funding Sources	
DCED-Land Use Planning Technical Assistance Program, Shared Municipal Services	
Strategic Action	Notes
<p>1a. Make regulations conducive to reuse and rehab of older structures, i.e. ease restrictions on redevelopment. Promote the training of zoning, subdivision, and codes officials in adaptive reuse and rehabilitation techniques for older structures.</p>	<p>Older structures including abandoned industrial sites (“brownfields”) are underutilized. Educating officials about the importance of zoning for industrial land is important. Many municipal construction codes contain provisions that unwittingly discourage property rehabilitation and infill development because they evaluate projects against the same standards used for new construction. More flexible guidelines are needed to lower the cost of building renovation and to facilitate reinvestment in established neighborhoods.</p> <p>Review existing building and fire codes to identify barriers to downtown housing development. A substantial portion of the housing stock within the County’s city and nine boroughs was built prior to 1960. It would be cost prohibitive for developers to satisfy today’s code requirements when much of the housing stock was built over 40 years ago. To promote the redevelopment of underutilized downtown buildings (e.g. upper stories of downtown businesses, vacant buildings), a method exists for developers to seek variances or waivers from current building and fire codes, without sacrificing safety. However, this philosophy should be encouraged and promoted.</p>

Strategic Action	Notes
<p>1b. Employ good code enforcement to help keep property values where they should be.</p>	<p>This should include enforceable ordinances to address junkyards, junk on individual properties, abandoned vehicles, screening, tree planting and exterior building maintenance ordinances.</p>
<p>1c. Allow for and promote housing diversity.</p>	<p>The county should work with local municipalities to develop Traditional Neighborhood Development Guidelines in order to promote the development of ordinances that will facilitate a diversity of housing types and neighborhood designs.</p> <p>The single-family home is the predominant housing type in Lycoming County. However, apartments and townhouses, in particular, have become a popular housing option for many working professionals and retirees because they require less maintenance.</p> <p>Yet, density restrictions, impervious surface coverage, parking, and setback requirements often limit the type of housing that can be built within a given municipality. The County can assist municipalities by providing model regulations that support more inclusionary development.</p>
<p>1d. Examine regulations and policies to see if they are business/citizen friendly. The number of Special Exceptions and Conditional Uses should be reduced for areas within a designated growth area.</p>	<p>The County should work with the Chamber of Commerce to develop a simple code audit guideline to help municipalities assess where ordinance provisions may be adversely impacting business development.</p>
<p>1e. Evaluate existing regulations in downtown business districts to ensure that opportunities for large, medium, and small retail establishments can be provided.</p>	<p>Same as above.</p>

Strategic Action	Notes
1f. Evaluate existing zoning, subdivision & land development, and building codes to ensure they are conducive to the promotion of vibrant communities.	The county should develop a simple code audit guideline to help municipalities assess where ordinance provisions may be adversely impacting on initiatives to promote a vibrant community. This should include the development of suggested design guidelines that address the characteristics of individual neighborhoods and boroughs.
1g. Ensure that ordinances appropriately support any Neighborhood Preservation Programs that may exist or be established.	Same as above.
1h. Ensure that mixed-use zoning is provided in the downtown business districts.	Same as above.
1i. Meet with businesses to identify potential expansion or permitting issues.	The county should work with the Chamber of Commerce to develop code audit guidelines to help municipalities assess where ordinance provisions may adversely impact business development.
1j. Promote mixed-use development within core communities by providing density bonuses or special incentives such as tax abatement etc.	<p>Promote mixed-use development within core communities by providing density bonuses or special incentives (e.g. tax increment financing, tax abatement) to those developers that include housing within their development proposals. According to a discussion paper prepared for The Brookings Institution entitled “Ten Steps to a Living Downtown,” (1999) many cities provide similar incentives to commercial developers. Developers that opt out of the housing requirement may pay into a fund in lieu that is used to capitalize the municipality’ housing trust fund. By encouraging more commercial development, communities ease the tax burden on residential property owners, thereby making downtowns a more attractive place in which to live.</p> <p>(continued)</p>

Strategic Action	Notes
<p>1j. (continued)</p>	<p>“Ten Steps to A Living Downtown” was prepared by Jennifer Moulton, FAIA, for The Brookings Institution. The document is available on-line at www.brook.edu. <i>“This paper examines the opportunity that cities currently have to bring residents back to their downtowns and identifies ten steps that can be taken to create successful residential life in America’s central business districts.”</i></p> <p>The paper emphasizes that public policy can be used to create two threshold preconditions in a downtown that will catalyze the housing market. First, <i>“the physical environment must be of a character and quality that people will want to live there.”</i> Second, <i>“Downtown residences must offer an investment motive for home ownership.”</i></p> <p>The ten steps that are addressed in detail within the paper include the following:</p> <ol style="list-style-type: none"> 1. <i>Housing Must Be Downtown’s Political and Business Priority</i> 2. <i>Downtown Must Be Legible</i> 3. <i>Downtown Must Be Accessible</i> 4. <i>Downtown Must Have New and Improved Regional Amenities</i> 5. <i>Downtown Must Be Clean and Safe</i> 6. <i>Downtown Must Preserve and Reuse Old Buildings</i> 7. <i>Downtown Regulations Must be Streamlined and Support Residential Growth</i> 8. <i>City Resources Should Be Devoted to Housing</i> 9. <i>The Edge of Downtown Should Be Surrounded By Viable Neighborhoods</i> 10. <i>Downtown is Never “Done”</i>

Strategic Action	Notes
<p>1k. Promote the use of shared parking agreements for businesses that have different peak hours of operation, through subdivision and land development ordinances (SLDO).</p>	<p>Because parking often comes at a premium in downtown locations, and parking requirements often inhibit new development, local Subdivision/Land Development Ordinances (SLDO) should contain provisions for shared parking. Shared parking agreements reduce business costs, maintain downtown density, and promote more pedestrian activity outside the 8-5 business day.</p>
<p>1l. Develop fast-track review/development procedures for businesses locating in Growth Areas. Reduce the number of Special Exceptions and Conditional Uses for developments in designated growth areas.</p>	<p>To change perceptions about downtown business development, work with local zoning hearing boards and planning commissions to streamline review processes for projects in designated high-priority areas.</p> <p>The county should work with the Chamber of Commerce to develop a simple code audit guideline to help municipalities assess where ordinance provisions may be adversely impacting business development.</p>
<p>1m. Designate areas for heavy industry along existing rail lines.</p>	<p>Also see Chapter 3: Land Use and Resource Management.</p>

Strategy #2	
Implement a Central Business District Revitalization and Community Gateway Initiative to produce County wide and broader regional economic value.	
Methods, Tools, and References	
Partnership creation, community projects, implementation of Susquehanna River Conservation Plan and marketing the live, work and play benefits of Lycoming County, and the Market Street Land Use and Transportation Study.	
Partners	
County, City, Boroughs, Townships, Chamber of Commerce, Our Towns 2010, SHS, Pennsylvania College of Technology, Lycoming College, Greater Williamsport Community Arts Council, Community Artist Council, Community Arts Center, IPC, LCPC/PCD, Lycoming Housing Finance Inc. and Northcentral PA Conservancy.	
Funding Sources	
Federal Transportation Appropriations, Transportation Equity Act Reauthorization, Commonwealth Capital Budget, Transportation Enhancements Funding, DCNR Community Conservation Partnership Program	
Strategic Action	Notes
2a. Establish a partnership between the County, Our Towns 2010 and Chamber of Commerce to sustain and implement “Main Street”, Streetscape and Gateway Initiatives for the Central Business Districts.	The Downtown Revitalization and Gateway project initiative to be implemented. The City/SHS partnership will bring \$250 Million reinvestment into the City that will compliment the \$73 million Downtown Project by the City and County.
 <p style="text-align: center; margin-top: 5px;"><i>Streetscape Main Street Hughesville</i></p>	
2b. Identify partnership projects with Lycoming College, Pennsylvania College of Technology and Susquehanna Health System to develop community projects in the City and Boroughs.	These may include such initiatives as the Plastics Technology Business Incubator, student housing, and neighborhood redevelopment and revitalization, and Keystone Innovation Zone plus Medical Enterprise Zone.

Strategic Action	Notes
<p>2c. Improve pedestrian circulation through the completion of the streetscape enhancement project and the completion of the Susquehanna River Trail.</p>	<p>Public forums and surveys identified the importance of these initiatives in tying together the resources of the river and the City to facilitate economic development investments.</p>
<p>2d. Develop additional activities in our downtowns that will increase pedestrian activity during daytime, evening and weekend hours.</p>	<p>This may include a marketing initiative to promote the “live, work and play” concept. Also see Strategic Actions 2.g. and 2.i., below.</p>
<p>2e. Promote cultural events and establishments in the City and Boroughs as a package. This may include the development of a cultural district in the City.</p>	<p>Our Towns 2010 is currently working with the Chamber of Commerce to identify and promote museums and other cultural attractions in the City. It is anticipated that this process will be undertaken in other municipalities.</p>
<p>2f. Continue to support the development of Millionaire’s Row through the efforts of public and private entities.</p>	<p>Lycoming Neighborhood Development Corporation is actively involved with the development of Millionaire’s Row as a cultural and tourist attraction. Current events include the Victorian Christmas sponsored by Preservation Williamsport that features the houses along Millionaire’s Row.</p>
<div data-bbox="245 995 773 1348" data-label="Image"> </div> <p data-bbox="402 1352 618 1381" style="text-align: center;"><i>Millionaire’s Row</i></p>	
<p>2g. Promote initiatives that encourage downtown living.</p>	<p>As people fled urban areas, opting for the single-family home in the suburbs, many businesses have followed suit. Businesses will return to downtown when residents return to downtown. Such initiatives may include streetscapes with good lighting and pedestrian walkways to promote safety, outdoor seating for cafes adjacent to pedestrian corridors, and tax incentives, etc.</p>

Strategic Action	Notes
<p data-bbox="248 233 812 443">2h. Increase public awareness of the cultural and historical resources unique to the area by promoting implementation of the Lower West Branch Susquehanna River Conservation Plan.</p> <div data-bbox="302 487 719 1016" style="border: 1px solid black; padding: 10px; text-align: center;"> <p data-bbox="412 537 607 552"><small>The Pennsylvania Rivers Conservation Program</small></p> <p data-bbox="371 569 647 632">Lower West Branch Susquehanna River Conservation Plan DRAFT</p> <p data-bbox="483 653 537 667"><small>May, 2003</small></p>  <p data-bbox="418 905 602 961"><small>Prepared by: The Northcentral Pennsylvania Conservancy 333 East Third Street, 2nd Floor Williamsport, PA 17761 www.npcweb.net</small></p> </div> <p data-bbox="201 1022 792 1157"><i>The Lower West Branch Susquehanna River Conservation Plan can be used as a preliminary inventory and project / programming reference by municipalities in the river corridor.</i></p>	<p data-bbox="842 233 1409 663">Developed by the Northcentral Pennsylvania Conservancy in partnership and at the request of County Planning Commissions in Lycoming, Clinton, Union, and Northumberland, the River Conservation Plan outlines a series of management options to restore, enhance, and protect this river corridor. Many of the recommendations outlined in this study are designed to increase the public’s awareness of the cultural and historical attributes and natural resources unique to this area.</p>
<p data-bbox="248 1199 764 1304">2i. Facilitate the involvement of cultural development in the downtown redevelopment process.</p> <div data-bbox="201 1341 818 1751" style="border: 1px solid black;">  </div> <p data-bbox="269 1753 748 1818"><i>Pilato Mural in Progress in Downtown Williamsport</i></p>	<p data-bbox="842 1199 1414 1524">The Arts will play a prominent role in developing a cultural district with sufficient cultural resources to create a “critical mass” essential to successfully promoting more downtown investment. Our Towns 2010 has generated and will stimulate more reinvestment in downtown with the First Friday arts and crafts events and the Pilato Mural project.</p>

Strategy #3

Establish a County Partnership Forum that will meet on a regular basis to create strategic partnerships and coordinate the mutual initiatives among these partnerships to achieve economy of scale and program efficiencies.

During the stakeholder sessions held early in the planning process one of the most common remarks was that the stakeholder events were very worthwhile because they brought together *at one time* many organizations that work together periodically to share ideas and better understand the various organizations and partnerships. Many felt that such forums should continue in the future and would have very beneficial effects.

Methods, Tools, and References

Annual Stakeholders Forum, Existing County Economic Development Strategy renewal and updates, partnerships, and targeting priorities.

Partners

County, City, Boroughs, Townships, Chamber of Commerce, Industrial Properties Corporation, Greater Williamsport Alliance, Lycoming Neighborhood Development Corporation, Lycoming Housing Finance Inc., Williamsport Hospitality Group, the Williamsport / Lycoming Foundation, Business Roundtable, Little League World Series, Our Towns 2010, IPC, PCD, LCPC, the development community, and Northcentral PA Conservancy/Lumber Heritage Region.

Funding Sources

DCED Shared Municipal Services

Strategic Action

Notes

3a. Continue to Support the Management Agreement between the County of Lycoming, the Industrial Properties Corporation, the City of Williamsport, the Lycoming Housing Authority, First Community Foundation, and the Williamsport Parking Authority.

The Lead Partners have discussed the need to develop market rate housing. However, there has been no formal sub-committee to conduct a housing marketing study for downtown Williamsport. This should be an action item as other components of the CBD Revitalization Study are developed.

3b. Continue to promote and enhance existing public-private partnerships through the Williamsport/Lycoming Chamber of Commerce, the Greater Williamsport Alliance and Our Towns 2010 plus the Council of Governments organizations.

Existing partnerships should be utilized to the fullest extent to reinforce their value and capacity to affect positive change in the region.

Strategic Action	Notes
<p>3c. Continue to support the Lycoming County Visitor Bureau’s promotion of the City’s historical, cultural and tourism amenities through local and regional business partnerships and publications.</p>	<p>This would include ads and articles for trade and tourism publications to draw attention to historic and cultural attractions.</p>
<p>3d. Continue to support the efforts of Lycoming Neighborhood Development Corporation (LNDC), City Department of Community and Economic Development, and Lycoming Housing Authority and Lycoming Housing Finance, Inc. to develop and rehabilitate housing in the City.</p>	<p>These entities should continue to work together to pool financial and personnel resources in the revitalization of neighborhoods.</p>
<p>3e. Establish committee to develop market rate housing in the City.</p>	<p>This committee will need to include the development and real estate community in order to garner support for such an approach.</p>
<p>3f. Target the redevelopment of vacant, “brownfield” properties through partnerships with private developers, federal, state, local and city resources.</p>	<p>Because the County’s affordable housing program is a powerful economic development tool that is transforming brownfields into productive properties, it should be continued indefinitely. In 2001, Lycoming County established a countywide affordable housing program.</p> <p>As authorized by the Optional County Affordable Housing Funds Act (Act 137 of 1992), the County deposits recording fees for deeds and mortgages in the general fund. To date, these special set-aside funds have been matched (at a 1:4 ratio) with State “Brownfields for Housing” monies to support affordable housing initiatives in previously developed areas.</p>
<p>3g. Evaluate local incentives for economic and community development to determine opportunities to leverage federal, state, and private funding resources.</p>	<p>By pooling local incentives and funding resources, there is a greater opportunity to secure Federal, State, and private funding to support community development projects.</p>

Strategic Action	Notes
<p>3h. Focus business development efforts on small, start up businesses that are currently located or could be developed in the County. Support efforts of the Pennsylvania Business Roundtable, The Business Climate Coalition and the PA Economy League to institute State fiscal reforms that deliver a more competitive tax structure to Pennsylvania. In 1999, the Pennsylvania Economy League compared Pennsylvania’s major business taxes to determine how it measured up against competitor states. This study was last updated in 2001.</p>	<p>The Chamber has several committees that address business development issues in the County.</p> <p>In addition to advocating for initiatives that will improve the region’s business climate, the organization in coordination with Career Link can help to increase awareness of job opportunities available to <i>local</i> college graduates. Because many of today’s students are being prepared for careers in high-tech and emerging industries, they represent tremendous human capital that can strengthen the workforce and diversify the economy. A business recruitment alliance could help to reverse this ‘brain drain,’ by promoting <i>local</i> job opportunities through on-campus recruiting, career fairs, and alumni networks. Membership in the forum would be comprised of companies that have a presence in Lycoming County</p> <p>Although the General Assembly did institute changes throughout the early 1990’s to reduce the state’s business tax liability, Pennsylvania still maintains the 3rd highest Corporate Net Income tax (9.99 percent) in the nation. It is also among a handful of states that levies a distinct tax on corporate worth, known as the Capital Stock/Franchise Tax (CS/F). Although the CS/F tax is scheduled for full elimination by 2009, other changes could be implemented in the more immediate future to reduce business tax liability. Lycoming County can promote a more positive business climate by lobbying for changes to the Commonwealth’s Tax Code.</p>

Strategic Action	Notes
<p>3i. Develop a “Live in Lycoming” campaign that promotes the County’s “town and country” lifestyle to working young professionals.</p>	<p>Sponsored primarily by local real estate agencies, this campaign could utilize the Internet and radio ads to promote the unique qualities of the Lycoming lifestyle. The web site should feature available properties and provide links to participating organizations. (This campaign builds upon the success of the Live Baltimore project (www.livebaltimore.com), funded in part by the Abel Foundation.)</p> <p>Other potential program sponsors might include the Business Roundtable, the Williamsport Hospitality Group, the Williamsport/Lycoming Foundation, Lycoming Neighborhood Development Corporation (LNDC), Our Towns 2010 and Williamsport/Lycoming Chamber of Commerce.</p>
<p>3j. Support efforts of the Pennsylvania Business Roundtable and the Business Climate Coalition to institute state fiscal reforms that deliver a more competitive tax structure to Pennsylvania.</p>	<p>Government Officials and Businesses represented by the Chamber of Commerce need to act as “one voice” advocating a more competitive tax structure statewide.</p>
<p>3k. Continue and where possible expand utilization of the Little League World Series and other conference events as a means to promote historical, cultural and tourism attractions to the City and the surrounding area.</p>	<p>The Little League World Series, other sports and conferences represent opportunities for the County and City to showcase local attractions and highlight the quality of life this area affords those visiting or businesses looking to expand or locate in Lycoming County.</p>
<p>3l. Support the Keystone Innovation Zone (KIZ) that has been established and work towards its expansion. (<i>Also see item 6.a</i>)</p>	<p>To be considered eligible for State designation, municipalities must establish a Partnership organization comprised of private business, commercial lending institutions, venture capital networks, and institutions of higher education, et al. Because the Partnership has a specific objective – to seek designation for the KIZ – it could support purposeful interaction between these organizations.</p> <p>(continued)</p>

Strategic Action	Notes
3l. (continued)	The IMC, Chamber of Commerce, Lycoming College and Penn College should continue to lead this effort.
3m. Publicize the existence of partnerships to increase awareness of their value in making for a better community.	The County and Chamber should work together to produce an educational piece that highlights existing partnerships and clearly defines the importance of such partnerships to this community.
3n. Establish a virtual internet Community Resource Center as a clearing-house for community information.	<p>The County and the Chambers should enhance efforts that provide all types of community and economic development information to local residents, businesses and future business investors.</p> <p>As noted in the Brookings Institute discussion paper: “Ten Steps to A Living Downtown,” a key step includes the suggestion that <i>“The Edge of Downtown Should Be Surrounded By Viable Neighborhoods.”</i> Resource centers that serve multiple neighborhoods in a recognizable area of the City such as the West side or Newberry could help bring a focal point to the area while providing information to residents to help them maintain a vibrant and healthy community.</p> <p>In the past, Our Towns 2010 and the Lycoming Neighborhood Development Corporation operated “The Neighborhood Resource Center” on Third Street. This center could serve as a model for creation of resource centers in defined neighborhoods or communities within the City and boroughs throughout the County.</p>

Strategy #4	
Establish a closer working relationship with our educational institutions to make them a more integral player in shaping our community.	
Methods, Tools, and References	
Program implementation, evaluations and partnerships.	
Partners	
County, City, boroughs, townships, school districts, local colleges, Neighborhood Development Corporation, Chamber of Commerce, IPC, PCD, LCPC, Leadership Lycoming (adult and youth) and the Work Force Investment Board.	
Funding Sources	
Not applicable	
Strategic Action	Notes
4a. Work with the local school districts to establish and expand a senior citizens volunteer program in grades K-12.	As our elderly population grows, it is increasingly disconnected from society at large. Distance separates many senior citizens from their families, while senior housing limits their interaction with other age groups. A senior citizens volunteer program would provide many seniors with a sense of purpose. It would also expose young children and adults to a positive relationship with elderly people. Volunteers can be paired with students in need of special attention or can be mobilized to support specific projects.
4b. Establish a youth mentor / young achievers program that pairs “at risk” high school students with successful students from area colleges.	It should be noted that gifted and talented students of high ability are often at risk in a conventional school setting. To reverse the ‘brain drain’ in Lycoming County, establish a youth mentor/young achievers program that pairs ‘at risk’ high school students with successful students from area colleges. In the interest of recruiting new students, participating colleges could sponsor networking opportunities (e.g. campus site visits) that help young adults appreciate the value of a college education. The Big Brothers and Big Sisters programs may be one existing program model to be looked at in regard to expanding activities and partnerships necessary to improve youth mentoring in such a way as to have a positive impact on keeping young and talented

	<p>people in the Williamsport Region over the long-term. Participating schools can also establish pen-pal programs via email, allowing students to dialogue with their mentors on a regular basis. As incentive for participation on both sides, college students could earn internship credits and high school students could earn credits toward graduation.</p>
<p>4c. Review the Leadership Lycoming Program in terms of how it addresses young leaders education about local government process.</p>	<p>Leadership Lycoming is the program that currently meets this need and should continue to meet this need over the long-term.</p> <p>Such a program empowers residents to address problems in their communities. It also helps to open the lines of communication between citizens and their local government.</p>
<p>4d. Work with the Lycoming Housing Authority and the Neighborhood Development Corporation and area lending institutions to develop homebuyer education classes.</p>	<p>The program should offer free seminars that cover all aspects of the home buying process, from finding the right lender to assessing your credit worthiness.</p>
<p>4e. Continue to support the Job Corps Program, which recently established an admissions office in downtown Williamsport.</p>	<p>Authorized by the Workforce Investment Act of 1998, Job Corps is a national job-training program for at-risk youth, ages 16 through 24. It provides free job training for a variety of trades, and can help participants earn their high school diploma or equivalency.</p>
<p>4f. Work with the region’s Work Force Investment Board.</p>	
<p>4g. To promote dialogue between the business community and the educational community, consider a Teacher / Job Shadow Program.</p>	<p>Such a program exposes teachers to the skills required of today’s workforce. Teachers can utilize this experience to develop classroom curriculum and exercises designed to provide students the life skills they need to succeed in the business world. This program could be incorporated within the Intermediate Unit’s in-service program as part of the professional development requirements for area teachers.</p>

Strategic Action	Notes
<p>4h. Evaluate the need and financial feasibility for a Magnet School for Arts and Sciences.</p>	<p>This will require the cooperative efforts of the School Districts including the School Board Members and the District superintendents. Some organizations or volunteer leaders will be needed to champion this initiative.</p>
<p>4i. Establish mentoring program to help younger generation create new businesses or maintain existing family businesses.</p>	<p>The SCORE Program has already made strides in this direction. Additional and coordinated efforts should be evaluated and pursued.</p>
<p>4j. Support the “College Town” Program established by the Chamber of Commerce to make Williamsport a more college-oriented community.</p>	<p>Between Pennsylvania College of Technology, Lycoming College and Newport Business Institute there are more than 8,000 students and faculty that spend time in the City of Williamsport. This represents a significant opportunity for promoting economic development and community revitalization initiatives.</p>
<p>4k. Establish a partnership with the schools and colleges to keep the educational institutions involved in the planning process.</p>	<p>Institutional initiatives such as expansions and/or program changes can impact on the surrounding community. Coordination of plans with local government will help everyone better understand the needs of the institution and the value they provide within the community plus the proactive roles which colleges can play for community betterment.</p>

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

¹ The LNYW neighborhoods must be located in State-designated revitalization areas.

Strategic Action	Notes
<p>5b. Because the County’s affordable housing program is an economic development tool that is transforming brownfields into productive properties, it should be continued.</p>	
<p>5c. Conduct a housing needs assessment to determine if the County’s existing housing stock meets the needs of existing and prospective residents. Focus on needs of young professional/technical workers, retirees, “snow birds”, and low to moderate income families.</p>	<p>This planning effort identified some potential housing concerns related to the larger picture of community development but did not comprehensively assess existing and long-term housing needs.</p> <p>A small task force consisting of planners, housing officials, real estate representatives, bankers, and business interests should guide the assessment. The assessment should evaluate the following in relation to changing demographics and community development policies:</p> <ul style="list-style-type: none"> ▪ Total Supply ▪ Diversity of Structural Types, Architectural Styles, Sizes, Density and Ownership Options ▪ Housing Conditions ▪ Relationship to Community Amenities ▪ Demand ▪ Housing Absorption ▪ Recommendations
<p>5d. Establish a revolving loan fund to support the rehabilitation of historic buildings.</p>	<p>The National Trust for Historic Preservation offers loans, ranging in size from \$50,000 to \$350,000, which can be used to capitalize a revolving loan fund to acquire, stabilize, and rehabilitate historic buildings.</p>
<p>5e. Establish a residential tax abatement program in the City, boroughs and older villages to entice homebuyers to purchase, construct or improve homes in our core communities.</p>	<p>Many residential properties fall into disrepair because homeowners are reluctant to invest in improvements that will increase their real estate tax liability. When a homeowner undertakes a major construction or remodeling project on their home, the County tax assessor’s office conducts a property reassessment. (continued)</p>

Strategic Action	Notes
5e.Continued	As a result of a higher property valuation, the reassessment often triggers higher real estate taxes. In mid- and low-income areas, the reassessment process often inhibits people from undertaking property improvements that would contribute to a more stable neighborhood. To encourage homeowners to improve their properties and to entice homebuyers to purchase/construct homes in core communities, it is recommended that residential tax abatement programs be established in the City of Williamsport and the County’s old boroughs, villages, and town centers. Residential tax abatement programs exempt homeowners from paying real estate taxes that result from increased property valuation. Abatement terms are set by local ordinance and can be extended to developers of residential properties.
5f. Establish Neighborhood Preservation Programs to support property maintenance and beautification in target areas.	Establish Neighborhood Preservation Programs to support property maintenance and beautification in targeted areas. Rather than provide a uniform level of service, municipalities may realize better results if various public departments (e.g. code enforcement, police, housing) coordinate their efforts within targeted areas. Targeted programs could include: concentrated code enforcement, spot blight removal, critical home repairs, and home maintenance courses. The program can utilize sweat equity to leverage investment from the public and private sectors. For instance, taking a cue from Governor Rendell’s ‘Anchor Partner’ Program, municipalities should engage leading businesses and institutions in their backyard to contribute seed money, which could be matched with other state and federal programs to revitalize residential areas.

Strategic Action	Notes
5g. Establish neighborhood associations to promote a “sense of community” and to give residents a stronger voice in community affairs and local government.	Incentives for developing neighborhood associations might include preferential consideration for neighborhood cleanup assistance, targeted code enforcement, safe routes to schools projects and streetscape enhancement programs. Once established, neighborhood associations can establish a range of programs that encourage home maintenance and community togetherness. Examples include tool lending programs, neighborhood block parties, and clean-ups ² .
5h. Establish an incentive program to promote construction of low cost homes.	The County should provide educational information to developers and realtors about Federal incentives such as low interest loans.
5i. Establish an educational program to change perceptions about multi-family housing.	This will need to be a cooperative effort with housing officials, and the development and real estate community.
5j. Work with educational institutions to provide opportunities for students to become more integrally involved with local government decision-making.	The Leadership Lycoming Program should be maintained, as well as the Youth Leadership Program sponsored by the Lycoming County School Districts and the Chamber of Commerce. Government for a Day workshops in various locations throughout the county should be considered.
5k. Identify growth areas for development of larger residential subdivisions where infrastructure is available.	This concept is important to land use and resource management. See Chapter 3.
5l. Promote improved design of Commercial and Residential developments to foster walkable settlements, active living and wellness.	Review all new subdivisions, institutional and commercial land developments as well as infrastructure projects to facilitate and encourage trails, bikeways, and connectivity to community trails and recreation facilities.

² The City of Madison, Wisconsin maintains a list of recognized neighborhood associations that have registered with its Department of Planning & Development. This list is shared with other city departments and agencies, which will solicit these associations when considering projects, programs, and services, in their respective neighborhood.

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

Strategic Action	Notes
<p>6c. Establish a shared-risk seed fund to provide gap financing to business start-ups and local firms pursuing business expansions.</p>	<p>Due to the low survival rate of many small businesses and the risk adverse nature of the lending industry, it is difficult for small business to obtain the capital necessary to finance start-up or key growth stages. A shared-risk seed fund would pool financing from several area lending institutions, thus reducing the investment risk shouldered by any one company. Once capitalized, the fund can be administered as a revolving loan fund (RLF), which uses loan repayment to make additional loans.</p>
<p>6d. Establish Business Improvement Districts to promote a positive business climate.</p>	<p>To promote a positive business climate, consider the benefits of a Business Improvement District. To establish a Business Improvement District, property owners within a designated area voluntarily contribute to an annual assessment that supports enhanced services within that BID area. Services typically include security, streetscape enhancements, and marketing. Business Improvement Districts can be particularly beneficial for small businesses, which often have small or nonexistent marketing budgets⁵.</p>

⁵ By way of example, the City of Reading (Berks County) has maintained a Downtown Improvement District (D.I.D.) within its CBD since 1995. It employs District Ambassadors who maintain radio communication with the City police department, alerting them to problems or suspicious activity. They patrol the area on bicycle, providing visitor assistance and after-hours escort service. In addition to the ambassador program, the D.I.D. supports cleaning and beautification activities that have contributed to a positive perception of downtown Reading. The popular Midday Café and Concert Series, held annually, features local restaurants and artists during lunch hour. The Reading D.I.D. has successfully promoted the downtown business district as an inviting place to live, work, and play.

Strategic Action	Notes
6e. Maintain a business incubator program.	The Business Incubator affiliated with the Keystone innovation Zone should be supported.
6f. Publicize a comprehensive listing of financial assistance available to business.	The Chamber of Commerce, the Industrial Properties Corporation (IPC) website is hyper-linked to a matrix of financial programs available from Federal, State, local, private and non-profit organizations to support business creation, retention and expansion. The link may cause potential business investors to develop a better understanding of what is available and may ultimately lead to those investors contacting the IPC for additional guidance and assistance.
6g. Establish a long-term County funding stream dedicated to a competitive economic development program.	This funding stream should include long-term funding from both county and local resources. It may involve low interest loans or bonds.
6h. Develop a funding strategy and plans to provide infrastructure to service 1,000 new acres of land ready for industrial development.	Infrastructure ready sites will make the county more attractive for new commercial or industrial development. KOZ designation should be carefully considered as an additional incentive for target sites. This will need cooperation of municipalities, IPC, County, and LCWSA.
6i. Identify and inventory underutilized properties of 5 acres or more.	The County & Chamber should utilize the County’s GIS technology to inventory and monitor redevelopment or use intensification opportunities.
6j. County should support the highest priority community development needs of its municipalities.	County should consider a bond issue for community development.
6k. County should promote the establishment of innovative high tech employment opportunities and alternative energy production.	
6l. County should support the highest priority economic development opportunities in designated growth areas.	

Strategy #7	
Establish a Regional Cooperation Forum to focus on important issues requiring regional cooperation.	
Methods, Tools, and References	
Partnerships, Economic Development Committee, inventories, integration of functional planning areas, targeting, guidelines and capital improvement programs.	
Partners	
County, City, boroughs, townships, authorities, Chamber of Commerce, IPC, PCD, and LCPC.	
Funding Sources	
Shared Municipal Services and Land Use Planning Technical Assistance Program, ARC	
Strategic Action	Notes
7a. Establish a comprehensive approach to the provision of infrastructure to meet the needs of new and expanding industries.	See Strategic Action 6.i. Infrastructure ready sites will make the county more attractive for new commercial or industrial development.
7b. Promote closer cooperation between the County and the City of Williamsport.	Establish a permanent forum to facilitate the coordination of on-going and future community initiatives. This forum will need to include both elected officials and department heads. Consider use of the Lead Partners and City/SHS Steering Committee mechanisms.
7c. Strengthen cooperation between local government and the County.	The Planning Advisory Teams (PATs) should be utilized as a forum to promote this cooperation as a way to focus on-going planning and Comprehensive Plan implementation.

Strategic Action	Notes
7d. Continue to inventory and monitor lands, including KOZs, available for industrial development.	The Chamber has created PENN SITE Select. Also see strategic action 6.j and 6.k. Planning and Community Development will continue to support update of GIS and planning data information for PENN SITE Select.
7e. Integrate local land use planning with transportation planning.	A well coordinated system that is compatible with and effectively serves the desired land use pattern and community needs is important to promoting business expansions in the area. Also See Chapter 4: Transportation Plan.
7f. Prioritize and target particular projects to support investment by key industries expanding in the regional economy.	The Chamber, with support, as needed, from the County should work together to identify key industries expanding in the region.

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



Comprehensive Plan

Defining the Issues, Validating Issues, and Identifying Trends

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

Discerning the Strategic Actions

The Land Use and Resource Management Plan draws upon issues related to Lycoming County's existing land use patterns and development trends and natural and cultural resource use and management to outline a Strategic Plan for more thorough and coordinated land and resource stewardship.

Defining the Issues, Validating Issues, and Identifying Trends

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

1. **Ridgetop Development** - Ridgetop development impacts the county's invaluable scenic landscapes and local regulations should be considered to deal with this for appropriate areas of the County.
2. **Steep Slope Development** - Steep slope development is a concern, since a significant proportion of the County has slope gradients equal to or in excess of 25 percent. The current County Zoning Ordinance does not prohibit development in these locations, but does

require erosion and sediment control plans and a soil stability analysis and does define an aquatic resource buffer width graduated on the slope gradient.

3. **Land Use/Interchange Impacts from Interstate 99** – The future development of Interstate 99 will provide local municipalities with additional land development opportunities, particularly around both existing and new interchanges. However, such opportunities also pose challenges in terms of mitigating the potential negative impacts, as well as providing sufficient infrastructure to accommodate this growth. Current land use regulations do not specifically deal with highway interchange development activities.



Market Street in Williamsport

4. **Agricultural Preservation** – The possible future development impacts of the new I-99 corridor may threaten additional agricultural lands. The I-99 study area contains nearly 10,000 acres of productive farmland soils, the majority of which are located in the planning area's floodplains and most developable land areas. However, less than 900 acres of these productive farmland soils have been protected through the use of Agricultural Security Areas, and none have been preserved through easement purchases. The most popular form of agricultural protection throughout Lycoming County, is the Clean and Green program, in which 368,590 acres or 575.92 square miles are currently enrolled from the County.
5. **Open Space Preservation** – Open space is a key feature of the Lycoming County landscape. It protects and preserves groundwater quality and quantity, provides habitat for local biological resources, and provides recreational opportunities. Development is increasingly consuming open space lands and

impacting the natural ecosystem. Forested open space performs the crucial role of stormwater absorption and groundwater recharge, which reduces the severity of flooding for downstream properties and urban communities of Williamsport, Jersey Shore, Montoursville, South Williamsport, Duboistown, Muncy and Montgomery.

6. **Concentrated Animal Feeding Operations (CAFOs)** – The most notable effects of CAFOs are air, odor and water quality impacts. However, CAFO's are subject to more regulatory scrutiny and design standards than the relatively unregulated traditional family farm. Fear of large-scale intensive agricultural operations and odor trigger strong opposition wherever CAFO's are proposed. Lycoming County is in the process of developing a model ordinance that would provide municipalities with a tool to effectively regulate such operations.



7. **Junk/Salvage Yards** – Commercial junk/salvage yards, as well as junk on residential properties, are posing a serious threat to the County's scenic beauty and rural quality of life. Currently, there are no specific local ordinances that adequately regulate accumulations of junk and debris. While local and County ordinances can prevent new junk, they cannot mandate cleanup.
8. **Floodplain Management** – Because floodplains are relatively flat and have good soils, they are convenient for development. However, natural flooding cycles can cause tremendous damage to man-made structures. Accurate delineation of floodplains will help ensure that new development is sensitive to this hazard. Protection of new and existing development by means of dikes and levees is an option, but the associated costs and benefits must be weighed. Zoning ordinances, property acquisition and relocation, and stream stabilization projects are being utilized to minimize flood damages, however more needs to be done.
9. **Groundwater Quality** – Groundwater is a main source of drinking water, and its protection will require sound practices regarding sewage and septic systems. In addition, new development will need to be sensitive to the fact that paving and other surface alterations will impact both the quality and quantity of accessible ground water.



10. **Susquehanna River Opportunities** - The surface waters of the Susquehanna River and its tributaries provide drinking water, recreational opportunities, and wildlife habitat. Stormwater management, soil conservation measures, and riparian buffers are key tools for maintaining their quality.
11. **Scenic Resources** – The natural beauty of the area is one of the County’s greatest assets and is very important not only to the people who live there, but also to those who visit. The 1973 study, *Scenic Resources of Lycoming County*, identified many of the scenic vistas in the planning area and scenic viewsheds have been mapped in comprehensive plans since 1977.
12. **Cultural Resources** – Cultural and historical resources are an integral part of the overall quality of life in the County. Little League Baseball, archaeological and other historic sites, Century Farms, and community festivals are all part of the cultural heritage of the area and have value to those who live and visit here.

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

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

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

- Lycoming County GIS Database
- A Natural Areas Inventory of Lycoming County, Pennsylvania, 1993
- The Pine Creek Valley Management Plan (1996)
- Lycoming County Scenic Resource Inventory (1973)
- Grafius, McClures and Millers Run Watershed Plan (2000)
- Lower Lycoming Creek Flood Hazard Reduction Plan (2001)
- Susquehanna River Rivers Conservation Plan (2003)
- Lycoming County Comprehensive Plan (1997)

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

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

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

Issue: Uncontrolled steep slope and ridgetop development may have negative environmental impacts in environmentally sensitive areas of the County, such as the Resource Protection area as defined on the County Vision map contained within this plan.

Table 8 Select Land Use Regulations of Rural Planning Area Municipalities

Municipality	Zoning Ordinance	Subdivision/Land Development Ordinance	Steep Slope Protection Ordinance	Ridgetop Development Ordinance
Anthony Township (M)	■	□	No	No
Bastress Township	■	■	No	No
Brown Township	□	□	Yes	Yes
Cascade Township	□	■	Yes	Yes
Cogan House Township	□	□	Yes	Yes
Cummings Township	□	□	Yes	Yes
Eldred Township	■	■	No	No
Franklin Township	■	■	No	No
Gamble Township	■	□	No	No
Hughesville Borough	■	■	No	No
Jackson Township	□	□	Yes	Yes
Jordan Township	□	□	Yes	Yes
Limestone Township	■	□	No	No
McHenry Township	□	□	Yes	Yes
McIntyre Township	□	□	Yes	Yes
McNett Township	□	□	Yes	Yes
Mifflin Township	□	□	Yes	Yes
Mill Creek Township	■	□	No	No
Moreland Township	□	□	Yes	Yes
Nippenose Township	■	■	No	No
Penn Township	□	□	Yes	Yes
Pine Township	■	□	No	No
Plunketts Creek Township	■	■	No	No
Salladasburg Borough	□	□	No	No
Susquehanna Township	■	■	No	No
Upper Fairfield Township	■	■	No	No
Washington Township	□	□	Yes	Yes
Watson Township	■	□	No	No

Legend:

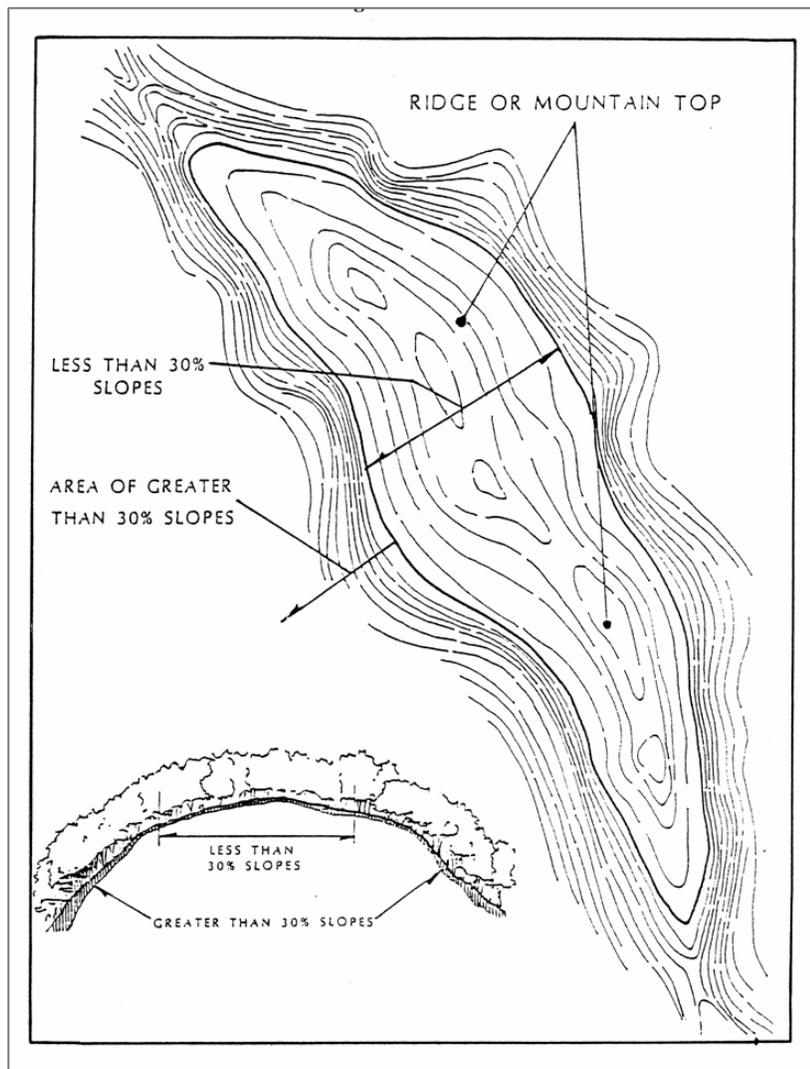
- Municipal Enacted Ordinance
- Lycoming County Enacted Ordinance

Source: County and Municipal Ordinances

The Implications to Our Community

Ridgetop development may present a host of complex issues and thus should be considered carefully on a case by case basis. This type of development may impact the scenic beauty of the Resource Protection Area and thus have real economic impact on the County and its municipalities. Disturbance of steep slopes may cause erosion, which in turn has negative impacts on the area's creeks and streams due to excessive sediment loading which in turn increases stormwater runoff which aggravates flooding. Specially designed, more expensive septic systems may be necessary to ensure protection of ground water resources. Private driveways associated with this type of development may also cause erosion problems.

Figure 15 Ridgetop Illustration from the Lycoming County Zoning Ordinance



Our Vision for the Future:

Development on our ridgetops and steep slopes will be carefully evaluated so as to attempt to retain their natural character and prevent negative impacts on the County's creeks and streams. Preservation of forested ridgetops and steep slopes will be encouraged.

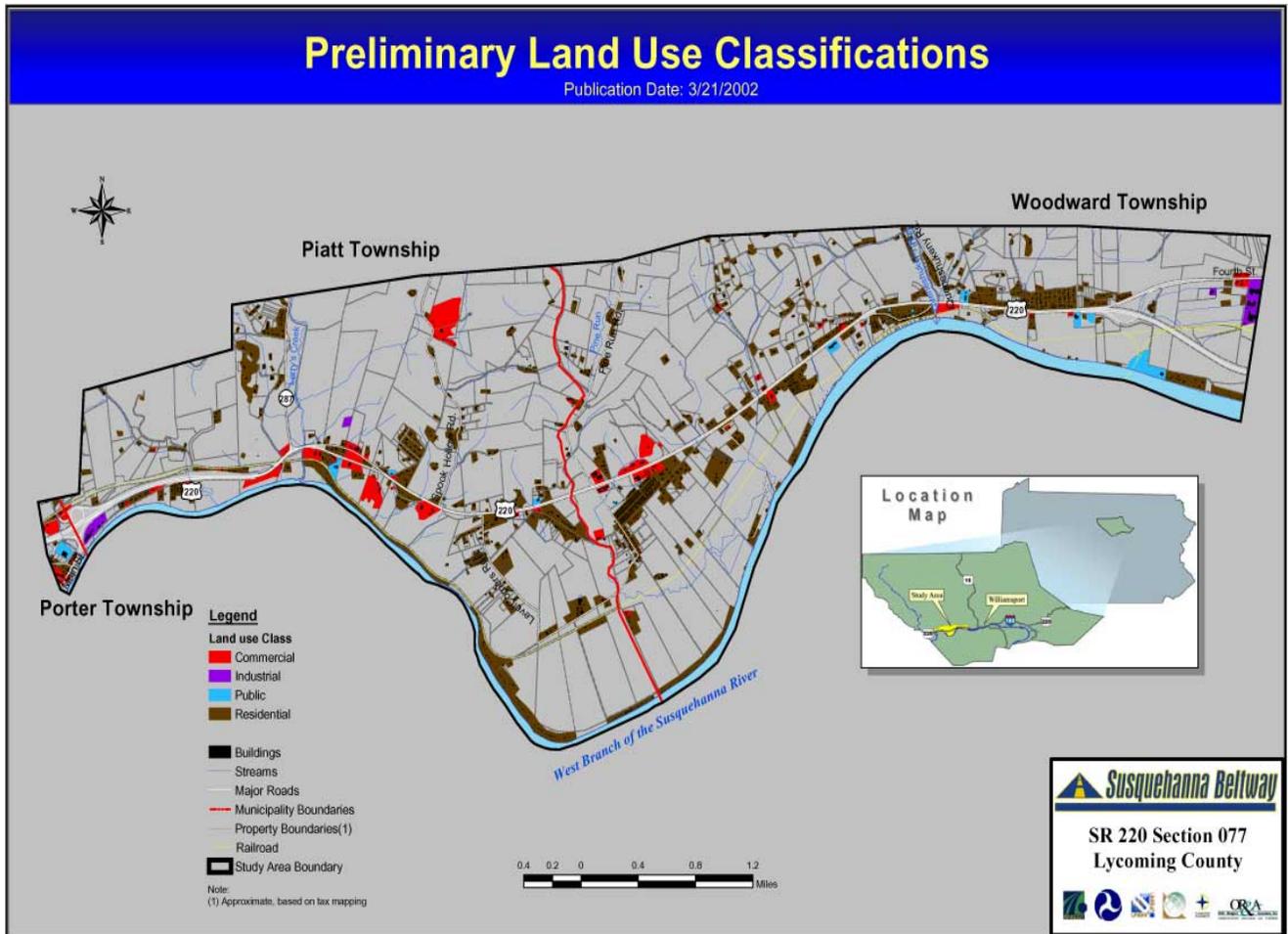
County Goals

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

County Objectives

- Encourage preservation of ridgetops and steep slopes.
- Manage ridgetop and steep slope development in accordance with applicable ordinances.

Issue: Proposed highway improvements for the US 220 / US 15 / I-99 corridor will increase growth pressure for development along the corridor and will result in significant land use changes that may or may not be welcome in some communities.



Source: www.susquehannabeltway.com

The Implications to our Community

- Improvements to US 220 will provide opportunities for additional development, particularly commercial, along the corridor.
- These improvements will also pose challenges, including the provision of adequate infrastructure to support new growth, as well as connectivity to existing roadways.
- Existing ordinances may or may not be adequate to accommodate potential land use changes associated with the proposed upgrades.

Our Vision for the Future:

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

County Goals

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

County Objectives

- Guide development to areas of existing or proposed infrastructure.
- Guide new development to enhance local communities.
- Minimize/mitigate environmental impacts from new highway development.



Source: www.susquehannabeltway.com

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



Agricultural fields in southern Lycoming County

The Implications to Our Community

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

Table 9 - Top 10 Natural Areas of Statewide Significance in Lycoming County

County Rank	Site Name	Location	Natural Feature
1	Crystal Lake Camp Wetlands	Plunketts Creek Twp.	Wetlands and vernal ponds
1	Sand Spring Barren	Plunketts Creek Twp.	Fair to good quality Ridgetop Dwarf- tree forest Community
2	Eiswert Cave/Glade	Limestone Twp.	Limestone glade natural community and cave complex
2	Clay Mine Swamp	Brown Twp	Good populations of 2 rare invertebrates in shrub swamp
2	Mohn Mill Ponds	Washington Twp.	2 rare plant species and a good occurrence of a natural community
3	Algerine Swamp	Brown Twp.	Boreal conifer swamp community
3	Maple Hill Sinks	Washington & Brady Twps.	Best statewide occurrence of an Ephemeral/Fluctuating Limestone Sinkhole pond Community
3	Morris Run Cliff	Brown Twp.	2 PA-listed animals and potential for one other
3	Engle Run Site	Cascade & Plunketts Twp.	Exceptional Value Stream; High - gradient Clearwater Creek natural community
3	Nippenose Springs	Limestone Twp.	Largest 2nd magnitude spring in PA

Source: A Natural Areas Inventory of Lycoming County, Pennsylvania, 1993

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

County Goals

To manage land and associated natural resources with clear regard for economic, environmental, aesthetic and overall quality of life values.

County Objectives

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



Forested open space in western Lycoming County

Issue: Concentrated Animal Feeding Operations (CAFOs) must be carefully located.

The Implications to Our Community

- CAFOs require large quantities of water and produce large quantities of waste.
- Waste must be managed to prevent surface and ground water pollution and odors.
- According to PA state law, CAFOs must be permitted by any zoning ordinance.

Our Vision for the Future

CAFOs will be permitted only in certain areas within the County, and excluded and buffered from areas with environmentally sensitive resources, contained microclimates, existing residential areas and those suited for residential uses through municipal, multi-municipal or a Countywide zoning ordinance(s).

County Goals

To limit environmental impacts and land use conflicts between CAFOs and other uses.

County Objectives

- Permit CAFOs in limited areas where environmental impacts and land use conflicts will be minimal.
- Increase public awareness of existing CAFO regulations.
- Support alternative agricultural operations, such as sustainable produce farming, to reduce the pressure to develop more intensive agriculture as a means to continue farming.

Issue: Commercial junk and salvage yards, as well as unsightly junk and other trash on private and public properties have negative impacts on our County image.

The Implications to Our Community

- These operations are a serious threat to the planning area’s scenic beauty and rural quality of life.
- Used tires and other trash are ideal places for harboring mosquitoes and other vectors that create human health hazards.

Our Vision for the Future

Our community will encourage recycling to reduce waste and environmental impacts. We will regulate the location and operation of junk/salvage yards and regulate the storage of junk on residential properties. The County will lead the development of a junk vehicle/debris cleanup program in cooperation with private and municipal partners.

County Goals

- To maintain and enhance the image of Lycoming County as a scenic place where communities take pride in maintaining the image of their properties.
- To protect and demonstrate appreciation of natural resources as a community.

County Objectives

- Promote community pride.
- Assist landowners in proper disposal of salvage/junk materials.
- Reduce land use conflicts involving salvage yards.
- Review and revise County and local ordinances to restrict salvage yards from community gateway areas.
- Promote and increase recycling.
- Increase enforcement of property maintenance codes.
- Mobilize junk vehicle cleanup and ongoing program.

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



The Implications to our Community

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

Our Vision for the Future

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

County Goals

To maintain and develop our cultural identity.



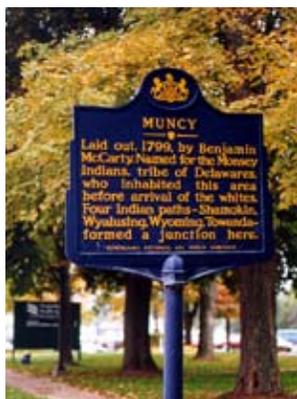
County Objectives

- Conserve significant cultural and historical resources through a prioritization process.
- Engage in the development of the Lumber Heritage Region.
- Promote state and federal historic preservation programs locally.
- Enrich our quality of life with more festivals to celebrate our heritage and the Susquehanna River.

Table 10 State Historical Markers in Lycoming County

Marker Name	Location
Lycoming County	Lycoming County Courthouse, W Third Street
Antes Fort (Plaque)	Pa. 44, 1 Mile E. of Jersey Shore
Blooming Grove Dunkard Meeting House (Plaque)	Meetinghouse, .8 mi E of Balls Mills, .7 mi S of Pa. 973.
Bowman Field	Off of 4th Street in front of the Ball Field, near the office of the Field Bldg.
Captain John Brady	SR 2014 (Old Pa. 147) .8 mi N of Muncy
Carl E. Stotz	Original Little League Field W. Fourth Street
Civilian Conservation Corps.	Rte. 14, 4 mi N of Trout Run
Dietrick Lamade	W 3rd & Williams Street Grit Bldg.
Eagle Grange #1	Rte. 15 and E Blind Rd. Montgomery
Fort Antes	Main and Seminary Sts. Old US 220 in Jersey Shore
Freedom Rd. Cemetery	SR 2033 and SR 2008. .3 mi on Freedom Rd from Bloominggrove
Muncy	SR 2014 (ol Pa. 147) N of Muncy
Muncy	Pa. 405 N of Muncy, in front of the Muncy Valley Hospital
Muncy Mills	Junct. Pa. 405 and 442 E of Muncy
Pennsdale Meeting House	Junct. SR 2051 (Former LR 41054) and Township Rd. (LR 41154) near Pennsdale
Peter Herdic House	407 W. 4th Street
Pine Creek Presbyterian Church	Thomas Street Exit, then S into the borough of Jersey Shore. R onto Railroad St. .7 mi
Sheshequin Path	1.2 mi S of Rte 14 at Trout Run on Rt 15
Sheshequin Path	Pa. 14 1.4 mi NE of Trout Run
Sheshequin Path	Pa. 14 at Marsh Hill, just off the intersection of Pleasant Stream Rd and 14.
Suequehanna Log Boom	US 15 just S of Wmspt
W D Crook and Sons	One College Ave. Outside the Alvin Bush Campus Center, Wmspt. Turn L off Maynard onto College Ave.
Williamson Road	Corner of old Rt 15 and Eckman Rd. Hepburnville on the west side (old US 15)
Williamsport	Washington Blvd and River Ave
Williamsport	US 15 S at Williamsport

Source: Pennsylvania Historical Museum Commission



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



South Williamsport from the levee

The Implications to our Community

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

Our Vision for the Future

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

County Goals

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

County Objectives

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

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



The Implications to our Community

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

Our Vision for the Future

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

County Goals

To expand outdoor recreation opportunities where appropriate while respecting and protecting the character of undeveloped areas and small villages as well as respecting private property owner rights and interests.

County Objectives

- Integrate recreational opportunities with a multi-modal transportation network.
- Encourage expansion of passive recreational uses on state lands.
- Support tourism expansion, particularly small business tourism operations, e.g. bed and breakfasts, hunting lodges, etc.
- Support wildlife protection through state agencies and local, private organizations.

- Promote appropriate towns and villages as gateways to the County’s natural resources and to the PA Wilds region.
- Mobilize consensus and support for PA Wilds initiatives which are compatible with our community character

The Vision for Future Land Use

The vision for countywide future land use is illustrated below by figure 16.

Stakeholders, County Planning Commissions, and the public agreed that the County is and should remain characterized by five major landscape types.

The growth areas were determined in detailed discussions with the six planning areas. These areas offer readily available public services and utilities. Community enhancement and improvement projects in these areas will attract development to these target areas.

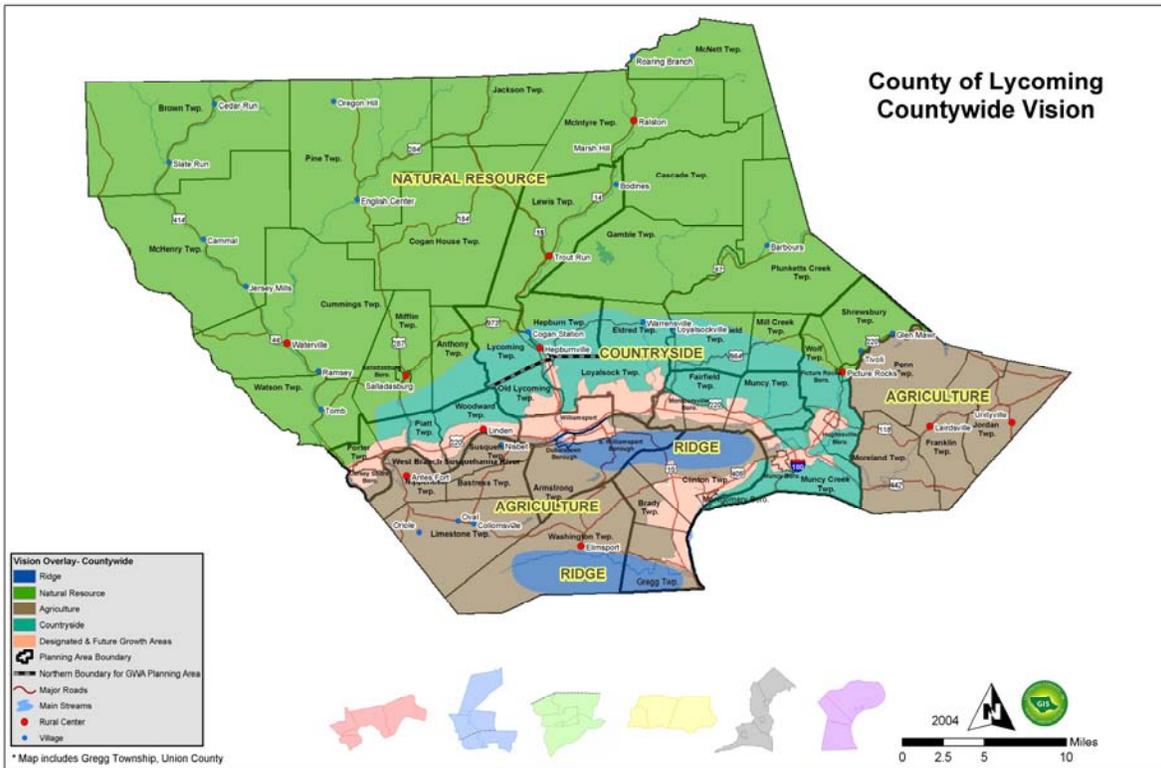
The countryside landscape reflects the value that many residents have for a rural home setting. Development in this area will be predominantly low density residential with other small scale uses and some services. Public and private green spaces, such as larger parks, woodlots, and meadows, should be conserved to protect the rural character of this area.

The agricultural landscape is most prominent in the eastern and southern regions of the County. Here, soils readily support crop production and pasturing.

The natural resource region, i.e. forested landscape, covers the northern region of the County. The state forest and state park lands are located in this region and accompanied by thousands of acres of private forest land. The continued presence of forest cover in this region will protect water supplies, provide wildlife habitat, reduce severity of flooding and offer attractive outdoor recreation environments.

The ridge landscape highlights the scenic qualities of Bald Eagle Mountain, visible from the northern river bank and highly visible to the majority of County residents as they go about their daily lives, The White Deer Mountains frame the County’s southern border. These are special forested areas along the ridgelines and upper slopes. Steep slopes here and in other landscape types may need special protection.

Figure 16 Lycoming County Vision Map

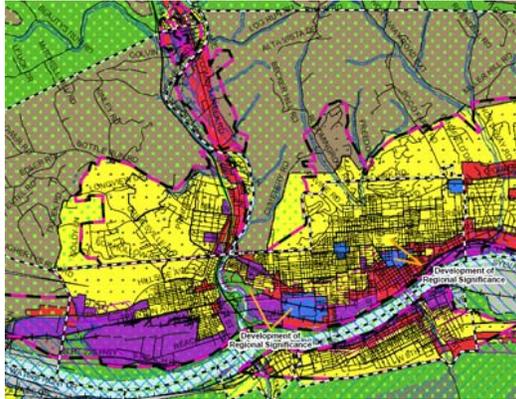


Discerning the Strategic Actions

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

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

Strategic Action	Key Issues for Rural Lycoming County										
	<i>Guidance for highway-related development</i>	<i>Appropriate CAFO location</i>	<i>Reduction of visible junk/salvage</i>	<i>Conservation of steep slopes and ridgetops</i>	<i>Natural Resource Protection</i>	<i>Historic and cultural resource protection</i>	<i>Floodplain Management</i>	<i>Guidance for development pressure</i>	<i>Potential recreational/tourism development of open space/public lands</i>	<i>Open space and agricultural preservation</i>	<i>Water supply/water quality protection</i>
Review and revise ordinances to ensure that they are consistent with the goals and objectives of the comprehensive plan.	X	X	X	X	X	X	X	X	X	X	X
Develop and support additional public and/or private programs to achieve the comprehensive plan's goals and objectives.	X		x	X	X	X			x	x	
Develop public education programs to address environmental concerns related to land use and property maintenance.		X	X						x		
Support the continued presence of agricultural and forest industries.		X					X	X	X	x	
Improve community image through fostering community pride and enforcement of property maintenance codes.			X								
Coordinate resource inventory, management, and protection.				X	X	X					x
Coordinate economic development and transportation and infrastructure planning with land use planning					x		X	X	X	X	X
Utilize land management to protect natural resources.							X	X		X	X

Strategy #1	
Review and revise ordinances to ensure that they are consistent with the goals and objectives of the comprehensive plan.	
Methods, Tools, and References	
Model ordinance(s), e.g. developed by LCPC, Natural Lands Trust and other sources, and Public Education.	
Partners	
Lycoming County Planning Commission, local municipalities, Conservation District, Northcentral Pennsylvania Conservancy, and next generation land owners.	
Funding Sources	
State: DCED LUPTAP Program and Shared Municipal Services Program, DEP/DCNR, PennDOT Local: watershed organizations, private foundations, employers investing in quality of life for employees	
Strategic Action	Notes
<p>1a. Revise zoning to guide development to desired growth areas. Utilize growth areas as limits to community development. Review zoning to provide for all developed uses within the growth areas. Provide for mixed use zoning districts, and multi-story development, where appropriate for the community context.</p>	<p>Begin with an education program for local officials and the general public on the use of growth areas for sound land use planning and community development. Coordinate sewage facilities, water supply, transportation improvements planning with growth areas, focusing all public investment within the growth area. Development may occur outside of the Designated Growth Areas with private investment funds.</p>
<div style="text-align: center;">  <p><i>Excerpt from the Future Land Use Map (shown over current zoning data) See the GIS Map Book for full-size maps of Lycoming County.</i></p> </div>	

Strategic Action	Notes
<p>1b. Develop zoning ordinances that are compatible with land use patterns and densities that define and protect local character.</p>	<p>This strategy follows up on the 1994/1997 Comprehensive Plan policy recommendation to “promote high quality design ...that is compatible with the region’s heritage and fully integrated with the natural environment. The most direct way to implement this strategy is through zoning.</p> <p>“Standard” or universal ordinances will yield universal results - Anytown, USA. Locally relevant ordinances can model new development after historical patterns and densities and require features that physically and visually connect the community to its specific geographic and socio-cultural place - its “sense of place”. This “sense of place” is further enhanced by site or building features, such as lot size, building scale and building materials that are consistent with local architectural patterns.</p> <p>Alternatively, design guidance manuals can provide suggested building patterns, materials, and techniques for certain districts or corridors.</p>
<p>1c. Develop regulations for site improvements that are compatible with local character.</p>	<p>In addition to the abovementioned features, locally relevant development should use architectural patterns of historic sites, such as vegetation quantity and species selection, connected sidewalk or trail networks, paving or hardscape materials, low-impact stormwater management techniques.</p>
<p>1d. Develop interchange overlay districts for select interchanges.</p>	<p>The County should assist municipalities by providing several model interchange approaches (districts/overlays) for modification and adoption by the municipalities and/or County.</p>

Strategic Action	Notes
<p>1e. Develop design guidance for the gateway development. Clearly establish uses compatible with gateway areas. Also establish signage, landscape, and buffer standards and/or regulations.</p> <div data-bbox="306 485 690 978" data-label="Image"> </div> <p><i>This Streetscape Design Manual for the City and County of Denver was developed specifically to address design issues of commercial and residential streets.</i></p>	<p>The County’s villages that serve as gateways to the truly rural areas may incur additional development pressure, if recreational access to the rural areas increases. Sensitive regulations and quality-based performance standards will be needed to guide development in ways that complement the rural landscape and community character. Signage regulations will be of particular importance to these areas which may serve more visitors than County residents. Standardized service facilities, e.g. chain restaurant buildings and signage, should not be permitted, but rather these services should be fitted into the small-scale and building materials of local development patterns.</p> <p>Other gateways may serve as the front door to the growth areas of Lycoming County and therefore deserve similar attention to appropriate uses, signage, landscaping, and buffering. These gateways may be highway interchanges or areas along two-lane state routes adjacent to the County’s growth areas.</p>
<p>1f. Revise zoning ordinances to permit CAFOs in appropriate areas, where they would cause minimal adverse community and environmental impacts.</p>	<p>CAFOs are indeed an important tool for agricultural industry. In many cases, they are more heavily regulated than small-scale family farms, and therefore pose fewer risks to the environment. However, the general public perception is not aware of this. Additional education of the public and municipal officials will be needed, particularly in areas where CAFOs are permitted. Nonetheless, the potential impacts to water quality and odor justify careful placement of such industries away from designated growth areas, karst topography and water supply areas, and sensitive habitats.</p>

Strategic Action	Notes
<p>1g. Revise zoning ordinances to restrict salvage yards and other inappropriate uses from community gateway areas.</p>	<p>While such uses can be well managed, these are not appropriate uses for the entry to a community.</p>
<p>1h. Revise zoning to manage development in desired protection areas, e.g. a steep slope/ridgetop.</p>	<p>Encourage municipalities with zoning ordinances to include performance standards for driveway access, slope and surfacing; amount of lot to be disturbed; degree of slope allowable for development; and a requirement for erosion and sediment control plans with definitive grading standards.</p>
<p>1i. Retain complete forest structure (canopy and understory) to protect scenic viewsheds and other environmental benefits through adopted performance standards and incentives.</p>	<p>Begin with education for local officials and the general public. See 3a.</p> <p>Develop performance standards and incentives for sound forest management that benefits the community environmentally and economically.</p> <p>Encourage the development of forest stewardship plans.</p> <p>Review ordinances for current guidance on forest retention. Since forestry must be permitted in all zoning districts, develop and adopt standards that protect scenic and environmental benefits. Assist in providing consistent enforcement of ordinances.</p> <p>Gather Northcentral Pennsylvania Conservancy representatives, as well as other land preservation organizations (easements receivers), and County forest landowners to discuss the opportunities and benefits of forest conservation easements.</p> <p>Allow for conservation zoning that maintains gross density and concentrates development in non-forest areas. See 2f.</p>

Strategic Action	Notes
<p>1j. Review and revise local and County zoning ordinances to permit additional tourism-related uses in appropriate districts.</p>	<p>Some tourism-related uses may already be permitted. Review from the perspective of a potential business owner, considering development requirements as well as uses. Consider PA Wilds philosophy and concepts.</p>
<p>1k. Review local and County ordinances for standards that require excessive impervious coverage, e.g. wider than necessary streets, excessive parking, etc. Revise such standards with provisions for better stormwater management practices, e.g. for shared parking, uncurbed streets, rain gardens or pervious paving where appropriate. Care should be taken to ensure that streets are not reduced in width to such an extent that emergency service vehicles and delivery vehicles have difficulty maneuvering.</p>	<p>Organizations such as the Natural Lands Trust and the Builders for the Bay are working to revise these standards. The Natural Lands Trust offers a Growing Greener Audit – a review of current regulations and recommendations for “greener” community standards.</p> <p>Builders for the Bay organizes local roundtable discussions between municipal officials, developers, and environmental interests to discuss site design criteria that meet the needs of all parties. For more information, see www.natlands.org and www.cwp.org/builders_for_bay.htm.</p>
<p>1l. Revise local and County ordinances to prohibit new floodplain development and to regulate expansion of existing floodplain development.</p>	<p>Provide education on the impacts of building and expanding development in the floodplain. Provide education to local officials on floodplain management and the need for strong enforcement. Update ordinances as needed. Continue to pursue funding for property purchases and retrofits in the floodplain.</p>
<p>1m. Revise property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.</p>	<p>See above.</p>

Strategic Action	Notes
<p>1n. Review and revise local and County zoning ordinances to permit additional private and public recreation uses.</p>	<p>See above.</p>
<p>1o. Use public infrastructure improvements and extensions as tools to guide development. Encourage service improvements within designated growth areas and deny public funding to discourage extension of public water and sewer service to areas outside designated growth areas. However, if local health or safety conditions warrant such extensions, limit improvements to only what is needed to serve the problem area. As economic development potential changes, growth areas may be expanded. Growth areas are not meant to be permanent, they may be expanded as conditions change.</p>	<p>Cooperation from municipalities, sewer and water authorities and PA Wilds will be needed.</p>
<p>1p. Utilize zoning density capacity to support desired transit improvements within designated growth areas, particularly where current demand fails to warrant extended service.</p>	<p>Utilize Act 67 & 68 Consistency Reviews by the LCPC/PCD to comply with Keystone Sustainable Development Principals and State Core Investment Criteria.</p>

Commonwealth of Pennsylvania Sustainable Development Principles For Economic Development and Resource Conservation

Approved by Interagency Land Use Team 5/12/05.

Approved by the Economic Development Cabinet 5/31/05.

- 1. REDEVELOP FIRST.** Support revitalization of Pennsylvania's many cities and towns. Give funding preference to reuse and redevelopment of "brownfield" and previously developed sites in urban, suburban, and rural communities for economic activity that creates jobs, housing, mixed use development, and recreational assets. Conserve Pennsylvania's exceptional heritage resources. Support rehabilitation of historic buildings and neighborhoods for compatible contemporary uses.
- 2. PROVIDE EFFICIENT INFRASTRUCTURE.** Fix it first: use and improve existing infrastructure. Make highway and public transportation investments that use context sensitive design to improve existing developed areas and attract residents and visitors to these places. Provide transportation choice and intermodal connections for air travel, driving, public transit, bicycling and walking. Increase rail freight. Provide public water and sewer service for dense development in designated growth areas. Use on-lot and community systems in rural areas. Require private and public expansions of service to be consistent with approved comprehensive plans and consistent implementing ordinances.
- 3. CONCENTRATE DEVELOPMENT.** Support infill and "greenfield" development that is compact, conserves land, and is integrated with existing or planned transportation, water and sewer services, and schools. Foster creation of well-designed developments and walkable, bikeable neighborhoods that offer healthy life style opportunities for Pennsylvania residents. Recognize the importance of projects that can document measurable impacts and are deemed "most-ready" to move to successful completion.
- 4. INCREASE JOB OPPORTUNITIES.** Retain and attract a diverse, educated workforce through the quality of economic opportunity and quality of life offered in Pennsylvania's varied communities. Integrate educational and job training opportunities for workers of all ages with the workforce needs of businesses. Invest in businesses that offer good paying, high quality jobs, and that are located near existing or planned water & sewer infrastructure, housing, existing workforce, and transportation access (highway or transit).
- 5. FOSTER SUSTAINABLE BUSINESSES.** Strengthen natural resource based businesses that use sustainable practices in energy production and use, agriculture, forestry, fisheries, recreation and tourism. Increase our supply of renewable energy. Reduce consumption of water, energy and materials to reduce foreign energy dependence and address climate change. Lead by example: support conservation strategies, clean power and innovative industries. Construct and promote green buildings and infrastructure that use land, energy, water and materials efficiently. Support economic development that increases or replenishes knowledge-based employment, or builds on existing industry clusters and resources.

6. RESTORE AND ENHANCE THE ENVIRONMENT. Maintain and expand our land, air and water protection and conservation programs. Conserve and restore environmentally sensitive lands and natural areas for ecological health, biodiversity and wildlife habitat. Promote development that respects and enhances the state's natural lands.

7. ENHANCE RECREATIONAL AND HERITAGE RESOURCES. Maintain and improve recreational and heritage assets and infrastructure throughout the Commonwealth, including parks & forests, greenways & trails, heritage parks, historic sites & resources, fishing and boating areas and game lands offering recreational and cultural opportunities to Pennsylvanians and visitors.

8. EXPAND HOUSING OPPORTUNITIES. Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities. Support local projects that are based on a comprehensive vision or plan, have significant potential impact (e.g., increased tax base, private investment), and demonstrate local capacity, technical ability and leadership to implement the project. Coordinate the provision of housing with the location of jobs, public transit, services, schools and other existing infrastructure. Foster the development of housing, home partnerships, and rental housing opportunities that are compatible with County and local plans and community character.

9. PLAN REGIONALLY; IMPLEMENT LOCALLY. Support multi-municipal, County and local government planning and implementation that has broad public input and support and is consistent with these principles. Provide education, training, technical assistance, and funding for such planning and for transportation, infrastructure, economic development, housing, mixed use and conservation projects that implement such plans.

10. BE FAIR. Support equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental goals are met. Ensure that in applying the principles and criteria, fair consideration is given to rural projects that may have less existing infrastructure, workforce, and jobs than urban and suburban areas, but that offer sustainable development benefits to a defined rural community.

Strategy #2	
Develop and support additional public and/or private programs to achieve the comprehensive plan’s goals and objectives.	
Methods, Tools, and References	
State Keystone Opportunity Zones, PennDOT Scenic Byways Program, and County Agricultural Preservation Program.	
Partners	
County Conservation , District, DCED, PennDOT, DCNR, Northcentral Pennsylvania Conservancy, developers, and Natural Lands Trust.	
Funding Sources	
Keystone Innovation Zone Funding; PA Agricultural Preservation Funding	
Strategic Action	Notes
2a. Seek ways to enhance current program to identify and market Key Opportunity Sites – sites with infrastructure that would be eligible for local and County tax incentives for development.	The Chamber with assistance from the County, in conjunction with economic development agencies and real estate developers, could build and maintain a GIS database of Key Opportunity Sites. Displayed as an interactive map on the County and Chamber websites, the database assists in marketing business interests to these desired growth areas. Utilize the listing and Multi-List properties to enhance the Penn Sites Select database.
2b. Seek to expand and promote Keystone Innovation Zones (KIZ).	Work with local municipalities to review and revise zoning to support KIZ designations.
2c. Market available sites within Growth Areas for development or redevelopment to reduce development pressure on rural areas.	See notes for 2a. The boundaries of developed areas could be defined officially through designated growth boundaries. These boundaries would be re-evaluated periodically (every 5-10 years) to determine if and where adjustment is needed to accommodate the future desired amount and location of development.

Strategic Action	Notes
<p>2d. Support public and private easement donations/ purchases with letters of support and/or matching funds.</p>	<p>Where private interests in land and resource conservation coincide with County goals, these interests should be recognized with letters of support or financial contributions. Leveraging funding is increasingly used as a testament to partnerships and joint pursuit of a common goal. Matching funds from public and private sources can significantly increase the value of one individual or organization’s gift or purchase.</p>
<p>2e. Promote the use of conservation design techniques.</p> <div data-bbox="228 768 800 1108" data-label="Image"> </div> <p data-bbox="207 1115 532 1142"><i>A conventional subdivision</i></p> <div data-bbox="215 1178 784 1518" data-label="Image"> </div> <p data-bbox="224 1524 727 1551"><i>An open space or conservation subdivision</i></p> <p data-bbox="250 1591 800 1654"><i>Source: Conservation Design for Subdivisions, Randall Arendt</i></p>	<p>Conservation design techniques allow for development and open space preservation to co-exist on a single site. Applied most often to residential development, the conservation design approach excludes environmentally sensitive features (waterways, wetlands, steep slopes, etc.) from the development areas first. Second, it identifies features that are specific to the site, such as wooded areas, prime farmland soils, historic ruins, and scenic views. The remaining land area is then developed for residential lots. Overall development density can be attained, and the open space is maintained jointly by the homeowners. The Natural Lands Trust can provide educational materials, including a hands-on design workshop, and model ordinance language that incorporates such techniques.</p>

Strategic Action	Notes
<p>2f. Develop and coordinate scenic preservation programs, such as a scenic byways program and easement programs that accommodate scenic easements.</p>	<p>This strategy intends to coordinate land use and transportation planning to protect rural character. Additionally, it can be dovetailed with state and federal scenic byways programs to protect special resource corridors and promote tourism. Scenic byways designation and parallel zoning can help to limit the visual impacts of new development, such as signage.</p>
<p>2g. Work with partners to disseminate existing information or develop new public education materials on sustainable natural resource production, including both sustainable agriculture and sustainable forestry.</p>	
<p>2h. Lay the foundation for a countywide Transfer of Development Rights (TDR) program. Such a program may not be appropriate in the immediate future, however certain short-term educational components may make acceptance and utilization of such a program more successful once introduced.</p>	<p>Public education will indeed be necessary to implement a TDR program in Lycoming County. Begin this action item with public education on property rights. Build understanding toward the sale and purchase of rights as a component of the real estate market. Incorporate the application of a TDR program to both agricultural preservation and broader community resource interests, e.g. open space, woodlands, historic resources, etc. as one method for conservation.</p> <p>Residents and officials will need to see specific examples of how the program would work, and what the results would be. Case studies of TDR in counties of similar population and growth rate would also be helpful.</p>

Strategy #3	
Develop public education programs to address environmental concerns related to land use and property maintenance.	
Methods, Tools, and References	
Multi-media education: newspaper articles, newspaper columns, radio and TV talk shows, website articles, and e-newsletter.	
Partners	
Media, school districts, municipalities (e.g. newsletters), Conservation District, Penn State Extension Service, US Department of Agriculture, and Pennsylvania Department of Agriculture.	
Funding Sources	
First Industries Program	
Strategic Action	Notes
3a. Provide public information on the environmental and community benefits of forestland.	Develop a primer entitled “Beyond the Beauty: Environmental and Community Benefits of Forestland,” or other similar title/ message to provide information on forest benefits to water quality, reduced severity of flooding, and groundwater recharge, wildlife, biodiversity, and recreation. Provide information on the impacts of forest removal and the need for sound forest management, whether for timber production, wildlife habitat, or other goals.
3b. Provide information on agricultural operations: <ul style="list-style-type: none"> • State regulations and permitting requirements for agricultural operations. • Municipalities abilities and limitations to regulate such operations. • Accepted agricultural methods. 	Develop a rural agricultural community statement/ clause for inclusion in real estate sales agreements and/ or annual resident mailings, e.g. tax bills. Focus on information to help avoid and reduce farm vs non-farm resident conflicts.
3c. Provide information on the use of growth areas for sound land use planning and community development.	
3d. Provide information on the impacts of building and expanding development in the floodplain.	Provide education to local officials on floodplain management and the need for strong enforcement.

Strategy #4	
Support the continued presence of agriculture.	
Methods, Tools, and References	
Agricultural zoning, agricultural easements,	
Partners	
Penn State Extension, Municipalities, County Ag Preservation Board, Conservation District, USDA, PA Dept of Agriculture, and local farmers.	
Funding Sources	
First Industries Program	
Strategic Action	Notes
<p>4a. Continue to identify farmland that should be permanently preserved for agricultural use. Consider soil quality and local paths of development and infrastructure in this identification process.</p>	<p>Land use planning and zoning in resource conservation areas should consider the protection of prime agricultural soils from developed uses. Clustering limited development on non-agricultural soils may enable farmers, either present or future, to maintain agricultural lands in productivity.</p>
<p>Continue and expand funding for agricultural easement purchases.</p> <p>Encourage land use planning and zoning practices that manage the quantity and quality of land available for agricultural purposes (production, processing and sales), and that manage permitted development patterns to limit encroachment and to maximize agricultural land availability for farming.</p> <p>Promote enrollment in the Agricultural Security Area and Clean and Green programs.</p> <p>Continue to assess active farmland based on its use, not its potential for development.</p>	<p>Coordinate funding, where possible, to maximize funding efficiency. Utilize multiple easements to protect large tracts incrementally. Involve environmental organizations, when property includes wetlands or sensitive habitat.</p> <p>Identify property owners who would benefit from these programs based on the size and location of their property. Meet with them to explain the benefits of these programs.</p>
<p>4b. Explore the feasibility of a county-wide Transfer of Development Rights program.</p>	<p>See 2g.</p>

Strategic Action	Notes
<p>4c. Explore the feasibility of non-traditional/ non-production agricultural operations, e.g. organic produce, specialty livestock, aquaculture, etc., as supplemental revenue sources among farmers.</p>	<p>Invite speakers to meet with local farmers. Consider speakers from the Pennsylvania Association for Sustainable Agriculture, and other niche markets.</p> <p>Coordinate the modification of municipal ordinances to permit supplemental uses in agricultural or otherwise appropriate districts.</p>
<p>4d. Utilize municipal and multi-municipal zoning to protect large and contiguous agricultural regions and to designate appropriate areas for concentrated animal feeding operations and other intensive agricultural enterprises.</p>	<p>Begin with education for officials and the general public on the practices of modern agriculture, its state regulations, and its required permits. Provide information on the abilities and limitations of municipalities to regulate CAFOs. Develop procedures, with realtors to alert non-farm newcomers that Ag areas will have protection from nuisance claims.</p> <p>Assist municipalities in making land use decisions, by providing them with mapping and other data on sensitive resource areas.</p>
<p>4e. Protect resource conservation areas from incompatible public facilities, e.g. public utilities and major road improvements.</p>	<p>As stated in the 1994/1997 Comprehensive Plan, farmers are often required to help pay for local improvements though they gain no benefit, e.g. utility transmission line. Local government should consider the exemption of farmers from such costs of improvements.</p>

Strategy #5	
Support the sustainability of forest resources and the forest-related economic sector.	
Methods, Tools, and References	
Ordinances, conservation easements, and municipal newsletters.	
Partners	
Conservation District, forest landowners. Foresters, logging companies, and Penn State Extension.	
Funding Sources	
Not applicable	
Strategic Action	Notes
5a. Promote enrollment in forest conservation programs, e.g. Forest Legacy Program, Clean and Green – Forest Reserve Program.	Work with partners to provide information on forest conservation programs to forest land owners. Promote understanding of continued opportunities to harvest or manage forestland for other forest resource goals.
5b. Designate funding for forest easement purchases.	See 4c.
5c. Remove disincentives for timbering.	Currently, forest land owners are taxed on timber as part of the property values, and again on the income that timber generates. This results in a disincentive to harvest standing timber. Work with landowners and tax assessors to develop assessment values appropriate for forestland that will not be developed for other uses.
5d. Develop logging regulations/ guidelines that support reforestation.	If forestry is to be a sustainable part of the County economy, its continued presence and health must be ensured. To promote continued environmental benefits from forestland, harvested land must be re-vegetated either by natural or planted means.

Strategy #6	
Improve community image through fostering community pride and enforcement of property maintenance codes.	
Methods, Tools, and References	
Shared Municipal Services	
Partners	
Municipal officials and staff, civic and social clubs, and PA DEP.	
Funding Sources	
Land Use Planning Technical Assistance Program, Shared Municipal Services, DEP Act 101 Funds	
Strategic Action	Notes
6a. Utilize shared codes enforcement services through councils of government or other intergovernmental cooperation methods.	Introduce the possibility of shared codes enforcement through COG discussions for other municipalities. Identify benefits and cost efficiencies to be gained.
6b. Identify priority clean-up sites.	Establish a hotline for citizens to report potentially hazardous sites.
6c. Consider utilizing recycling revenues to assist in priority clean-up efforts.	Apply recycling revenue toward the cost of pick-up and disposal of abandoned vehicles, appliances, furniture and other large items.
6d. Assist communities in defining and promoting their local identities.	Create opportunities for links to municipal websites from the County’s website. Encourage communities to define their identity through a visioning process and develop signage and marketing materials to promote their image.

Strategy #7	
Coordinate resource inventory, management, and protection.	
Methods, Tools, and References	
Floodplain ordinance provisions, Riparian buffer ordinance/overlay, local building/site design manual, and marketing community identity.	
Partners	
Municipalities, LCPC, Lycoming County Historical Society, DCED, PennDOT, PHMC, NPC, and Williamsport-Lycoming Foundation	
Funding Sources	
State and federal rehabilitation tax credits (historic rehab), PA Travel & Tourism Offices Matching Grant Fund and Regional Marketing Initiative Fund, DCED LUPTAP Program	
Strategic Action	Notes
<p>7a. Update the County’s scenic resource inventory and recommendations. The inventory should address community gateways, and scenic vistas and routes (road, rail, trail, and water). Recommendations should include a prioritization of scenic resource protection efforts.</p>	<p>Inventory lists and mapping should be updated and tied together with GIS.</p> <p>Promote acquisition of scenic easements through public education.</p> <p>This update could be patterned after the Susquehanna Greenway Partnership’s Phase I study that utilized college students, under the direction of college faculty, to perform the resource assessment. Similarly, this update could be performed by students, presented to County officials, and documented with student graphics and illustrations. This type of study is appropriate for landscape architecture, leisure studies, and forestry students.</p>
<p>7b. Develop a Lycoming County Historic Preservation Plan, including an update of the historic sites and landmarks inventory. The Plan should review preservation techniques and identify appropriate techniques for application in Lycoming County. A prioritization list should be developed so that available efforts and funds can be directed toward the most vulnerable properties.</p>	<p>This is another opportunity for student involvement in resource assessment and management planning. This type of study is appropriate for historic preservation, architecture, and landscape architecture students.</p>

Strategic Action	Notes
<p>7c. Identify and map riparian forest buffers, wetlands & natural undeveloped water retention areas and encourage stream bank preservation programs.</p>	<p>Distribute information on the value of riparian buffers to officials and the general public. Use GIS/GPS tools to develop database and mapping. Educate local officials on their ability to regulate riparian buffer areas. Provide model ordinances for their consideration and adoption. Encourage use of buffer areas for non-intensive uses, such as agriculture and forestry.</p>
<p>7d. Encourage restoration of natural floodplain functioning, and use of acquisition and restoration or demolition programs.</p>	<p>Emphasis should be given to the use of floodplains for greenways, open space, recreation, and agricultural uses. Promote the use of floodplain conservation easements through public education.</p>
<p>7e. Develop a countywide strategy for open space preservation. Inventory and assess open space. Prioritize protection efforts.</p>	<p>Draw from experience of other PA counties and State agencies to develop a permanent funding mechanism.</p>
<p>7f. Assist in locating funding streams for resource preservation. Coordinate preservation funding with public and private partners.</p>	<p>In some cases, resource preservation can result in positive cultural, educational, and economic benefits. When identified, these benefits can be used to garner broader support from community partners for the preservation effort.</p>
<p>7g. Assist in the application of historic properties to the Pennsylvania Inventory and National Register of Historic Places eligibility list. Similarly, support nominations to these preservation programs.</p>	<p>Provide letters of support, where appropriate, to indicate preference and desire for historic designation.</p>
<p>7h. Develop guidelines for historic site/ district redevelopment. Include in these guidelines flexibility for conversion and adaptive re-use of historically significant structures. Guidelines should be economically viable.</p>	<p>For historic districts, this should entail a Historic District Overlay. For individual sites not located in a historic district, an overlay or specific historic site provisions should be developed.</p>

Strategic Action	Notes
7i. Market historic sites redevelopment opportunities. Offer incentives for historic site rehabilitation.	Some businesses, and individuals who lead them, are drawn to historic structures for their historic value and aesthetic appeal. The office environment of architects, designers, lawyers, and other professionals is often telling of their personal style, and can be viewed as a marketing component of their business. The County should identify select historic structures for targeted marketing to such investors.
7j. Assist area schools in their continuing efforts to improve the quality of education through a more intensive use of community resources.	Promote the utilization of local resources (natural and cultural) as teaching aids and environments for “hands-on” learning.
7k. Work with archaeological protection organizations to inventory and protect sites of archaeological significance.	Draw upon local expertise of Chapter 8 PA Archaeological Society members.
7l. Establish working partnerships that link cultural, economic, and educational development outcomes.	<p>This strategy could expand existing partnerships for broader community benefit.</p> <ul style="list-style-type: none"> • Promotion of local cultural programs and festivals may be of interest to Lycoming County tourists. • The use of existing public and private facilities as locations for cultural programs and events further promotes the facility and may foster more diverse social interactions.

Strategy #8	
Coordinate economic development and transportation and infrastructure planning with land use planning.	
Methods, Tools, and References	
Act 537 plans, WATS TIP, tax and other incentives, Official Map, localized gateway and corridor master plans.	
Partners	
County, municipalities, school districts, LCPC, PCD, Lycoming County Visitor’s Bureau.	
Funding Sources	
First Industries Fund, Commonwealth Capital Budget, Federal Transportation Appropriations, LUPTAP	
Strategic Action	Notes
8a. Offer incentives and assist in the development and expansion of tourism-related businesses.	<p>Gather ideas from local tourism and recreational specialists, e.g. outfitters, sports shop owners.</p> <p>Inform local businesses how they can support tourism through friendly service.</p>
8b. Work with the Visitors Bureau to Market Lycoming County as the place to visit PA WILDS.	<p>Lycoming County has a lot to offer, but it can’t be everything to everyone. Some focus is needed for a successful tourism campaign. Consider the assets identified in the Lumber Heritage Region Management Plan, the County Open Space and Greenways Plan, PA Wilds, and the Lower West Branch Susquehanna River Conservation Plan. Identify existing themes, unique experience opportunities, and potential target audiences.</p>
8c. Develop multi-modal transportation connections between residential neighborhoods and recreational areas.	<p>Bicycle and pedestrian facilities are important components of any community for non-drivers, both young and old. Where off-road connections between neighborhoods and common destinations can be made, they should be requested of developers. Retrofitting trails into existing development is also possible. Government funding should be sought to pay for the costs of construction of the trails in new and existing developments.</p>

Strategic Action	Notes
<p>8d. Identify communities that can act as gateways to the County’s natural resources.</p>	<p>Additional promotion of tourism will bring many more visitors to Lycoming County – visitors who will need directions to state parks and forests, places to eat, places to stay, recommendations on shops to see, and other attractions. When looking at its tourism assets and setting its agenda, the County will need to decide which communities are best suited for this role. The communities will also need to support the concept through friendly faces and reasonable expectations. Trout Run, Picture Rocks, and Jersey Shore are three communities that could be identified as gateways, however the County will need to decide in which communities to invest.</p>
<p>8e. Plan for gateway development prior to marketing.</p>	<p>Make sure that appropriate zoning and development guidance is in place prior to inviting development pressure. Consider land use planning as well as transportation improvements and water and sewer needs for future businesses.</p>
<p>8f. Market these communities for tourism and recreation development, particularly small business that is compatible with local character.</p>	
<p>8g. Coordinate infrastructure improvements and expansion within growth areas. Discourage infrastructure investment in rural resource areas.</p>	

Strategy #9	
Utilize land management policies to protect natural resources.	
Methods, Tools, and References	
Forest stewardship plans, open space and greenways designation, and buffer ordinances.	
Partners	
DEP, Chesapeake Bay organizations, and DCED.	
Funding Sources	
DEP Growing Greener Funding, LUPTAP	
Strategic Action	Notes
9a. Promote forest cover and forest stewardship to promote stormwater filtration (quality) and infiltration (recharge).	Public Education – See 2a. Incorporate Best Management Practices (BMPs) and holistic philosophies into ordinances. Replace high maintenance lawn requirements with successional meadow options. Provide demonstration areas to show how BMPs are designed and maintained, and what benefits are gained.
9b. Support clear definition and delineation of wetlands for regulatory purposes. Distinguish wetlands based on quality, i. e. wetlands in recharge areas from manmade depressions. Support a rational, balanced approach.	
9c. Revise ordinances to establish buffer zones around valuable wetlands.	Define buffer zones by both a minimum distance and hydric soils, allowing the lesser to be the determining factor.
9d. Develop a Greenways Plan to complement open space, natural resource, and alternative transportation goals.	Utilize this Plan to provide human linkages between residential and community destinations and to provide wildlife linkages between larger habitat areas. The County’s Recreation, Open Space and Greenways Plan is complete.
9e. Promote land use patterns that reduce vehicle trips and encourage pedestrian, bicycle, and transit alternatives.	

Strategic Action	Notes
<p>9f. Protect water supply and water quality.</p>	<p>Begin with a better understanding of regional water resources – how much water is available, where is it located, where can it be reached.</p> <p>Implement the County Water Supply Plan. Review and revise regulations that unnecessarily require excessive impervious surfaces, e.g. large parking lots, wide streets, that direct rainfall into storm sewers and surface waterways, rather than into recharge areas.</p> <p>Incorporate Best Management Practices (BMPs) into ordinances. Replace high maintenance lawn requirements with seasonal meadow options. Provide demonstration areas to show how BMPs are designed and maintained, and what benefits are gained.</p> <p>Promote provision of stormwater management facilities that improve water quality, groundwater recharge, wildlife habitat.</p> <p>Reduce water consumption by promoting conservation. Educate consumers on the need for water conservation (water resource stewardship) at all times</p>
<p>9g. Assist in the development of wellhead protection programs for municipal wells.</p>	<p>Municipal water authorities should pursue wellhead protection areas to protect wells from potential land use and pollutant impacts that could contaminate public water supplies. DEP has information on such programs.</p>
<p>9h. Support and monitor compliance with state requirements for environmentally safe mining practices and area restoration after extraction has ceased.</p>	

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

Future Land Use Map

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

As elements of public policy, growth areas are able to be amended or revised over time, specifically in response to growth and land consumption rates. For example, as a community, in this case a Planning Area or subregion thereof, approaches a build-out condition within its growth areas (or areas), consideration should be given to where the growth area should be adjusted to best guide the continued growth of the community. These adjustments, like the original delineation, should be made with regard to public utilities provisions and planning, as well as transportation infrastructure and other community services. Adjustment to growth areas should be considered in conjunction with a Comprehensive Plan review, as the changes to the growth boundary and the future land use plan/map should be made concurrently and coherently after considering the ramifications of adjustments on other aspects of the community.

Specific future land uses are associated with growth areas and with rural resource areas, based on the intensity of development and the use requirements for public infrastructure. The following figure illustrates a sample area of the recommended future land use pattern in association with the current zoning district types.

These uses are classified in the following tables, followed by descriptions of their application to the County's planning regions.

Table 11 Recommended Land Use and Development Guidance for Growth Areas and Future Growth Areas

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

Growth Areas of Lycoming County

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

The designated growth areas in Lycoming County were developed as part of the multi-municipal comprehensive plans for the six urbanized planning regions.

The growth area for the **Greater Williamsport Alliance Planning Area** encompasses the City of Williamsport, nearly all of South Williamsport and Duboistown, and portions of Armstrong, Loyalsock, and Old Lycoming Townships. This growth area promotes an expansion and further diversification of the existing downtown, mixed use environment throughout the most urbanized portions of the planning area.

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

The growth area for the **Montoursville-Muncy Planning Area** is the corridor between I-180 and the Lycoming Valley Railroad. This growth area promotes the expansion of a downtown, mixed use environment in Montoursville. It recommends business and industry uses east of Montoursville and throughout the eastern half of the corridor. Neighborhood uses at densities and patterns similar to Montoursville are recommended north and south of the central roadway corridor (Broad Street/Lycoming Mall Drive/John Brady Drive) to keep residents in near proximity to employment centers and community services, thereby supporting the efficient provision of public utilities, as well as the use of transit and other transportation alternatives.

The growth area for the **Muncy Creek Planning Area** encompasses the PA 405 corridor anchored by Hughesville and Muncy Boroughs. Portions of Muncy Creek and Wolf Townships are included in this corridor. This growth corridor promotes a mixed use, downtown environment in Muncy and Hughesville. Business and industry uses are recommended around the I-180 interchange and along a small segment of PA 442. Neighborhood uses are promoted to expand the development patterns of Hughesville into Wolf Township and of Muncy into Muncy Creek Township.

The growth areas for the **US 15 South Planning Area** follow the US 15 corridor, the PA 54 corridor and the PA 405 corridor, and include most of the Borough of Montgomery. The US 15 corridor growth area recommends a combination of business/industry and neighborhood future land uses. Business/industry uses are also recommended for the PA 405 corridor east of Montgomery. Downtown and Neighborhood uses are recommended for the Borough. Neighborhood uses are recommended for the PA 54 corridor.

The growth area for the **US 220/Future I-99 Planning Area** is a ½ to 1 mile wide corridor along the current US 220 and I-99 study alignments. The growth area includes all of Jersey Shore Borough. The growth area promotes neighborhood uses and business and industry uses in Porter Township as an extension of Borough use and development patterns. Business and industry uses are also recommended in the vicinity of Pine Run, Larry's Creek, and the 4th Street exit in Woodward Township. Future interchanges may support further expansion of these business and industry locations in the future.

Future Growth Areas of Lycoming County

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

Act 2000-67 (amendment to the PA MPC)

Three future growth areas have also been delineated for the **US 15 South Planning Area**: one between US 15 and Montgomery, another north of Brouse Road, and a third north of Great Stream

Commons in Gregg Township, Union County. These areas represent large infill blocks adjacent to the original growth boundary designation. The area in Gregg Township is recommended for Neighborhood uses, while the areas in Clinton Township are recommended for rural uses. No further land use guidance is needed for these areas at this time. However, if development pressure increases, and the original growth areas begin to reach capacity, these future growth areas should be the first areas reviewed for future land use changes.

Rural Resource Areas of Lycoming County

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

Act 2000-67 (amendment to the PA MPC)

Portions of the urbanized planning regions are most suitable for rural uses, such as woodlands, agriculture and rural living uses, due to topography, floodplain location, and other constraints. These areas occupy the majority of the **Lower Lycoming Creek Planning Area**, the **Muncy Creek Planning Area**, the **US 15 South Planning Area**, and portions of the **Montoursville-Muncy Planning Area**,

Several non-urbanized communities are considered part of the Rural Resource Area. These include places such as Picture Rocks, designated as a Rural Center, where mixed uses can be clustered amid rural surroundings, and Trout Run, designated as a Village.

In several locations, land uses associated with rural resource areas are designated within the growth area. These locations represent logical places to promote development before making adjustments to the growth area. These should be considered as potential future growth areas.

Table 12 Recommended Land Use and Development Guidance for Rural Resource Areas

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

Rural Resource Area			
	Rural	Rural Center	Village
Recommended Land Use Practices and Tools	Open Space/Cluster Development	Traditional Neighborhood Development (TND), Planned Residential Development (PRD), Open Space/Cluster Development , Community Housing	Planned Residential Development (PRD), Open Space/Cluster Development

Specialized Overlay Areas

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

Gateway overlays in the urbanized planning regions are recommended for the western entrance to the City (the 4th Street corridor), the US 15 corridor as it approaches and enters South Williamsport from the south, the US 15 corridor through Clinton Township, and the entrance to Jersey Shore Borough from US 220. A historic gateway corridor is recommended along Larry’s Creek and PA 87.

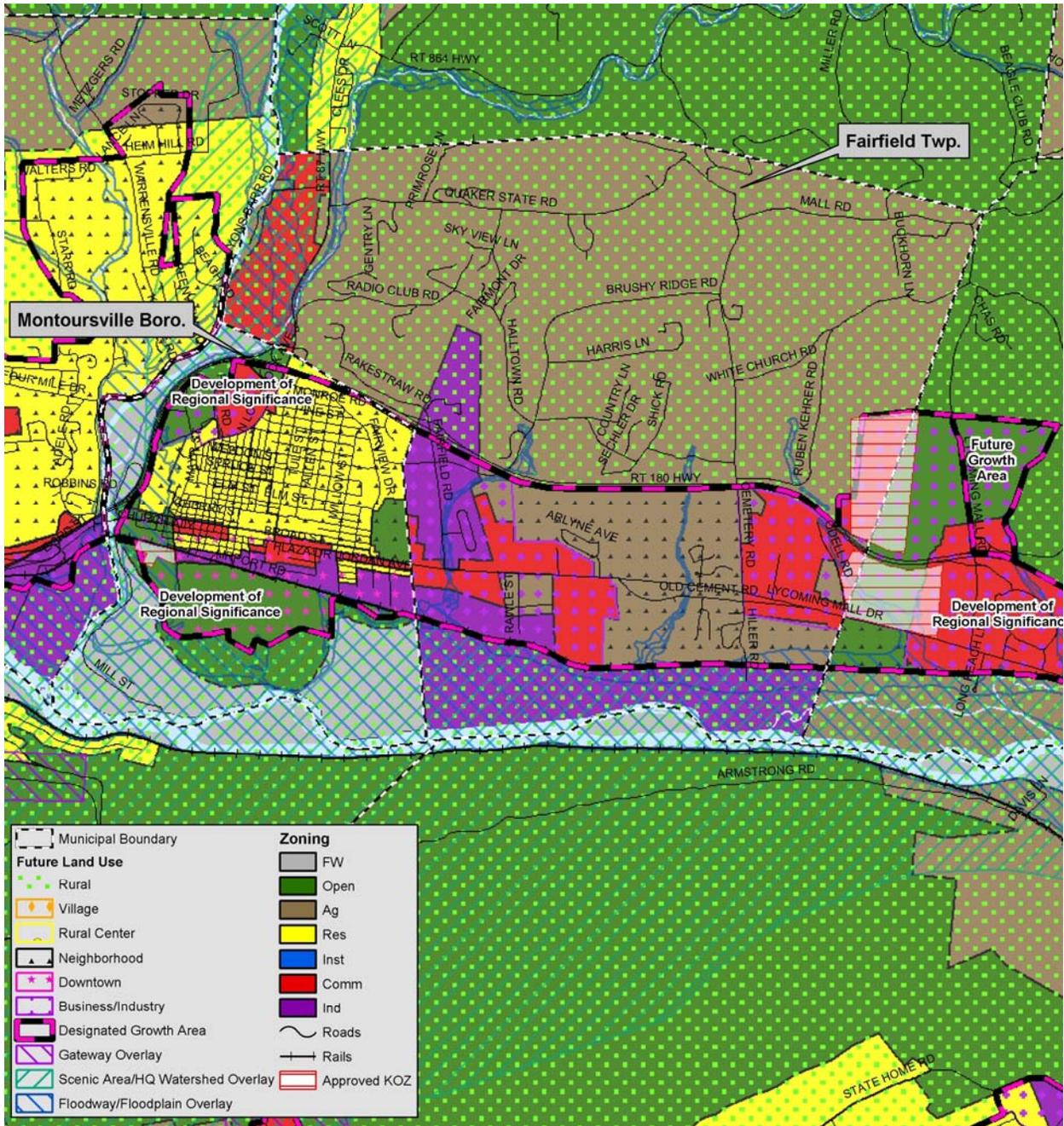
Scenic/High Quality Watershed overlay provisions are recommended for the Susquehanna River, Loyalsock, Lycoming and Muncy Creek corridors, the Mosquito Creek watershed, the Pine Creek Valley, lands owned by the Williamsport Municipal Water Authority, and other lands across the southern mountain.

Floodway/Floodplain overlay provisions are recommended throughout the respective FEMA-designated areas.

Table 13 Recommended Land Use and Development Guidance for Special Resource Areas

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

In order to see the implications of the future land use scenario, the future land use categories were layered over existing land uses and also over current zoning districts. Comparing the recommended uses per future land use category, as shown in the previous tables, to existing land use and current zoning illustrates where zoning ordinance revisions will need to be implemented to enable the future land use pattern to happen.



An excerpt from the future land use map, showing the designated and future growth areas of Montoursville - Muncy and Greater Williamsport Alliance Planning Areas.

Developments of Regional Significance

Developments of regional significance are located throughout the urbanized and rural portions of the County.

The **Greater Williamsport Alliance Planning Area** contains three developments of regional significance: Lycoming College, the Pennsylvania College of Technology and Susquehanna Health System. These institutions have impacted the development of the Planning Area and the County as a whole, through special housing needs and youth and young adult demographics. These institutions also represent mixed-use environments within the Business/Industry future land use category. Lycoming College and Pennsylvania College of Technology will continue to impact the Planning Area, particularly if they expand their facilities and programs. Furthermore, they represent opportunities for business and industry partnerships that could benefit the Planning Area with innovative business start-ups and future employment prospects. The new SHS campus will inject \$250 million into the city.

The **Montoursville-Muncy Planning Area** contains four developments of regional significance: the Williamsport Regional Airport, the Lycoming Mall, Indian Park, and a commercial area along North Loyalsock Avenue. The airport's significance entails its sizeable land area, its freight and passenger travel service, its traffic impacts, its FAA air space regulations, and its noise impacts. The Lycoming Mall and commercial sites represents significant traffic demand drawn from throughout Northcentral Pennsylvania.



The **Muncy Creek Planning Area** contains one development of regional significance: the Lime Bluff Recreation Area. This development, or perhaps better titled conservation of regional significance, represents the collective efforts of the East Lycoming Recreation Authority, the East Lycoming School District and private landowners to preserve a significant open space for passive recreation and to link it to the nearby school district complex.

The **US 15 South Planning Area** contains three developments of regional significance: the Allenwood Federal Correctional Center and the Lycoming County Landfill, both in Brady Township, and Great Stream Commons in Gregg Township, Union County. The correctional facility is significant for the size of the property. The

landfill is significant for the environmental regulations in place to protect air and water quality. Great Stream Commons is significant for the size of land area that is ready for business and industry development, based on Union County investment to prepare the property with public utilities and infrastructure.

The **US 220/Future I-99 Planning Area** contains one development of regional significance: the Jersey Shore Hospital.

At the current time, there are no developments of regional significance in the **Lower Lycoming Creek Planning Area**.



Comprehensive Plan

Defining the Issues, Validating Issues, and Identifying Trends

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

Discerning the Strategic Actions

The Transportation Plan addresses issues concerning the movement of people and goods and outlines a Strategic Plan for a multi-modal transportation network that improves mobility for people and the economy.

This comprehensive plan also serves as the Williamsport Area Transportation Study (WATS) Metropolitan Planning Organization (MPO) Long Range Transportation Plan in fulfillment of federal requirements. The WATS Long Range Transportation Plan Capital Project listings for highways, bridges, public transit, rail, and airport facilities, and pedestrian facilities are hereby adopted by reference as approved by the WATS MPO.

Defining the Issues, Validating Issues, and Identifying Trends

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

1. The U.S. 220 corridor has been a major east-west route through Lycoming County. While the area has grown, development has mainly been focused along the corridor, which in turn has helped reduce the incidence of sprawl.

However, it has long been recognized that the west end of the roadway is no longer adequate to meet the needs of those who use it. As a result, the corridor has been designated as part of the new Interstate 99 system and has undergone environmental and preliminary engineering studies to determine the final alignment.

2. **Access drives** are found throughout the County, many of which are very steep and, in some cases, are so close together that they pose serious safety hazards.
3. **Most developed areas of the County are well served by road, rail and air transportation facilities.** The continued upgrade of these services is critical to future growth in the County.



4. **Public Transit** is currently available within the more urbanized areas of the County. City Bus (now named River Valley Transit), which is operated by the Williamsport Bureau of Transportation, has scheduled fixed routes that serve most of the area along the river corridor, but not the communities in the outlying areas to the north and south. The lack of public transit options limits opportunities for residents who may wish to find alternative ways to work and for those who don't own a car or drive at all, e.g., younger residents and senior citizens.

5. **Many bridges throughout the County need major rehabilitation or replacement.** While some of these bridge projects are programmed for funding in the PennDOT TIP, others have been identified in the Williamsport Area Transportation Study Long Range Plan. An increase in funding is needed to implement these improvements.

6. **The capacity of many of the local road systems is reaching its limit, particularly at various intersections.** There are also safety concerns at specific sites throughout the County.



7. **The Williamsport Regional Airport provides connecting services to Philadelphia.** Located in the Borough of Montoursville, the Williamsport Regional Airport is classified by the Pennsylvania Bureau of Aviation as a scheduled commercial service facility and provides services to area businesses, residents, and companies visiting the region.

The airport provides commercial airline

services with direct flights via US Airways Express to major international hubs at Philadelphia. Multiple daily departures connect Williamsport to over 160 cities in the U.S., Canada, Europe, and Central and South America. Due to the Airport Authority's Fare Watch Program, which is designed to keep the airport's fees competitive.

8. **The SEDA-COG Joint Rail Authority has played a key role in preserving** freight services in the County by purchasing the Williamsport Branch Line from Conrail. Currently, the Lycoming Valley Railroad operates the line. The Authority's goal is to "preserve service to rail-dependent industries through shortline operations," and facilitate economic development through good rail service. At the present time, the Authority serves eight counties and owns 200 miles of track and five shortline railroads that haul approximately 30,000 carloads of freight annually. This has allowed some 50 companies to remain cost competitive, which, in turn, has protected over 2,000 jobs in the region. The LVRR alone services 20 companies and handles approximately one third of the total carloads of freight. Currently, there are concerns regarding the preservation of the Norfolk-Southern Harrisburg to Buffalo Main Line.

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

No. 4 - Transportation System Profile

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

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

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

The Implications to Our Community

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

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



Source: www.flyipt.com



Source: jra.seda-cog.org

County Vision

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

County Goals

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

County Objectives

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

County Objectives

- Promote public transit as a local travel alternative.
- Explore the expansion of the transit network to unserved communities/population centers (e.g. employment/student centers).
- Explore the interconnection of communities (peripheral sites to the existing route).
- Expand park and ride facilities.
- Encourage appropriate development of brownfields near transit route/stops.

Issue: Many of the roadways in Lycoming County have scenic qualities that are unique to our region but are undervalued, underutilized and unprotected from development and its impacts.

Implications to Our Community

- Views to the open space are lost as development lines our travel corridors.
- Environmental quality declines as woodlands are cleared for development and “private open space” around dwellings.
- New development is not consistent with traditional patterns.
- Interest in historic preservation and recreational tourism has not reached a critical mass that can turn ideas into results.

Our Vision for the Future

Select roadways will be designated as scenic byways to express and protect the unique features and character of our communities.

Common Goals

To designate select roadway corridors for the protection of specific, unique resources, features and/or qualities.

Common Objectives

- Enhance and improve the visual impact of specific routes on the local travel experience.
- Maintain the natural resources and intrinsic qualities along specific routes.
- Educate residents and visitors on the history and culture of the community.
- Enhance opportunities for funding improvements.
- Encourage economic development appropriate to the goal.
- Promote wisely the resources of the PA Wilds and Lumber Heritage Region.

Discerning the Strategic Actions

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

Matrix 3 Potential Breadth of Impact of Transportation Strategies

Key Issues for Lycoming County and its Rural Planning Area

Strategic Action	<i>Multi-modal transportation network</i>	<i>Increase public transit availability/use</i>	<i>Traffic congestion/roadway network</i>
Maintain and expand (where appropriate) the infrastructure for the County's rail network.	X		X
Maintain/expand air transportation services.	X	X	
Maintain public transit as a viable transportation alternative in Lycoming County.	X	X	X
Increase bicycle and pedestrian facilities and connections.	X	X	X
Maintain/improve roadways to provide a safe and efficient mode of travel for local residents, visitors, and through-travelers.	X		X

Strategy #1	
Maintain and expand (where appropriate) the infrastructure for the County’s rail network.	
Methods, Tools, and References	
Partnerships and Service Evaluations.	
Partners	
County, SEDA-COG Joint Rail Authority, IPC, Chamber of Commerce, Norfolk Southern Railroad, LVRR, and PennDOT, Williamsport Regional Airport.	
Funding Sources	
Rail Freight Assistance Program, FAA Funding, Federal Transit Administration Funding, and Commonwealth Capital Budget	
Strategic Action	Notes
<p>1a. Continue to work closely with the SEDA-COG Joint Rail Authority to identify opportunities for rail service improvements within Lycoming County.</p>	<p>Currently, the Lycoming Valley Railroad (LVRR) is the key provider of service and needs to be an integral part of this strategic action. It will be important to maintain and upgrade the LVRR to provide for Class 2 or better tracks with connections to competitive Class 1 railroad operators. Funding is a critical concern that will require the consideration of funding opportunities related to transportation enhancements, historic enhancements, and tourist excursions.</p> <p>Close monitoring of Norfolk-Southern RR intentions regarding the Buffalo Mainline will be needed. Prompt, strong response to NSRR decisions may be needed.</p>
 <p><i>Lycoming Valley Railroad</i></p>	
<p>1b. Explore the possibilities of greater connectivity with other transportation modes – air, road, and transit.</p>	<p>Federal funding strategies currently favor multi-modal connectivity. It is anticipated that future Federal funding programs will also place emphasis on this approach. It is important for the County to sustain proactive work to accomplish multi-modal connections.</p>

Strategic Action	Notes
1c. Continue monitoring operations of Norfolk-Southern and their future plans.	The degree to which the key regional railroad provides service to the area including connectivity to the LVRR is critical to how much influence a multi-modal transportation system can have in attracting industry to desired industrial development corridors. It is important to provide Class 2 or better tracks with connections to competitive Class 1 Railroad Operators such as Norfolk Southern.
1d. Explore possible funding options for proposed projects.	
1e. Complete projects currently identified in WATS 20 year Long Range Plan	<p>It is important that the County prioritize critical projects that will impact on the implementation of goals and objectives established in this plan.</p> <p>Prioritization should be included as input to PennDOT’s Four Year Rail Transportation Improvement Plan.</p>
1f. Work with IPC to promote rail services as a potential asset for new business development.	<p>The County should work with the Industrial Properties Corporation to develop rail serviced industrial sites and promote rail freight to new and existing industries and businesses.</p> <p>As part of this strategic action, the County should assess the viability of lands for developing industrial lands with rail service potential. Such lands include the following conditions:</p> <ul style="list-style-type: none"> • 2% or less grade • Proximity to rail • Outside the 100-year floodplain • Chamber or IPC involvement • Brownfield Sites
 <p><i>Muncy Industrial Park Phase II</i></p>	
1g. Work with existing and potential new businesses including industrial parks to assess rail needs and issues.	The County should work with the Chamber of Commerce and IPC to survey business about existing and future rail service needs.

Strategic Action	Notes
<p>1h Evaluate the potential for passenger rail and leisure excursion trains.</p>	<p>Should it be determined that there may be a market for such service, that information could be useful in prioritizing funds to improve the rail service infrastructure to Class 1 and Class 2 tracks.</p>
<p>1i. Evaluate need, feasibility, location and estimated cost for a regional intermodal freight distribution center (highway, rail, air).</p>	<p>The County should partner with the Chamber of Commerce, Williamsport Regional Airport Authority, IPC, and SEDA-COG Joint Rail Authority and private common carriers to undertake this assessment.</p>
<p>1j. Support increased federal and state funding for rail infrastructure projects.</p>	<p>This strategic action needs to be closely coordinated with Community and Economic Development Strategies (See Chapter 2, in particular, Strategy #6). Undertake specific actions or programs to promote economic development that supports the community goals and objectives identified in the Comprehensive Plan.</p>

Strategy #2	
Maintain/expand air transportation services.	
Methods, Tools, and References	
Infrastructure Expansions, Marketing Strategies, Fare Watch Program, Demand Analysis Study, Contract Programs, and Shuttle Services.	
Partners	
County, Montoursville Borough, Airport Authority, Chamber of Commerce, SEDACOG, and private transit providers.	
Funding Sources	
Federal Aviation Administration Funding, Air 21 Reauthorization	
Strategic Action	Notes
<p>2a. Lengthen Williamsport Regional Airport’s runway for larger air passenger and cargo planes.</p>	<p>A longer runway will be required to provide the opportunity for larger aircraft to fly into the airport and thus allow it to compete in providing the type of service that is now destined for Harrisburg, State College or Scranton/Wilkes-Barre.</p>
<div style="text-align: center;">  <p><i>Williamsport Regional Airport</i></p> </div>	
<p>2b. Continue an aggressive marketing strategy for the airport.</p>	<p>One aspect of this effort will be to determine “what the State College Airport is doing right.”</p>
<div style="text-align: center;">  <p><i>Airport terminal</i></p> </div>	

Strategic Action	Notes
2c. Improve connectivity with other modes of transportation, including completion of new access road.	This strategic action should be coordinated with Strategic Action 1b.
2d. Explore the possibility of establishing multi-modal facilities at the airport.	This strategic action should be coordinated with Strategic Action 1b. Such actions will need to look at changes in zoning and bus service.
2e. Continue efforts to attract diverse carriers and improve connections to major east coast hubs.	This strategic action is related to strategic actions 1a and 1b.
2f. Continue Fare Watch Program in order to ensure competitive fares for individuals and businesses.	This would be a monitoring program that ensures a “fair deal” for travelers flying to the top destinations from Williamsport. Fares should be within \$50 of the nearest competitive airport such as State College, Harrisburg or Scranton/Wilkes-Barre.
2g. Explore advantages and disadvantages of Essential Air Service Program Congressional designation as part of Air 21 reauthorization bill.	This action could guarantee a base amount of enplanements at the airport.
2h. Undertake a demand analysis to determine where Williamsport Area residents want to fly and how much they are willing to pay.	The County should work with the Airport Authority, Chamber of Commerce and SEDA-COG to undertake this analysis. This strategic action was identified as a priority.
2i. Pursue with the Airport Authority the potential for a contract program to attract service or charter service.	Evaluate existing regional air carriers for their compatibility to the Williamsport Market.
2j. Explore and evaluate ground shuttle service to local communities that are served by the Williamsport Regional Airport.	Part of making the Williamsport Regional Airport (WRA) more competitive is to reduce the overall travel costs for potential users. Length of travel to and from the airport and parking costs all add to the total costs of a trip. To the extent that cheaper travel to and from the airport can be achieved through shuttle service, the more competitive the WRA may become.

Strategy #3

Maintain public transit as a viable transportation alternative in Lycoming County.

Methods, Tools, and References

Transit Needs Assessment, Transit Marketing Strategy, and Walkable Communities Assessment.

Partners

County, City of Williamsport, Local Municipalities, STEP Inc., and PennDOT.

Funding Sources

Federal Transit Administration Funding

Strategic Action

Notes

3a. Continue working closely with Williamsport Bureau of Transportation to assess transit needs and opportunities.

This strategic action was identified as a very important priority during the June 2003 Transportation Workshop. It should address the exploration of institutional arrangements to provide transit to areas that have a demand for such service.



City Bus at the Trade and Transit Center

3b. Develop an aggressive marketing campaign to inform citizens of available transit services.

Such a campaign should include data on the cost savings achieved versus the use of the private vehicle including costs of gas, maintenance and parking.

3c. Develop and secure state/local funding sources for transit.

Potential increases in Non-Federal match resources will require an increased allocation of local resources.

3d. Encourage use of ride-share program.

3e. Develop a consistent strategy for route assessments.

Local municipalities should play an integral role in establishing transit routes that are compatible with and serve local community goals and objectives.

Strategic Action	Notes
<p>3f. Include transit network/facilities in downtown development plans.</p>	<p>The Trade and Transit Center plays a critical role in the redevelopment plans for downtown Williamsport. Transit initiatives on a smaller scale should play a role in other communities.</p>
<p>3g. Encourage new development that is transit oriented, where appropriate.</p>  <p><i>Excerpt from the French Creek Center Concept Plan for Phoenixville, PA – a transit-oriented design concept</i> Source: www.pecpa.org</p>	<p>Providing increased development density along major transit corridors will provide the mass of ridership necessary to make transit services efficient, affordable and marketable. In addition, new developments should include facilities that will promote the use of transit such as good safe parking lots with pedestrian pavilions to protect riders from the elements.</p>
<p>3h. Evaluate the possibilities of rail transit.</p>	<p>Over the long-term, as technology changes and the population density increases, the development of some form of rail transit may become more feasible. This potential should be evaluated periodically in conjunction with other development and infrastructure initiatives.</p>
<p>3i. Evaluate the need for park and ride facilities in outlying areas.</p>	<p>Providing alternatives to single occupancy vehicles is important for providing alternative modes of travel, reducing air pollution, and protecting congested travel corridors. Strategically located and well-designed park and ride facilities can help promote car-pooling, transit and ride-sharing initiatives.</p>
<p>3j. Identify project opportunities to utilize highway and transit funding resources.</p>	<p>The central business district community gateway project is an example of such an initiative.</p>

Strategy #4	
Increase bicycle and pedestrian facilities and connections.	
Methods, Tools, and References	
Partnerships, Needs Assessment, and Susquehanna Greenway Initiative.	
Partners	
County, WATS, PennDOT, school districts, developers, and health care community.	
Funding Sources	
Federal Transportation Appropriations, and Transportation Enhancements, Hometown Streets and Safe Routes to School Program, Community Conservation Partnership	
Strategic Action	Notes
4a. Continue working to complete connectors between existing bike routes and pedestrian routes and to connect residential areas to recreation facilities.	An expanded and improved network of bike and pedestrian facilities will provide expanded mobility options to Lycoming County residents.
4b. Develop partnerships with local biking clubs to promote routes, assess needs, and develop alternative funding possibilities.	
4c. Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects.	“Healthy Communities” that provide better opportunities to walk or ride bikes to key daily functions such as school, shopping, civic and recreation sites are now in more demand.
 <p style="text-align: center;"><i>One example of a walkable community</i> www.pedbikeimages.org/DanBurden</p>	
4d. Continue active participation in the development of the Susquehanna Greenway.	The Susquehanna Greenway was identified as a critical priority during the June 2003 Transportation Workshop. The Susquehanna Trail within the Greenway connecting Williamsport to Jersey Shore, and a trail connecting Montoursville to the Muncy/Hughesville/Montgomery area is an important component.

Strategic Action	Notes
4e. Coordinate bike/pedestrian facility development among various involved agencies.	<p>Many agencies and organizations have an interest in the improvement of bike and pedestrian facilities. It is important to identify those stakeholders and involve them in the development forum. Potential stakeholders include:</p> <ul style="list-style-type: none"> • School districts • State and local health care services • Regional and local recreation agencies • Environmental educators • Biking Clubs
4f. Promote the use of bike/pedestrian facilities as a recreation and destination alternative.	<p>All development initiatives, whether for the development of highway infrastructure, development of parks, or development of residential subdivisions, should include consideration of pedestrian and bicycle facilities. Local ordinances should be reviewed to ensure that this issue is adequately addressed. Also see Strategic Action 4h.</p>
4g. Continue utilization of available transportation enhancement funding for bike/pedestrian facilities.	<p>This should be coordinated with the prioritization of the Williamsport Area Transportation Study.</p>
4h. Encourage new development to incorporate bike/pedestrian facilities.	<p>Also see Strategic Action 4f above.</p>
4i. Bike racks should be installed on transit vehicles.	<p>This will promote increased use of bicycles as a transit mode for reaching daily destinations.</p>

Strategy #5	
Maintain/improve roadways through redesign initiatives to provide a safe and efficient mode of travel for local residents, visitors, and through-travelers.	
Methods, Tools, and References	
Partnerships, Transportation and Land Use Management Strategies, and Project Prioritization.	
Partners	
County, Local Municipalities, PennDOT, SEDACOG Joint Rail Authority, and Transit Authorities.	
Funding Sources	
Annual Federal Transportation Appropriations Process, TEA Reauthorization, PennDOT 12-Year Program, Liquid Fuels Program	
Strategic Action	Notes
5a. Secure funding, complete design and construction of I-99 and needed upgrades for I-180 in Lycoming County and support completion of I-99 and Route 15 projects in PA and NY.	Completing these initiatives in a timely manner will require the implementation of national and state-wide initiatives to streamline the project development process including funding, permitting, and construction, while promoting community consensus on transportation actions.
5b. Complete programmed bridge replacement and rehabilitation projects. Identify and prioritize additional bridge candidates for TIP funding based upon the PennDOT BMS state bridge condition data and the Lycoming County Bridge Inspection Program.	With so many streams and crisscrossing transportation corridors (both highway and rail) and rural areas requiring access for everyday activities and promoting tourism, safe functional bridges are a priority in this County. Municipalities need to work together to promote bridge priorities at the state level.
 <p style="text-align: center;"><i>Muncy River Bridge</i></p>	

Strategic Action	Notes
<p>5c. Continue working with rail and transit authorities to provide alternative modes of travel for local residents and movement of freight, thus alleviating some of the pressures on the road network.</p>	<p>Also see Strategy #1.</p>
<p>5d. Continue to work closely with local municipalities/County to identify priorities and to program projects, locally through PennDOT’s Twelve-Year Plan.</p>	<p>Also see Strategic Action 1b above.</p>
<p>5e. Explore funding options for programmed projects.</p>	
<p>5f. Integrate land use planning with major transportation projects.</p>	<p>Good transportation systems should efficiently serve land use development plans while good land use plans should specifically evaluate and identify the transportation infrastructure necessary to accomplish the desired land use pattern. In the past this has rarely been accomplished. Today, PennDOT is working more closely with counties and local municipalities to better integrate transportation and land use planning initiatives. In several locations throughout this state, Comprehensive Transportation and Land Use Management Strategies involving many municipal partners and stakeholders have been initiated.</p> <p>Close coordination with utilities will be important as the County begins to initiate any activities associated with the Pennsylvania Scenic Byways Program.</p>
<div data-bbox="240 926 760 1388" data-label="Image"> </div> <p data-bbox="201 1413 797 1507"><i>Logo from the Comprehensive Transportation and Land Use Management Strategy for Marshalls Creek/Route 209</i></p>	

Strategy #6

Develop a county scenic byways program to assist local government in achieving community objectives

Methods, Tools and References**Tools**

Information, Application/Interest Forms

- Byways Program information on PennDOT's website (www.dot.state.pa.us) .
- National Scenic Byways (for the traveler) (www.byways.org)
- National Scenic Byways Program (for the byways planner) (www.bywaysonline.org) .
- Byways to the Past (Annual Conference on Pennsylvania Byways) (www.pennbyways.org) .

Case Studies

- Resources page of National Scenic Byways Program (www.bywaysonline.org/resources/).

Models in Pennsylvania

- The Historic National Road (Fayette, Somerset and Washington Counties, PA)
- Laurel Highlands Scenic Byway (Fayette, Somerset and Westmoreland Counties, PA)
- Kinzua Bridge (McKean County)
- Seaway Trail/Presque Isle Loop
- High Plateau - PA 144 (Centre and Clinton Counties)
- Bucktail Trail - PA 120 (Cameron, Clinton and Elk Counties)
- Grand View (Allegheny County)
- Governor Casey Byway (Lackawanna County)
- Blue Route - I-476 (Delaware and Montgomery Counties)
- Exton Bypass - US 30 (Chester County)

See also the Additional Byways Resources in the Resources section

Partners

County, PCD, LCPC, local byway association (non-profit organization), historical societies, environmental organizations, private foundations/partners, Tourism Promotion Agency (TPA), and State Representatives.

Funding Sources

PennDOT: Scenic Byways Program, Transportation/Land Use Initiative, Transportation Enhancements Program.

DCNR: Community Conservation Partnership Program.

DEP: Growing Greener Program.

DCED: Land Use Planning Technical Assistance Program (LUPTAP).

FHWA: National Scenic Byways Discretionary Grants program - Pennsylvania Byways are eligible; local scenic byways are not eligible.

PHMC: various grants and technical assistance programs.

(continued)

Funding Sources
<p>Local:</p> <ul style="list-style-type: none"> Municipal Contribution(s) and Local Government Authority/Corporation - <i>Annual appropriation of municipal budget or services (local match, seed money, in-kind services).</i> County Liquid Fuels Discretionary Fund - <i>Competitive grant program to fund corridor management plans and corridor improvements within Lycoming County.</i> Chambers of Commerce - <i>Annual appropriation of budget or services.</i> Local Businesses - <i>Cash, services, equipment and labor, or materials donations.</i> Individual/Corporate Sponsors - <i>Sponsorship of project components (advertising, events, etc.).</i> Volunteer Workers - <i>For installation, maintenance, fundraising, etc.</i> Community Service Projects - <i>For school, scout, social organizations, County prison inmates, etc.</i> Sales - <i>Project related items, such as themed playing cards, fine art, postcards, etc.</i> Events - <i>Annual/seasonal byways tours, and event related items, such as buttons, flags, etc.</i> "Buy-a-Foot" Programs - <i>Donations to cover a unit cost of construction, e.g. linear foot of Byway conservation.</i> Developer Dedications - <i>Such as open space or recreational donations.</i> Taxes - <i>Permanent or temporary sales tax.</i> Impact Fees - <i>monetary one-time charges levied by a local government on new development through the subdivision or building permit process used for improvements in the corridor.</i> Bond Referenda - <i>individual or consecutive referenda.</i>
Strategic Actions
<ol style="list-style-type: none"> 1. Develop a program for County byway designation. <ul style="list-style-type: none"> ▪ Develop method for soliciting scenic byways applicants: 1) Determine method of review and selection (by individual or committee). 2) Determine the role of public involvement. 3) Define criteria for county scenic byways program. Determine need for equal or weighted consideration of criteria. 4) Define award procedure. 5) Develop schedule for application, review, selection, and award. ▪ Develop special improvement and maintenance guidelines for scenic byways suitable for rural byways (<i>preliminary guidelines included in the Addendum</i>). ▪ Identify a pilot project. Identify the unique features. Determine if the byway is on the interstate system, federal-aid primary (FAP) or National Highway System (NHS).
<ol style="list-style-type: none"> 2. Initiate a pilot designation.
<ol style="list-style-type: none"> 3. Prepare a corridor management plan.
<ol style="list-style-type: none"> 4. Provide model language to amend local zoning ordinances with sign control provisions.
<ol style="list-style-type: none"> 5. With the consent of the local municipality, help to promote the scenic byway via the local tourism agency and/or regional Tourism Promotion Agency (TPA).
<ol style="list-style-type: none"> 6. Support implementation of the Corridor Management Plan through dedicated funding.
<ol style="list-style-type: none"> 7. Program improvements to the corridor (roadway, bike/pedestrian, visual enhancements, etc.), as funding is available.
<ol style="list-style-type: none"> 8. Support and assist in submission of a Pennsylvania Byways Nomination to PennDOT, if state designation is desired by the municipality(ies) and LCPC.

County Scenic Byways Program**Interrelationship of byway goals with other community goals and objectives**

Scenic byways designation for select roadways in a community can be coupled with other community initiatives to achieve broader benefits. The designation of a roadway as a scenic byway can call attention to and foster support and funding to improve 1) the safety of the roadway for drivers and bicyclists (roadway, shoulder, and intersection/crossing improvements), 2) the visual quality of the corridor (plantings, streetscapes, signage control), and 3) the community's sense of its heritage and identity. The designation can also focus land use management on the protection and stewardship of historic and cultural assets, natural resources, including land, water, vegetation and wildlife along select corridors. Furthermore, the promotion of scenic byways can stimulate or enhance community revitalization (economic development), where the byway passes through the revitalization target.

Regional Impact and Benefits

County scenic byways designation can bring numerous benefits to our community and its region, as noted in the Scenic Byways narrative:

- Protecting Open Space and Rural Character
- Managing Development Location and Density (Preventing Sprawl)
- Protecting environmental quality
- Protection of historic resources
- Managing Commercialism (Signage)
- Tourism development
- Increased economic activity
- Creating and enhancing community identity and cohesiveness
- Promoting development that is consistent with historic development design
- Preserved rural road character

To borrow from the National Scenic Byways Program, these benefits are generally described by promotion, preservation, partnership and pride.

- Promotion – The scenic byways designation tells residents and visitors what some of the County's most valued resources are and where to experience them. Lycoming

County scenic byways will add new destinations to the PA Wilds Region and may highlight the lumber heritage of Lycoming County and the region.

- Preservation – County scenic byways can help to preserve special places and the values they represent from generations past through generations forward. The designation will draw attention to the presence of extensive state forest and game lands, and high quality agricultural lands, as well as the walkable and livable small towns in northcentral Pennsylvania. The designation will draw attention to the need for continued sound decision-making regarding management and protection. County scenic byways will be able to utilize funding throughout relatively discrete corridors, yielding more concentrated and therefore highly visible results toward protecting community character.
- Partnership – County scenic byways will draw people together as they explore, define, protect and manage the assets of the byways. Within their own communities, they will find partners with the knowledge, skills, and technical and financial resources who are willing to direct the byway designation toward achieving community objectives. Such partnerships within and beyond the borders of Lycoming County will strengthen the County’s relationships with its region.
- Pride – County scenic byways will instill pride in the management and protection of unique natural features and pride in the people who built and developed the historic communities that underlie community values today.

In addition to these benefits, County scenic byways designation can have other impacts on the region:

- Increased travel on roadways as new viewers visit the byway corridors, requiring a higher level of maintenance.
- Increased demand for rest or comfort facilities.
- Increased interest in property development along the byway, as landowners find value in living or owning a business along the byway.
- Increased property values along and adjacent to the byway, again as landowners find value in living or owning a business along the byway.

For these reasons, the designation of County byways must be considerate of the benefits as well as the impacts to the community and the region. The designation must be selective and discrete. Promotional efforts must be carefully designed to avoid inappropriate messages and degradation of the special qualities of the scenic byway. Only in this manner will the designation aid local communities in meeting their objectives and minimize negative impacts.

For more information on the value and application of scenic byways in Lycoming County, see *A Scenic Byways Program for Lycoming County*.



Comprehensive Plan

Defining the Issues, Validating Issues, and Identifying Trends

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

Discerning the Strategic Actions

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

Defining the Issues, Validating Issues, and Identifying Trends

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

1. **Water Quality for Wells** - The quality of the natural groundwater is not high in many areas. Although well water may be potable, often it is not palatable without treatment (eg. sulfur taste and odor). Pollution of groundwater from non-point sources, such as agriculture, has not been identified as problematic in a widespread degree.
2. **Stormwater Management Problems** - Development has occurred without storm water management controls required. This has led to runoff problem areas adjacent to municipal roads and complaints amongst residents.
3. **Telecommunication Towers** - Telecommunication tower issues are two-fold. It is important that the I-99 Corridor have cellular telephone service without dead space. Also commercial and industrial growth requires cellular service. There is a need to balance adequate coverage and the number of towers. Additionally, the placement of cellular towers must be reviewed in relation to the natural beauty of the communities and the scenic viewsheds.
4. **Campground Sewage Disposal** - The Susquehanna River and Pine Creek corridors (as well as the Little Muncy Creek corridor to a lesser extent) have public and private campgrounds, as well as numerous river recreation lots. Use of river lots is restricted to a six-month period over the spring and summer. Collection and disposal of sewage from this concentrated recreational use is a significant issue.
5. **Campground/River Lot Flooding** - The public and private campgrounds, as well as river recreation lots, located along the Susquehanna River and Pine Creek are in many cases located within the floodway. There is a concern for safety, and pollution from stored items.
6. **Sewer Expansion Capacity** - The existing capacity of public sewerage systems provides for expansion in many growth areas.
7. **Flood Protection** - Flood protection from the Susquehanna River is a primary concern of many citizens. Although there is flood protection in the Greater Williamsport Area, many of the urban areas along the Susquehanna corridor are susceptible to flooding. Flood protection in these areas has been restricted to moving essential services such, as electricity and heat, to an area in residences that is above the flood levels.

8. **Good school systems (public/private)** – The residents in the Lycoming County Planning Area have the opportunity to attend quality public and private school systems at the elementary, middle school and high school levels. Additionally, there are excellent technical schools, colleges, and universities in the immediate area.
9. **Intermunicipal Cooperation** - There are cooperative agreements in-place and a general spirit of cooperation between the municipalities in providing services with a few notable exceptions.
10. **Public Infrastructure** – The existing infrastructure, including road network, utilities, and services is in place and can support continued growth.
11. **Integration of Land Use and Facilities** – There has been poor integration of land use changes with existing facilities.
12. **Subdivision without Infrastructure** - An issue that is prevalent throughout the rural areas of these municipalities is residential subdivisions that were constructed without adequate road network, sewage treatment, or water supply until recent ordinances and enforcement.
13. **Hospital and Medical Support** - High quality hospital and medical services support continued growth of the communities and are an important factor in attracting new employers to the area.
14. **Immediate Access to State Forest Lands** - One of the strong points of this area is its natural setting in the heart of central Pennsylvania. These communities have excellent access to a tremendous State Forest Land and State Game Land resources.
15. **Prime Fishing, Open Space, Clean Air, and Good Water Quality** - There is immediate access to excellent fresh water fisheries, to include Lycoming Creek, Loyalsock Creek, Larry’s Creek, Muncy and Little Muncy Creeks, Pine and Little Pine Creeks, and the Susquehanna River. These fisheries have the benefit of good water quality, which supports warm water species and cold-water species, such as trout in Lycoming and Loyalsock Creek. This area is rich with open space, both public and private. It is only a short drive, or in some cases a short walk, to peace and solitude in a rural or forest setting.

- 16. Access to the Susquehanna River** - Access to the river is both a strong point and a weakness. The river is a tremendous recreational asset flowing through the community. In some respects it is readily accessible, however, there is room for significant improvements in boating access and general public access.
- 17. Bikeway Connectivity** - The Pine Creek Rail Trail extends from the northwestern border of the County to a trailhead in Jersey Shore. The area has several other bikeways, including the Montoursville/Loyalsock Bikeway, the Lycoming Creek Bikeway, and designated bike paths throughout the City of Williamsport. Construction plans are in process for completing the section of the Susquehanna Trail that will connect to the Montoursville/Loyalsock Bikeway, the Lycoming Creek Bikeway, and Susquehanna State Park.
- 18. Unique, Natural Beauty** - This area of central Pennsylvania is rich in natural beauty, with tree covered mountains and rich valleys. There are vistas and scenic overlooks throughout the County. A single trip along any one of a number of scenic corridors, such as the Pine Creek Valley, Route 15, or Loyalsock Creek will bring visitors back to our area year after year. There is seasonal beauty with snow-covered mountains in the winter, lush greenery and abundant wildlife in the spring and summer, and a fall foliage that rivals any in the world.



19. Arts, Music, Museums - The Greater Williamsport Area is blessed with excellent facilities and programs to address the needs of musicians, artists, and performing artists. These facilities serve as the cultural center for the entire county.

20. Outdoor Recreation - There are many opportunities for outdoor recreation with numerous hiking and mountain biking trails in nearby State Forest Land and State Game Lands. The opportunities for outdoor recreation in the vast forestland and open fields of Lycoming County are endless. The region is also rich with quality streams and creeks, plus the Susquehanna River, offering opportunities for swimming, boating and fishing.



21. Amateur & Professional Sports - Historic Bowman Field is the home of the Williamsport Crosscutters, which provide local professional baseball at the Single A level. Although there are amateur sports leagues in a variety of sports, this area is known for baseball. The Greater Williamsport Area is the birthplace of Little League Baseball and World Headquarters of Little League Baseball.

22. Sports Programs - The region has a wide variety of sports programs, from youth leagues through adult leagues.

23. Indoor Recreation (YMCA, YWCA) - There are indoor recreation facilities within a reasonable distance, including the

YMCA & YWCA in Williamsport and several commercial facilities.

24. **Natural Areas** - Lycoming County has a high percentage of forestland and natural fields with State Forest Lands, State Game Lands, and large tracts of land from private hunting and fishing clubs. This abundance of forestland and fields provide natural areas and varied habitat for the enjoyment of all.
25. **Golf Courses** - The region has a variety of quality golf courses, which include the White Deer Golf Complex and the Williamsport Country Club. There are numerous golf courses within an hour drive outside the county.
26. **Recreation Facilities** - There are YMCA and YWCA recreation facilities and community pools supporting these communities. Recreation facilities such as baseball and soccer fields have been constructed through volunteer efforts, with improvements dependent on donations and volunteerism. There are community parks but a limited number of neighborhood playgrounds. A sports dome is being constructed at the Generation Sports Complex in Muncy Township. A new YMCA is also scheduled to start construction in the fall of 2006 at the complex.
27. **Abundant Wildlife** - The large number of acres of forest land, natural fields, and waterways with State Forest Lands, State Game Lands, and large tracts of land from private hunting and fishing clubs provide an abundance and variety of habitat. This abundant habitat supports a variety of wildlife, including a variety of small birds and animals, big game animals, and many migratory birds. The area has seen a resurgence of bobcats and introduction of species such as the otter and fisher. There are several nesting eagle pairs throughout the County.
28. **Preserved Open Space** - There is a large number of acres of forest land, natural fields, and waterways with State Forest Lands, State Game Lands, and large tracts of land from private hunting and fishing clubs that is preserved. There is also a high percentage of private property enrolled in the Clean and Green Program. Additionally, many farms have fields and woodlands enrolled in the Conservation Reserve Program and Wildlife Habitat Improvement Program. The Northcentral Pennsylvania Conservancy is very active in this region with

the mission to offer conservation easements to private land owners.

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

No. 3 – Utilities Profile

No. 5 – Community Facilities and Services Profile

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

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

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

Issue: Aging public infrastructure requires significant maintenance for continued residential, commercial and industrial growth.

The Implications to our Community

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

County Vision

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

County Goals

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

County Objectives

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



Pipe installation along US 220



Maintenance crew in the Williamsport area

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

The Implications to our Community

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



County Vision

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

County Goals

To expand outdoor recreation opportunities, where appropriate.

County Objectives

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



Discerning the Strategic Actions

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

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

Key Issues for Lycoming County and its Rural Planning Area

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

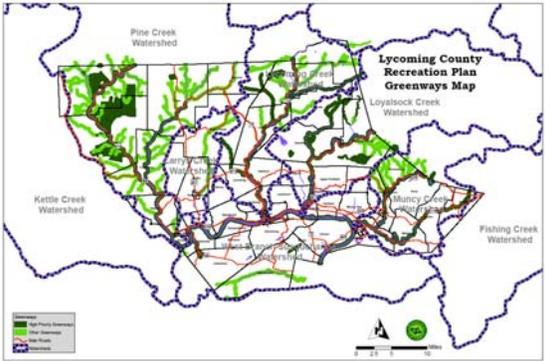
Strategy #1	
Promote Intermunicipal and Organization Cooperation	
Methods, Tools, and References	
Planning Advisory Team Involvement, formation of multi-dimensional council, cooperative agreements and educational information.	
Partners	
County, Municipal Government, COGs, Community Service Agencies, School Districts, and Public Safety Organizations.	
Funding Sources	
Shared Municipal Services	
Strategic Action	Notes
1a. Identify Council of Government opportunities.	<p>There are currently three Council of Governments (COGs) operating in Lycoming County:</p> <ul style="list-style-type: none"> • Pine Creek Council of Governments • Tiadaghton Council of Governments • West Branch Council of Governments <p>In addition, SEDA-COG facilitates regional coordination among counties in the Susquehanna Valley.</p> <p>As need to take action on specific strategies develops, these organizations should be called upon to garner support and coordinate efforts.</p>
1b. Review potential for shared services.	<p>The Lycoming County Department of Public Safety and Planning Commission should work to establish a “Council of Agencies” and “Council of Public Safety Agencies” and then work with those councils to perform a systematic evaluation of community services to see where shared service opportunities may exist. Also see Strategic Action 1c and 1e below.</p>
<div style="text-align: center;">  </div> <p><i>Public Safety services are a common shared service of two or more municipalities.</i></p>	

Strategic Action	Notes
<p>1c. Review potential for consolidated services</p>	<p>Once Strategic Action 1b is completed, the next step will be to see if the results lend themselves to possible consolidation efforts. This will need to be coordinated by the Lycoming County Department of Public Safety and assisted by the Lycoming County Planning Commission Staff.</p>
<p>1d. Schools should work more closely with recreation organizations to provide improved recreational services including transportation to recreation resources.</p>	<p>Schools have many recreational resources that go unused during certain periods. Increased use of such facilities may improve the public perception about increasing tax dollars to support school facilities.</p>
<div data-bbox="261 741 740 1010" data-label="Image"> </div> <p data-bbox="203 1012 792 1043"><i>Montgomery Area Athletic & Community Center</i></p>	
<p>1e. Establish a multi-dimensional “Council of Agencies” that will meet periodically to implement a strategy that effectively and efficiently provides community services and infrastructure to meet the needs of Lycoming County residents.</p>	<p>In the past agencies have not been getting together on a regular basis to address the efficient provision of community services. The existing North Central Interagency Council has provided a forum for professional networking that leads to further collaboration. This needs to be built upon and expanded into a more comprehensive “Council of Agencies.” This is a priority action strategy. This council will need to establish a clear set of outcomes with goals, objectives and strategies for meeting those outcomes.</p> <p>Some of the key issues the Council of Agencies will need to address are good transportation for elderly and handicapped, and the importance of the family in dealing with both family and community needs.</p>

Strategic Action	Notes
<p>1f. Develop and distribute educational material that highlights where and how shared services have worked in a beneficial way for the community.</p>	<p>Examples of shared services arrangements that are working successfully in Lycoming County include:</p> <ul style="list-style-type: none"> • Old Lycoming and City Fire Departments • East Lycoming Recreation Authority • County / Municipal Zoning Partnership • County / Municipal Subdivision Partnership • Williamsport Recreation Commission • Councils of Government (COGs) – Building Code Administration
<p>1g. Initiate the development and expansion of cooperative agreements by building on where good cooperation now exists.</p>	<p>COGs represent a formalized cooperative posture, but many municipalities have informal arrangements with their neighbors as well. Recognition should be given to these partners, and followed with encouragement to explore further opportunities for more efficient service delivery.</p>

Strategy #2	
Improve Community Image and Appearance	
Methods, Tools, and References	
Ordinances, Streetscape Plans, Clean-up Programs, Gateway Initiative, and Art Displays.	
Partners	
County, Local Municipalities, Community Organizations, Colleges, and Schools.	
Funding Sources	
Main Street Funding, Streetscape Enhancements	
Strategic Action	Notes
2a. Review ordinances to address junkyards.	The presence of junk creating an eye sore and bad image for the county is consistently viewed as a critical impediment to promoting the county as a good place to live and do business. The LCPC Staff should do a systematic audit of local ordinances and make recommendations on how to improve the regulation of junk.
2b. Review abandoned vehicle ordinances.	Same as above.
2c. Develop community streetscape and traffic calming plans.	Improved streetscapes such as those displayed here, provide a friendlier neighborhood feeling with safe pedestrian facilities that can promote improved livability in our communities.
 <p style="text-align: center; margin-top: 5px;"><i>Muncy neighborhood streetscape</i></p>	An important issue to be addressed in streetscapes is curb cuts that allow for safe travel by handicapped individuals.
2d. Review ordinances for screening and tree planting requirements.	The LCPC Staff and Penn State Cooperative Extension should do a systematic audit of local ordinances and make recommendations on how to improve the regulation of landscaping and tree planting requirements. It is important that criteria for placing and maintaining trees in a manner that protects public safety be included.

Strategic Action	Notes
2e. Adopt property maintenance ordinances.	The IBC property maintenance code should be considered for adoption.
<p data-bbox="250 344 708 415">2f. Establish a community clean-up program</p>  <p data-bbox="250 779 513 810"><i>Volunteer litter patrol</i></p>	The LCPC staff should investigate funding opportunities to support such an effort to deal with junk, junk cars, debris, and unsightly “lawn art.” The program should be monitored for success and highlights publicized in order to promote the image of a county and community that cares about the way it looks.
<p data-bbox="250 848 766 919">2g. Develop Community Gateways that reflect community heritage.</p> 	<p data-bbox="831 848 1398 1136">The Community and Economic Development Plan identified the implementation of a “Community Gateway Initiative” as a critical strategy for community and economic development in the future. Those gateways should clearly reflect the character of the community. Key steps to achieving this include:</p> <ul data-bbox="831 1178 1414 1539" style="list-style-type: none"> • Work with garden clubs, colleges, local schools and associations such as watershed associations. • Develop inventory of Gateway successes and publicize those successes. • Develop a list of those gateways that need improvement. • Establish criteria to define what a gateway is (i.e. natural settings, gardens, parks, scenic views etc.).
2h. Promote the development of Public Art Displays	The public art displays in downtown Williamsport are an integral part of the vision for downtown revitalization. It is important to build upon this approach in communities throughout Lycoming County.

Strategy #3	
Develop New Recreation Opportunities	
Methods, Tools, and References	
Municipal Parks and Recreation Plans, and Recreation Surveys.	
Partners	
Municipalities, Recreation Boards/Departments, Authorities, County, School Districts, PA Fish and Boat Commission, PA DCNR, COGs, healthcare sector, and recreation user groups organizations.	
Funding Sources	
Transportation Enhancements, Community Conservation Partnership Program, Growing Greener Funding	
Strategic Action	Notes
3a. Implement recommendations from the Lycoming County Open Space, Recreation, and Greenways Plan.	The Lycoming County Open Space, Recreation, and Greenways Plan contains specific strategic actions to enhance recreational opportunities in this planning area and Lycoming County as a whole.
3b. Prepare Community Greenway Plans.	The Lycoming County Open Space, Recreation, and Greenways Plan provides the framework for developing Community Greenways. The Community Plans should enhance, compliment, and implement the County Greenway Plan.
 <p style="text-align: center;"><i>Proposed Greenway Alignment Map Worchester Community Greenway Worchester Township, Montgomery County, PA</i></p>	
3c. Improve access to the Susquehanna River – visual access, boat access, fishing access, etc.	The current access points to the River need to be maintained and enhanced. Additional access points should be developed, as indicated in the Open Space, Recreation, and Greenways Plan.

Strategy #4	
Increase usage of existing recreational and other community facilities (e.g. libraries).	
Methods, Tools, and References	
Recreation Forum, Recreation Commissions, and Cultural Events Series.	
Partners	
County, Local Municipalities, Community Organizations, Schools, Colleges, Business Community and recreation user organizations.	
Funding Sources	
Hometown Streets and Safe Routes to School, Community Conservation Partnership, Transportation Enhancements	
Strategic Action	Notes
<p>4a. Market facilities and their services in ways that attract new users.</p> <div style="text-align: center; margin: 10px 0;">  </div> <p style="text-align: center;"><i>Park in Montgomery Borough</i></p>	<p>Many recreational facilities throughout the County are under utilized. It is important to publicize and educate residents and businesses about what is available. Additional usage can lead to additional funding to support facilities and discourage vandalism.</p>
<p>4b. Interconnect facilities with bike-pedestrian routes.</p>	<p>Providing citizens with transportation choices is important to the vitality of a community. Today’s transportation planning and funding programs put emphasis on the connection between multi-modal transportation options. Such inter-connections may include:</p> <ul style="list-style-type: none"> • Parks • Schools and libraries • Downtowns • Transit stations/stops • River access points
<p>4c. Encourage businesses to use community facilities.</p>	<p>The River Valley Room conference facilities in the Trade and Transit Center are a good example of this approach.</p>

Strategic Action	Notes
4d. Encourage communities to use business facilities.	
4e. Reestablish the free Community Cultural Events Series.	<p>This was viewed as an important community building initiative in the past. It should include:</p> <ul style="list-style-type: none"> • Concerts • Movies • Family events • Festivals • Tournaments
4f. Support and add more area recreation commissions as needed.	<p>Strategy 1 supports the importance of cooperation and coordination among community service providers. Recreation Commissions are important to focusing on the critical issue of recreation. Such commissions should include representation from:</p> <ul style="list-style-type: none"> • Elderly • Youth • User organizations of all ages • Municipal government • Maintenance staff
4g. Convene a forum of local recreation providers.	<p>A countywide forum should be established to allow providers to meet periodically to address recreation needs on an on-going basis. The LCPC Staff could facilitate this. It will be important to start with a determination of what people are doing now and prepare new or modify existing recreation plans. Some of the issues that should be addressed include:</p> <ul style="list-style-type: none"> • Band shells for free concerts. • Providing places for teenagers to “just hang-out.” • Including teenagers in the forum to help establish needed activities for teens. • Youth ambassador programs to help discourage vandalism. <p>(continued)</p>

Strategic Action	Notes
(continued)	<ul style="list-style-type: none"> • Identification of event sponsors. • Utilization of civic service organizations. • Utilizing senior citizens and senior centers. • Establishing an institution(s) to take on the recreation mission leadership. • The role the City of Williamsport can play as the County center for recreation resources. • Cooperative efforts for municipalities to host events. • Provision of adequate facilities in order to better promote the use of recreational resources.

Strategy #5	
Promote Facilities and Services to attract industry.	
Methods, Tools, and References	
Marketing of facilities, services, events, and achievements, and user comments.	
Partners	
County, Local Municipalities, Business Community, Chamber of Commerce, Financial Institutions, and Community Service Organizations.	
Funding Sources	
Keystone Innovation Zone, Commonwealth Capital Budget	
Strategic Action	Notes
5a. Promote high quality accessible health care facilities and services.	
5b. Promote the excellent educational opportunities in the County.	A key component of this strategic action is founded in the Community and Economic Development Strategy #4: Establish a closer working relationship with our educational institutions to make them a more integral player in shaping our community. It is important to utilize Pennsylvania College of Technology and Lycoming College as key partners for community and economic development initiatives. The Pennsylvania College of Technology Plastics Institute is a good example of such an approach.
5c. Promote excellent facilities and programs to support musicians, artists, and performing artists.	A key component to achieving this strategic action is to encourage financial support from both private corporations and local municipalities.
5d. Promote amateur and professional sports.	Minor league baseball and the Little League World Series play a prominent role in defining the vitality of the Williamsport Area. The success of these two sports should be built upon using other sports to improve the image of a vital community for “all seasons.” The County should work with other partners such as the Chamber of Commerce and private partners to identify opportunities for minor league hockey in conjunction with the development of a Civic Arena.

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

Strategic Action	Notes
6d. Develop a comprehensive evaluation of essential emergency service needs.	<p>This relates to strategic actions 1b and 1c. It should specifically address provision of adequate back-up service and costly duplication. Some key issues to be considered in this evaluation include:</p> <ul style="list-style-type: none"> • Lack of staffing personnel. • Increasing training requirements. • Liabilities for fire companies and individual volunteers. • Increasing costs for personnel safety equipment. • Potential agreement with DCNR and PennDOT to allow personnel to provide first response in rural areas. • Need for municipal financial support. • Proactive emergency response plans that definitively address special needs for elderly and handicapped individuals. • Maintaining adequate services in the environment of budget cutting.

Strategy #7	
Improve Stormwater Management	
Methods, Tools, and References	
Act 167 Stormwater Management Plans, Watershed Conservation Plans, Subdivision and Land Development Ordinances.	
Partners	
Lycoming County, municipalities, DEP, and DCNR.	
Funding Sources	
Growing Greener Funding, DEP 167 Funding	
Strategic Action	Notes
7a. Complete Act 167 Watershed Studies and a County Stormwater Management Ordinance.	One Stormwater Management Plan has been completed in Lycoming County: the Grafius, Miller, and McClure’s Run watershed. The Lycoming Creek Stormwater Plan is underway. Additional plans need to be developed and implemented to prevent future development from having dramatic impacts on downstream residents within and beyond the County.
7b. Implement NPDES Phase II program.	
7c. Implement additional stormwater management programs in communities with MS4 permits.	Communities that must implement MS4 requirements are listed on DEP’s website (www.dep.state.pa.us , keyword – DEP stormwater). Local MS4 municipalities have been cooperating in a joint effort to comply.
7d. Establish watershed associations for all watersheds.	Through such organizations, landowners feel connected to the natural resources of their local neighborhood or locale.

Strategy #8

Coordinate facilities development with land use plans.

Methods, Tools, and References

Zoning Ordinance Requirements, Capital Programming, Subdivision and Land Development Ordinances.

Partners

County, Local Municipalities, and Emergency Service Providers.

Funding Sources

County and Local Government

Strategic Action

8a. Utilize land use controls to provide community facilities sites (and controls to surrounding parcels) that are integrated with community patterns.

Notes

Facilities should be sited in such a way as to provide the most efficient service while protecting the facilities from land uses that could intrude on access and facility functions. New facilities should fit in with the character of the surrounding community.



Comprehensive Plan

Interrelationship of Planning Elements

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

As a result of the integrated discussion held throughout the planning process and integrated policy plans, much of this interrelationship has already been addressed. The matrices on pages 2-29, 3-20, 4-8 and 5-11 summarize specific examples of the interrelatedness of recommended strategies. For further clarity, the following examples of interrelationships among the four policy plans are provided:

- < Efforts to increase housing diversity benefit the County by providing greater options in terms of housing type and value, expanding the community's socio-economic and socio-cultural breadth and depth.
- < Economic development incentives stimulate community vitality and support for cultural activities and events.

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

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

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

- < Commercial, industrial, and residential development is encouraged to take place near areas serviced by existing infrastructure, resulting in greater efficiency and effectiveness of community service delivery and management.
- < Preservation of the County's agricultural, open spaces and sensitive environmental resources will allow the continued enjoyment of the area's recreational opportunities, scenic landscapes, and sensitive flora and fauna.
- < The policy of encouraging locally relevant ordinances and conservation design techniques strengthens both the land use, and community facilities and service policies of the plan.

- < Zoning that directs potential CAFOs and other intensive uses to areas of the County where land resources and community development patterns can absorb impacts without negative effects protects quality of life, as well as public water supplies across the County.
- < Utilities service planning and management are needed to protect natural resource quality, e.g. water quality from failing septic systems, and manage regional water supply and withdrawal.
- < Protection of biodiversity teamed with environmentally sensitive tourism promotion can generate positive economic impact while retaining a high quality natural setting for enjoyment by local residents.



Comprehensive Plan

County Water Supply Plan**Open Space, Recreation, and Greenways Plan****WATS Long Range Transportation Plan****County Hazard Mitigation Plan****Pine Creek Valley Management Plan****Lower Lycoming Creek Stormwater Management Plan****State Forest Management Plans**

Sproul
Tiadaghton
Tioga

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

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

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

County Water Supply Plan

The Lycoming County Planning Commission completed a **Lycoming County Water Supply Plan** in 2001, utilizing a \$100,000 grant from PA DEP. The study was developed with the assistance of a specialized professional consultant,

Science Applications International Corporation (SAIC), and an Advisory Committee of water supply providers, municipal officials, Chamber of Commerce representatives, and agency officials. The purposes of the Plan are to:

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

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

Open Space, Recreation, and Greenways Plan

LCPC staff, with assistance from the Larson Design Group and a Recreation Advisory Committee, has nearly completed a **County Open Space, Recreation, and Greenway Plan** update:

1. Completed and compiled a Survey of local needs and demands for recreation programs and park areas.
2. Convened and interviewed a number of Focus Groups (e.g. Youth, boating, hiking activities) relating to specialized areas of recreation and natural resource management.
3. Completed an Inventory of existing recreation programs and park facilities and their usage patterns.
4. Developed recommendations for priority in addressing needs for recreation programs and park facilities.
5. Completed a draft Greenways and Trails Concept Plan.

This project will also help address needs identified by local residents at the Our Towns 2010 Workshops, and has been recognized by the Greater Williamsport Alliance as a top priority, which will enhance existing recreation programs and facilities and will foster increased cooperation and resource sharing between our County's local governments. The project is an integral component of the County Comprehensive Plan Update.

Funding from DCNR (\$80,000) and DCED (\$30,000) was secured. A 60+ member Recreation Advisory Committee was formed to review recreation and open space inventory information and provide input into project goals and process. The Lycoming County Planning Commission, staff/consultants and Advisory Committee developed and distributed a Comprehensive Recreation Survey to 5,000 randomly selected Lycoming County households. Of these, 1,352 surveys were returned ($1352/4933 = 27.4\%$); a very high percentage for this type of survey. The survey has provided statistically significant information about County recreational needs, and will be helpful in obtaining Grant funding for community recreation projects and programs. A summary of the Survey results is posted on the County Website. A draft of the Plan is scheduled for completion by May of 2006.

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

WATS Long Range Transportation Plan

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

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

Multi-task projects listed on the TIP include replacement of the Market Street Bridge, improvements to the Appalachian

Thruway (US 15), replacement of the PA 405/442 Muncy Creek Bridge, replacement of the Little Muncy Creek Bridge, development of the Williamsport Airport Access, and five transportation enhancement projects.

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

County Hazard Mitigation Plan

Lycoming County has put considerable effort into becoming a safer place to live and work. As a major part of that effort, the County has developed a Countywide Vulnerability Analysis. Because of this effort, we know that flooding is the most costly and damaging of all hazards impacting Lycoming County. However, with over 2,200 miles of stream traversing its borders, the County must prioritize needs. Communities with an abundance of repetitive loss properties may require damaged property buyouts or structural flood protection, while areas susceptible to seepage may benefit from preventative activities such as utility relocation, flood proofing, and sewage backflow valves. This balanced approach toward flood mitigation should translate into all other natural and technological hazards. No community has unlimited resources to address all hazard risks. The Mitigation Plan prioritized risks and provides a plan of action that is both cost-effective and supportive of sustainable community development.

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

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

Additionally, specific local plans addressing the hazards within the most vulnerable communities are encouraged as a first step toward mitigation. These local plans are added to the Countywide All-Hazard Mitigation Plan as they are developed and adopted. The Lower Lycoming Flood Hazard Reduction Plan has been developed, adopted locally, and approved by PEMA for State and FEMA for federal approval.

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

The Mitigation Plan maximizes the benefits of Project Impact. It supports pre-disaster preparedness as compared to post-disaster response. It emphasizes long-term risk reduction over short-term gain. And it encourages planning at the local level—the first line of defense when disaster strikes.

Lower Lycoming Creek Flood Hazard Reduction Plan

The Lower Lycoming Creek Flood Hazard Reduction Plan focuses attention on the need for flood hazard preparation, specifically in Hepburn, Lewis, Loyalsock, Lycoming, and Old Lycoming Townships. The Plan was prepared by the Lycoming County Department of Economic Development & Planning Services in 2001.

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

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

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

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

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

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

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

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

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

Pine Creek Valley Management Plan & Pine Creek River Conservation Plan

The **Pine Creek Valley Management Plan** was prepared for the Pine Creek Council of Governments by the Pine Creek Study Team, representing local government, emergency services, state agencies, recreational users and Lycoming County business and tourism organizations. The Management Plan was approved in October, 1996.

The Management Plan was developed with forethought to the potential increase in residential and non-residential development, as well as recreational use and tourism activities. The Plan intended to achieve a clear direction and action plan for management responsibilities, including policy changes and educational initiatives, to develop and promote a common approach to management of this unique valley region by both public and private land managers and volunteers.

The Plan identified the following issues as the focus of improving management:

- Inconsistent zoning administration and enforcement.
- Groundwater recharge and groundwater quality protection, including the protection of wetlands and the maintenance of sewage and on-lot septic systems.
- Stormwater management.
- The type and location of future development.

The Plan made numerous recommendations to address these issues – many of which correspond to policies and strategies advocated in this comprehensive plan:

- Preserve, restore and re-use historic sites and structures.
- Preserve open space.
- Control the visual impact of signage.
- Review zoning provisions with specific attention for localized objectives, i.e. the Pine Valley (not simply the municipality as a whole).
- Designate scenic byways and protect scenic viewsheds.
- Preserve floodplains for greenways, open space, recreation, flood waters, wildlife, and agriculture.
- Educate the public on the function and value of wetlands and other natural resources.

The Pine Creek Watershed River Conservation Plan was completed in the Fall of 2005 for similar purposes as the Pine Creek Valley Management Plan above, except that this Plan covers the entire, multi-county watershed. The River Conservation Plan management recommendations encompass the PA Wilds Initiative, Pine Creek Trail, Chesapeake Bay Tributary Strategy, Emergency Services, Conservation Easements, Economic Development, Planning & Zoning, Waste Management, Water Resources, Flooding & Floodplain Management, Biological and Cultural Resources, Archeological & Historical Preservation, Education, and Plan Implementation. The project was managed through the Endless Mountains RC&D. The Steering Committee, representing interests from Potter, Tioga, and Lycoming Counties, has worked together to develop a multi-County, watershed wide Plan. Two rounds of Public Meetings and a Public Opinion Survey were conducted.

Pine Creek is now eligible for inclusion in the Pennsylvania Rivers Registry. Placement on the Registry provides access to funding available only for implementing Rivers Conservation Plans. The Pennsylvania Rivers Registry is in no way connected to the Federal Scenic Rivers Program.

The recommendations of the Pine Creek Valley Management Plan and the Pine Creek River Conservation Plan are consistent with each other and with this Comprehensive Plan, represent a focused, collaborative effort to envision the future landscape and implement the tools to guide its protection and conservation.

State Forest Management Plans

The Bureau of Forestry prepared the State Forest Resource Management Plan update in 2003, and it was adopted by the PA Department of Conservation and Natural Resources in March, 2004. The Plan sets forth a mission and goal of sustainability using an ecosystem management approach. The Plan recognizes that “the state forest provides an abundance of high quality forest products, ... represents a two million acre water treatment plant and air purification system,... provides recreational opportunities and mineral resources, as well as an aesthetic setting that is vital for Pennsylvania's tourism industry, ...and is the largest publicly owned habitat for plants and animals in the Commonwealth of Pennsylvania.” Therefore, the state forest needs sound management to protect its functional integrity or long-term sustainability and the benefits we receive from it.

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

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

The State Forest Resources Management Plan is implemented by the Bureau and the 20 district forest offices across the state. Lycoming County is divided along Rt 15/I-180 between the Tiadaghton and Loyalsock State Forest Districts. Each of the district offices are responsible for implementing the Plan's management recommendations, once approved.

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

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

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

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

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

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

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

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

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

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

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

Recreation Goal: To provide opportunities for healthful, low-density recreational opportunities that are compatible with maintaining the integrity of forest ecosystems. To cooperate with regional and state interests in the promotion of low density, ecologically sound tourism opportunities associated with state forest lands.

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

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

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

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

Sproul State Forest

The Sproul State Forest (District # 10) is located in northcentral Pennsylvania, primarily in western Clinton County and northern Centre County, as well as small portions of Cameron, Lycoming, and Potter Counties. The largest of the Pennsylvania's State Forests, it covers 305,000 acres, or slightly more than 476 square miles. The very small portion of the

Sproul State Forest in Lycoming County lies along PA 44 southwest of Pump Station in Brown Township.

The District Management Plan gives special emphasis to the value of the state forest to the local economy:

The economy of the area in the vicinity of the forest has been and will most likely continue to be dependent on its land resources. Resource extraction and storage of natural gas provide a significant number of jobs. Forest based recreation has unlimited potential for economic development. There are well over 1,000 recreational camps in the area. The natural beauty of public lands makes this a desirable place to live. Interstate 80 is a major connector to population centers.

Tiadaghton State Forest

The Tiadaghton State Forest (District #12) was re-aligned effective July 1, 2005 to encompass those areas of Lycoming County located to the west of U.S. Route 15 and Interstate I-180. The District Office will be moved from South Williamsport west to the Pine Creek Valley area, resulting in easier access by staff and the public to the State Forest lands in the Pine Creek Valley. The eastern half of the County was moved from the Tiadaghton District to the newly named Loyalsock (formerly Wyoming) District, which also includes Sullivan and Bradford Counties. The Loyalsock (Wyoming) District office is moving northward from Bloomsburg to Sullivan County.

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

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

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

Tioga State Forest

The Tioga State Forest (District #16) reaches into Lycoming County in Brown and Pine Townships. The Tioga State Forest District Plan follows a similar outline to that of Sproul and Tiadaghton State Forests. This Plan places specific emphasis on hiking trails and notes the designation of the upper reach of Pine Creek as a Scenic River in 1992.



Comprehensive Plan

Multi-Municipal Planning Partnerships within Lycoming County and Union County

Contiguous County Planning and Development

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

Multi-Municipal Planning Partnerships within Lycoming County and Union County

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

Matrix 5 Common Key Issues among Lycoming County and its Planning Areas

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

"X" denotes a topic identified as a priority concern

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

Greater Williamsport Alliance Planning Area

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

Lower Lycoming Creek Planning Area

The Comprehensive Plan for the Lower Lycoming Creek Planning Area focuses on the land use-transportation planning and the prevention of potential negative impacts of the I-99 designation of the US 15 corridor through the planning area. This designation is expected to bring some additional development pressure to the planning area, as well as to divert through traffic from small-scale commercial areas. The Plan recommends examination of corridor needs and overlay provisions for the US15/I-99 interchange. The Plan also recommends land use controls to provide community facilities and infrastructure to support planned growth, infrastructure improvements and expansions (sewer and water) that are consistent with planned growth areas, and support of neighborhood preservation programs. With concern for local identity, the Plan recommends promotion of events as part of a tourism strategy to attract visitors and increased conservation easement efforts to preserve sensitive and scenic areas from future development. United by the Lycoming Creek, the municipalities seek stronger management for stormwater, floodplain, and on-lot disposal systems, accompanied by property maintenance provisions for flood proofing and flood mitigation.

In addition, the Plan encourages consistency in administration and enforcement of zoning practices among municipalities in the planning area, including improved utilization of zoning tools available; training of zoning personnel; and assistance with interpretation of zoning regulations.

Montoursville-Muncy Planning Area

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

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

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

Muncy Creek Planning Area

Recommendations contained in the Comprehensive Plan for the Muncy Creek Planning Area address both urban and rural issues, preservation and development, and physical and functional elements of the various communities individually and as a whole. Urban planning topics range from promoting mixed uses, multi-story structures, enhanced streetscapes, well-maintained infrastructure, and shared parking in downtown areas to the preservation of historic districts and older neighborhoods. In addition, the Plan recommends land use planning that reduces vehicle trips and encourages pedestrian, bicycle, and transit alternatives. Furthermore, the development

and expansion of bikeways and pedestrian circulation routes, both within and beyond the planning area, are advised. United by the Muncy Creek corridor, the municipalities envision more stringent stormwater regulations, stronger restrictions on development in the floodplain, as well as property maintenance provisions for flood proofing and flood mitigation. The municipalities also seek to improve their control of scenic hillsides and ridgetops. With concern for protecting the rural countryside, the Plan recommends municipal and multi-municipal zoning to protect large and contiguous agricultural regions through the designation of rural resource protection areas and to designate appropriate districts for concentrated animal feeding operations. Finally, the Plan recommends the application of access management provisions, scenic byway corridor designation, and on-lot disposal system management and inspection ordinances to further protect the appearance and quality of the community landscape.

US 15 South Planning Area

The focus of the Comprehensive Plan for the US 15 South Planning Area is on cooperation, through and independent of the Keystone Central and West Branch Councils of Governments, to address development, conservation, public safety, emergency services and land use regulations with a coordinated, regional approach. The Planning Area has outlined the need to address both urban and rural issues collectively. Urban issues include improving the mixed use environment of Montgomery, redeveloping vacant, brownfield properties, developing streetscape for the village of Allenwood, and preserving neighborhoods. Rural issues include a comprehensive approach to planning and providing public utilities and programming transportation infrastructure improvements, preserving and conserving farmland, permitting CAFOs in locations where the community and its environment would not be adversely impacted, and protecting natural resource areas, including wellhead protection areas. Bridging urban and rural areas, there are several topics of planning area interest: improving Brouse Road as a connector from Montgomery to US 15, improving access to the Susquehanna River, and the development of the Susquehanna Greenway.

US 220/Future I-99 Planning Area

The Comprehensive Plan for the US 220/Future I-99 Planning Area focuses mainly on establishing a clear vision for the future development of these four communities. Anchored by Jersey

Shore Borough, and tethered to Williamsport along the US 220 corridor, these communities are located along a heavily traveled arterial that offers opportunity for further business and industry development. The Plan recommends a number of community enhancements to ensure that the Borough retains its small town character and vitality, including mixed use zoning, infill development, and neighborhood preservation programs, while illustrating desired locations for business and industry in Piatt and Woodward Townships. Infrastructure investment as a public incentive or as a private investment, should include the extension of roads, water, sewer, trails and walkways, as well as improved river access. The Plan recommends further exploration of shared facility and service opportunities, e.g. public water and sewer, recreation, public safety, etc. United by the riverfront, the municipalities support development of the Susquehanna Greenway. Designation and development of Jersey Shore as a PA Wilds Gateway would be consistent with the Plan.

Contiguous County Planning and Development

Lycoming County is bordered by nine Pennsylvania counties: Bradford, Clinton, Columbia, Montour, Northumberland, Potter, Sullivan, Tioga and Union Counties. Historic and future development activities in contiguous counties have a direct impact on Lycoming County's land uses, infrastructure, and economic vitality. Likewise, the future recommendations included in this Plan also impact the development patterns of these neighboring counties.

Bradford County Comprehensive Plan (1982)

As a County with many natural resource assets, preservation and conservation of the environment is a paramount issue woven throughout the Bradford County Comprehensive Plan. More specifically, increasing recreation and tourism opportunities with minimal environmental disturbance is a central goal of the plan. Likewise, the Plan aims to maximize the economic and social benefits of the County's vast forests through proper management and public education.

Other economic goals revolve around increasing employment opportunities with job training programs and vocational-technical schools. Coordination between municipalities in the County from complimentary land uses and a County-wide emergency medical communication system to flood management and waste treatment is also a central precept. In an effort to better serve residents, the Plan calls for increased

attention to community services for the elderly and rehabilitation of current development rather than construction of new corridors.

Development of a new Comprehensive Plan was nearing completion, with adoption anticipated by the spring of 2004. In addition to the comprehensive planning effort, Bradford County has begun a greenways and open space planning project that will supplement the comprehensive plan.

Clinton County Comprehensive Plan (1992)

Central to Clinton County's Comprehensive Plan is the idea of preservation. The Plan aims to balance the preservation of the County's rural character with much needed economic development. Maintaining existing urban areas while focusing on infill development is one primary goal of the community. Policies directed toward job creation frame the paramount economic issue of a high unemployment rate addressed in this plan. Additionally, special attention to the housing needs of lower income individuals and the growing social needs of an increasing elderly population are central points addressed. An update to Clinton County's Comprehensive Plan was scheduled for completion by end of 2004.

Columbia County Comprehensive Plan (1993)

Columbia County's Comprehensive Plan focuses future development between the I-80 and US Route 11 corridors, and in the immediate vicinity of several small towns and rural villages. The Plan designates urban growth areas and rural growth nodes with boundaries shown on its future land use map. Future land uses along the shared border with Lycoming County include Resource Conservation (1, including State Game Lands, and 2, private lands) and minimal Rural/Limited Development Residential. PA Route 118 is the only major highway corridor passing through both counties.

Montour County Comprehensive Plan (1972)

Prepared over 30 years ago, the Montour County Comprehensive Plan contains sound planning recommendations, including:

- Minimize highway development to protect the functionality and efficiency of roadways.
- Cluster development.

- Plan residential development as neighborhoods, not as single lots.
- Discourage development in prime agricultural areas.
- Manage lot size requirements to reduce land consumption.
- Avoid development patterns that land lock property;
- limit development to the availability of community services.
- Improve roadways (widening and new connectors) to maintain an efficient network.

Northumberland County Comprehensive Plan (1972)

Integrating transportation planning with proposed social, environmental, and development plans in the future is a central portion of Northumberland County's Comprehensive Plan. The focus on transportation is also noted in the proposed efforts to improve and expand existing railways and to provide mass transit to major residential, commercial, and industrial centers across the County. The need for more employment options is also targeted by policies in the Plan, which calls for an increase in industrial and commercial employment, growth in the tourism industry, and the preservation of agricultural activities as viable economic pursuits. Preserving the scenic beauty and aesthetics of the County is also mentioned as a primary goal in the Comprehensive Plan. Eliminating dilapidated properties and rehabilitating older areas of the County are principle policies that are intended to improve the appearance of local communities and direct the County's future development.

Potter County Comprehensive Plan (1984)

Potter County's Comprehensive Plan is currently being updated and adoption was expected in 2005. The current 1984 Plan emphasizes resource stewardship and its relation to economic, social and recreational benefits. The Plan recognizes the need to maintain and manage its agricultural and forestry industries, while inviting other industries into a more balanced economy. The Plan includes sound planning recommendations for focusing new development around existing communities to enhance the delivery of public services and protect the integrity of the rural landscape. Moreover, it notes that some areas are best suited to wilderness and are not appropriate for any level of development.

Sullivan County Comprehensive Plan (1981)

The Sullivan County Comprehensive Plan focuses on agricultural production and open space character. It aims to preserve agricultural soils through both regulations and incentives and to maximize agriculture as a primary industry. It recognizes forestry as a means to sustainable economic returns and tourism opportunities. The Plan strives to improve the quality of existing housing and to develop new housing in the vicinity of current development, through infill and expansion. Finally, it promotes the improvement of a multi-modal transportation network (public transit, air, and rail) and places emphasis on energy conservation and opportunities for energy production that are compatible with the County's rural character.

Tioga County Comprehensive Plan (1980)

Like many other plans developed for northern Pennsylvania counties, the Tioga County Comprehensive Plan addresses the preservation of agricultural resources, namely lands and soils, conservation of forests, opportunities for tourism, retention and expansion of existing businesses, and improved housing and transportation. Specifically, the Plan calls for reforestation, professional consultation for harvesting, and multiple uses for forest lands. It also notes the need to demolish housing that cannot be upgraded cost-effectively. Uniquely, this Plan addresses the percentage of state lands through a proposed fee-in-lieu of property taxes, increased financial investment from local banks, and sensitive improvements to the transportation network that avoid impacts to particular resources. Finally, recommendations regarding tourism are focused toward three key areas: attractions, service facilities, and quality of service and experience.

Union County Comprehensive Plan (1996)

Of all adjacent County comprehensive plans, the Union County Comprehensive Plan most clearly addresses suburban sprawl. The Plan acknowledges the severity of unplanned, uncoordinated growth, the need for expanded county and local planning, and the need for greater citizen understanding and participation in local government. The future land use plan utilizes four general categories (urban growth, suburban growth, rural centers, and rural resource areas) for the purpose of guiding growth that will preserve the distinct urban, suburban, and rural lifestyles that County residents enjoy. Furthermore, the Plan emphasizes incentives over regulations

and subsidies, an ecotourism philosophy toward historical, cultural and environmental resources, and aggressive marketing of the County's agricultural industry.



Comprehensive Plan

Municipal Responsibilities to the Planning Partnership

Plan Review and Maintenance

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

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

Act 2000-67 (amendment to the PA MPC)

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

Municipal Responsibilities to the Planning Partnership

Municipal regulations are the cornerstone of implementing a comprehensive plan. Since many of the rural municipalities of Lycoming County have previously been under the planning jurisdiction of the County Planning Commission, the responsibilities for this planning partnership are for the most part already in place. Where rural communities have developed their own regulations, these regulations will need to be reviewed as per state law for general consistency with the County Comprehensive Plan.

First and foremost, regular communication between the Lycoming County Planning Commission and municipal officials must continue regarding local planning needs:

- Specific needs (transportation improvements, infrastructure improvements, public education, etc.).
- Noticeable changes in rural resources, such as water quality, wildlife, forest conditions, etc.
- Opportunities for rural resource preservation.
- Concern for development in adjacent planning areas within and beyond the County.

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

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

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

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

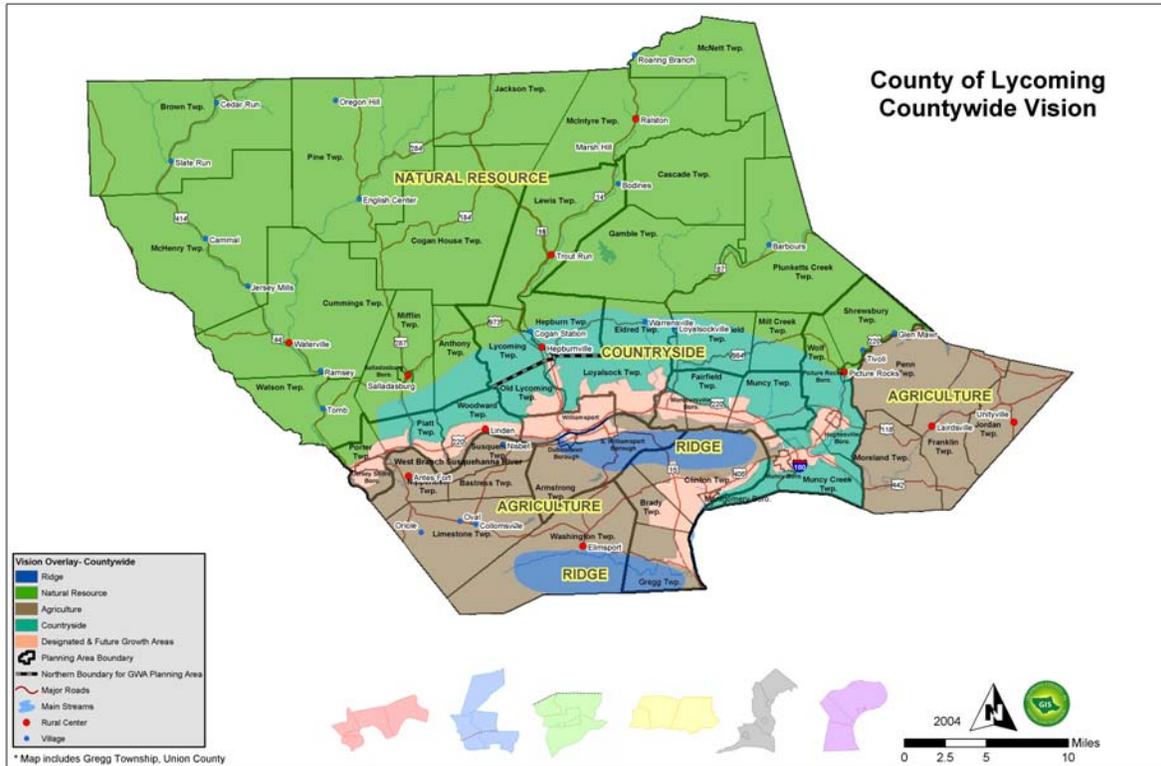
The Lycoming County Department of Planning and Community Development has developed a manual to address the need for consistency, particularly in regards to zoning, for its municipalities. The document is an excellent informational and application-based resource on zoning techniques for both intensive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

Key Actions for Municipal Partners

Key actions for the rural municipalities of Lycoming County were associated with each of the regions identified on the countywide vision map: the Natural Resource Region, the Agricultural Region, and the Ridge Region, and the Countryside Region. The municipal actions for the Growth Region are addressed locally in the multi-municipal comprehensive plans. Within each region, the municipalities share many common features and similar issues. The following discussion outlines the key actions needed to cooperatively implement the

Comprehensive Plan and proactively sustain the particular quality of life found throughout the rural municipalities of Lycoming County.

Figure 17 Lycoming County Vision Map



Natural Resource Region

The Natural Resource Region of Lycoming County includes all or portions of Anthony, Brown, Cascade, Cogan House, Cummings, Eldred, Gamble, Hepburn Jackson, McHenry, McIntyre, McNett, Mifflin, Mill Creek, Pine, Plunketts Creek, Shrewsbury, Upper Fairfield, Watson and Wolf Townships, and Salladasburg Borough. The region includes a significant portion of the Pine Creek, Lycoming Creek, and Loyalsock Creek watersheds. The Countryside Region lies to the south.

The population of the Natural Resource Region is dispersed among small villages, farms, and other rural homesteads. The Tiadaghton State Forest comprises a significant portion of the Natural Resource Region. US 15, PA 14, 184, 284, and 287 provide internal circulation routes through the mountainous landscape.

Several of these municipalities comprise the portion of the Pine Creek Valley that is found in Lycoming County. The Pine Creek Valley is a special place and an exceptional natural resource to be

protected with extra precautions and high priorities. Its waters are of exceptionally high quality, and scenic values are outstanding.

Its steeply sloped topography and soils with either slow or rapid drainage properties are generally unsuitable for development. Major new construction should not occur in these unsuitable areas in order to avoid problems of water pollution, watershed disturbance and the loss of unique natural environmental features. Large public or semi-public projects such as new highways, dams and power plants should not be located here. Faster highway access along the waterway should be avoided to keep traffic and development pressure in this area at a minimum. The fragile ecosystems and high quality environments will not retain their value for rural living, farming, recreation, and resource management if extensive development occurs. Low density rural character development is appropriate for this area.

The key issues among the Natural Resource Region municipalities include:

- **Protection of scenic beauty from inappropriate development**
- The rolling topography and forest cover are the two most defining scenic features of this region. The topography provides ever-changing views of the stream corridors, the hillsides and the ridgetops.
- **Protection of rural character from inappropriate development**
- The large scale pattern of forest and field define rural character for this and other rural regions of the County. Conventional development, as either single or multiple lots, fragments this pattern, resulting in fragmented woodlots and loss of deep forest habitat as wooded areas are cleared for suburban style lawns. Efforts should be made during construction to preserve the character of the natural environment.
- **Ridge top development and steep slope development** - The rural regions of the County have significant acreages of slopes exceeding 15%. On severe slopes in excess of 25% development of any type, whether building construction, roadway improvements or even vegetative clearing can disturb these slopes and cause subsidence and landslides further resulting in erosion-sedimentation impacts to environmental quality and physical condition. This sensitivity to disturbance should be carefully considered in regulating future development by both public and private entities. In some locations, including Cedar Run Narrows, no additional roadway widening is feasible due to this natural hazard.

- **Managing sustainable forests** – In order for the region’s forests to continue to provide steady inputs to the economy, they must be managed using techniques and practices that protect their regeneration capacity for long term productivity. Managing clear zones for forest fire protection is one critical component.
- **Need for bank stabilization** – Streambanks have been eroding and collapsing under pressure from seasonal stormwater and floodwaters. The natural strength of the streambanks has been weakened by management practices such as tree removal and uncontrolled livestock access to the waterway.
- **Agricultural preservation** – This is a significant issue in this region. The region contains thousands of acres of prime agricultural soils. Much of this acreage has been enrolled in the Clean and Green Program, indicating no near-term interest in development, however, there are only limited acres enrolled in the Agricultural Security Area Program or permanently protected through easements.
- **Secondary and induced impacts, e.g. more development** – As transportation improvements have occurred over time, access to this region has been improved. This has resulted in increased development pressure, the conversion of open space to conventional subdivision patterns and the fragmentation of the field and forest landscape.
- **Development in the vicinity of Rose Valley Lake** – The uplands between Burnetts Ridge and Jacoby Mountain have become a desirable location for those seeking rural living in the immediate vicinity of Williamsport’s urbanized area. Much of this development has occurred in conventional suburban patterns with little integration into the rural character of this region.
- **Need for transportation improvements** – Several roads and bridges are in need of improvement or replacement in the Northeast Region. Bridges in McIntyre and Plunketts Creek Townships have been identified as priority replacement projects. Additionally, there is need for improved emergency access during flooding events. Flooding can cause road closures in the upper Loyalsock Creek corridor and in other stream corridors. These road closures reduce access to residents in need of emergency services. Improved road conditions that allow roadways to remain open during flood events for alternative routes need to be developed and constructed. The northern part of PA 414 lacks guide rails, is narrow in width, and has drainage problems. Bridges in the region need improvements, especially the suspension bridge at English Center and the PA 284 bridge at Texas Creek in Pine Township.

- **Higher speed and heavy truck traffic** - especially on PA 44 and 414. Traffic is traveling at higher speeds due in part to the increasing use of improved highway facilities. Drivers often continue to travel at high speeds, even after they have left limited access and other highway road segments. These high speed travelers create safety hazards for themselves and other drivers in rural areas where road alignments and design speeds more closely relate to natural topography.
- **River water quality and river safety** – The Susquehanna River and Pine Creek corridors have both public and private campgrounds, as well as numerous river recreation lots. Collection and disposal of sewage from this concentrated recreational use is a significant issue, as well as lack of evacuation plans in case of flood or other emergency.
- **Trail access** – Trail use is increasing by both motorized and non-motorized user groups. Snowmobile and ATV user groups claim that they do not have fair access to trails on public lands because some trails are restricted to non-motorized passage. Alternatively, they choose to trespass onto private property or continue to use (i.e. overuse) existing trails. Equestrian riders have similar claims that there are not enough trails for equestrian activities on public lands. PA DCNR is working to develop a few large scale facilities for ATV use.
- **Development of local recreation potential** – The improvements and designation of the Future I-99 will make this region more accessible for County-based recreation and tourism. The impacts of increased accessibility should be carefully considered and regulated, as appropriate. Coordination of local, county and state agency efforts should be sought in management actions and enforcement.
- **Need for bicycle routes** – This region of the County has no bicycle routes, except for the Pine Creek Rail Trail. Such routes would provide transportation enhancements to existing and potential recreational opportunities. See the County Open Space, Recreation & Greenways Plan.
- **Lack of property maintenance codes and enforcement** - Lack of solid waste disposal services for rural residents and businesses has significant community and environmental impacts. Property owners avoid proper disposal by retaining unused and non-functioning vehicles and appliances, for example, on their properties. Some contend that these items are their rural lawn art (components of their private landscapes). Others choose to deposit these and other waste items on public lands and other private properties, i.e. illegal dumping.
- **Failure to share costs of rescue services between state and local efforts** – Flooding has historically required significant effort to rescue residents from their properties. These rescue

efforts are costly in terms of the professional staff and equipment needed to perform them. Municipalities and the County have borne much of the cost of these rescue efforts, except when damages/efforts reach a threshold established by FEMA.

- **Conversion of second or seasonal homes to year round dwellings** – Most rural municipalities do not have the financial resources to provide winter road maintenance, therefore many local roads are maintained for the purpose of seasonal (non-winter) travel only. Increasing numbers and broad geographic distribution of year round residents is causing concern for emergency and general purpose access to these residents during the winter months.
- **Increasing tourism and its impacts** – The region has already experienced increasing tourism activity. The tourism season typically begins in early April and concludes with deer hunting season in December. During this time, the area is heavily used for canoeing, backpacking, hiking, fishing, biking, hunting, swimming, camping and other similar outdoor activities. Such activity is welcomed for its economic stimulus; however, it comes with an increased need for rural rescue services.
- **Impacts of wind energy generation on ridge tops** – Windmills on ridgetops may cause concern for the impacts to wildlife, namely injury to birds and bats in flight, and to scenic quality, depending on, among other things, the location of the ridgetop and the flight patterns. There are also many positive economic benefits to wind power that must be considered when decisions are made concerning individual wind energy projects.
- **Oil and gas well leases on private lands** – Subsurface exploration and extraction has concerned residents with the potential of brine contamination of groundwater resources and safety hazards of deep drilling. While regulated by the state, residents remain concerned and may need additional information to feel comfortable with lease arrangements.
- **State forestry road closures** – The Bureau of Forestry periodically closes roads through state lands. These road closures reduce or remove public access to recreational opportunities on state lands. Typically, neither county nor local government is notified nor given opportunity to comment.
- **Local zoning** – Local zoning ordinances are ineffective in protecting rural and scenic character to the extent that they could.
- **Stormwater management** – The headwaters of Lycoming Creek have had substantial flooding. This region is in need of detailed study and recommendations to prevent flooding in

the future. A plan is now under development by the Lycoming County Planning Commission

Several local and regional initiatives have been undertaken or are being organized to address transportation deficiencies, conserve and enhance natural resources, and improve cooperation and community services in the Natural Resource Region.

- **The Pine Creek Valley Management Plan (1996)** – The Plan’s purpose is “to assess the impacts of existing and forecasted recreation use, facility development, and growth on the resources of the Pine Creek Valley.” The Plan was approved by the Pine Creek Council of Governments. The Pine Creek Valley management recommendations focus on improved zoning to address scenic viewsheds, special resource protection areas (wetlands/wetland buffers, floodplains, etc.); signage, landscape/screening controls or performance standards; improved stormwater management; land preservation; conservation of historic features and education of the public.
- **Pine Creek Watershed River Conservation Plan (2005)**– This Plan was completed in the Fall of 2005 for similar purposes as the Pine Creek Valley Management Plan above, except that this Plan covers the entire watershed. The River Conservation Plan management recommendations encompass the PA Wilds Initiative, Pine Creek Trail, Chesapeake Bay Tributary Strategy, Emergency Services, Conservation Easements, Economic Development, Planning & Zoning, Waste Management, Water Resources, Flooding & Floodplain Management, Biological and Cultural Resources, Archeological/Historical Preservation, Education, and Plan Implementation. The project was managed through the Endless Mountains RC&D. The Steering Committee, representing interests from Potter, Tioga, and Lycoming Counties, has worked together to develop a multi-County, watershed wide Plan. Two rounds of Public Meetings and a Public Opinion Survey were conducted.
- **Councils of Government (COGs)** - The Pine Creek COG currently includes Cummings, Brown, Watson and McHenry Townships of the Rural Lycoming County Planning Area and Morris Township in Tioga County. The COG should be expanded to include the Little Pine Creek municipalities of Cogan House, Jackson and Pine Townships. The Tiadaghton COG includes 17 members including several Rural Planning Area municipalities and should also be expanded to benefit additional municipalities and residents.
- **Pine Creek Rail Trail** - The Pine Creek Rail Trail follows the Pine Creek Valley in western Lycoming County. The trail has

been constructed from Tioga County to Route 180, and will eventually continue south into Jersey Shore Borough. The trail will handle both pedestrian and bike traffic. The Rail Trail was guided with input from the Pine Creek Rail Trail Advisory Committee, which included representation from the affected municipalities plus Lycoming and Tioga County officials.

- **Creation of a Pine Creek Watershed trail network** - DCNR is developing additional trails and upgrading existing trails in the Pine Creek watershed.
- **Municipal park additions and improvements** - Cummings and Watson Townships are adding park acreage and developing recreational facilities within their respective municipalities.
- **Transportation improvements** - PennDOT plans to upgrade segments of PA 287 and PA 44 to improve safety. Improvements will occur through its Betterment Program.
- **Stream quality assessments** - The Clean Water Institute of Lycoming College has initiated a series of stream quality assessments for the West Branch of the Susquehanna River and its major tributaries. This study will help set a baseline for the health of the West Branch Susquehanna Watershed and will be a useful tool to monitor the watershed's health in the future. The Institute will collect and assess historical water quality, bottom-dwelling aquatic insects and fish data from the lower West Branch of the Susquehanna River, as well as Pine, Lycoming, Loyalsock and Muncy Creeks. Periodic reports will be issued and workshops conducted for the general public during the course of the two-year study.
- **Stream restoration** - Big Bear Creek, a tributary to Loyalsock Creek and Lycoming Creek, has been restored through applied theories of fluvial geomorphology. Natural channel design techniques have been used to direct stream flows and improve sediment and gravel carrying capacity, thus improving water quality and stream habitat. Additional stream bank restoration projects have been funded by the state's Growing Greener Program and installed along the Lycoming Creek and the Loyalsock Creek. In addition, DEP has been working to mitigate the impacts of acid mine drainage on Loyalsock Creek from sources in Sullivan County.
- **Acid mine remediation in Tioga County** - While these efforts are focused at the source in Tioga County, residents are aware of the positive downstream impacts to their environment.
- **Grassroots watershed protection** - Two watershed associations are focused on the northeast region: the Lycoming Creek Watershed Association and the Loyalsock Creek Watershed Association.

- **Stream gauge utilization** – Stream flow gauges have been installed to improve flood warning and response systems.
- **Ralston Bridge replacement and flood mitigation** – A new Ralston bridge was recently constructed by PennDOT to upgrade the stream crossing for vehicular traffic and to accommodate pedestrian traffic on the older structure.
- **Consideration of scenic byways potential** – PA Routes 14, 15, 44, 87 and 414 have been identified as potential corridors for scenic byway designation. Such designation would protect rural character through amended zoning and signage controls.
- **Consistent code administration and enforcement** – Lycoming County administers zoning, and subdivision and land development ordinances in the many municipalities of this region.

Further progress toward the countywide vision for rural Lycoming County, including the Natural Resource Region, may be hindered by a number of factors.

- **Inappropriate and inconsistent zoning** – Several of the region’s municipalities administer their own zoning ordinances. Portions of these ordinances may be inconsistent with the region’s collective vision for future land use development and conservation.
- **Inability to provide local services** – The municipalities of this region have limited financial resources to provide local government and community services.
- **Limited population base for tax revenues** – Several of the region’s municipalities have limited opportunities to enhance their tax revenues. With very limited commercial and industrial business activity, these municipalities rely heavily on residential taxes to support local government services. While population increases would supply additional revenue from residential taxes, additional services may be disproportionate in cost to the population.
- **No increases in revenues to fund new initiatives** – Without expansion or diversification of the tax base, the options for funding new initiatives are limited.
- **Abundance of state-owned lands** – State-owned lands do not generate as much tax revenue for the municipalities as private ownership. Unless the property is in the Clean & Green program, DCNR makes fee-in-lieu payments to each municipality, however these are substantially less than the potential tax revenue from private ownership.

Key Strategic Actions for the Municipalities of the Natural Resource Region

- **Partner with Lycoming County to provide better local government services**, including plan review and zoning enforcement. Adapt model zoning, and subdivision and land development ordinances to address scenic viewsheds and ridgetop development in those municipalities with their own codes. Request County assistance with local ordinance updates. Alternatively, partner with the County to administer and enforce the County zoning, and subdivision and land development ordinances, which already includes ridgetop and viewshed protection provisions, where County codes and efforts would be more effective and consistent. Zoning revisions should focus future development adjacent to existing development that enhances the wilderness experience.
- **Partner with state agencies** – Partner with DCNR, PennDOT, and the Pennsylvania Game Commission to coordinate implementation of management strategies in the Pine Creek Valley Management Plan, as well as other relevant strategies found in the Comprehensive Plan. Specifically, initiate discussions regarding notification of road closures on state lands, and coordinate with PennDOT to assure that new transportation facilities are not encouraged where they will impact special resource protection areas and encourage unplanned development and demands for services.
- **Expand the COGs** – The Pine Creek COG currently includes Brown, Watson, Cummings and McHenry Townships plus Morris in Tioga County. The COG could be expanded to include the Little Pine Creek municipalities of Cogan House, Jackson and Pine Townships. The Tiadaghton COG should seek to include its neighboring municipalities in the benefits of COG communications and activities.
- **Designate scenic byway corridors** – Scenic byways designation can protect the existing character of a roadway corridor with special zoning, signage, and other limitations on new development. The most effective protection for roadway corridors occurs when all municipalities along the roadway corridor support the designation. Scenic byways can be a link among numerous tourism destinations or can be an attraction in and of themselves. Scenic byways can be advertised on the Pennsylvania Tourism Map, or can be designated without such promotion. Local municipalities determine the level of promotion. Lycoming County has adopted a county program to study and fund scenic byways in the county.
- **Conserve sensitive features** – Conservancy and land trust organizations should focus easements on sensitive areas in the rural regions. Where large areas are identified for preservation, coordination of multiple easements may effectively provide

maximum protection. Local governments should cooperate with conservancy groups and private land owners to protect special resources through monetary and non-monetary means (open discussions of relevant concerns and letters of support).

- **Preserve prime agricultural lands** – Agricultural conservation easements should be used specifically to protect valuable farmland and productive agricultural soils from development.
- **Encourage ASA enrollments** – The Agricultural Security Area Program should be more aggressively promoted in this Region to protect farmland from irreversible development impacts to the soils.
- **Require, review and approve evacuation plans for campgrounds located entirely or partly in the floodplain or flood prone areas.** Floodplains are appropriate locations for low impact and recreational uses, such as campgrounds. Adequate provisions for notifying campers and enabling their evacuation should be thoroughly developed.

Agricultural Region

The Agricultural Region of Lycoming County includes Bastress, Franklin, Jordan, Penn, Limestone, Moreland, Nippenose and Susquehanna Townships, as well as portions of Armstrong, Brady, Clinton, Gregg (Union County) and Washington Townships. The region's landscape is predominantly agricultural and drains the vast majority of the Little Muncy Creek, Black Hole Creek, White Deer Creek and Antes Creek watersheds.

The key issues among the Agricultural Region municipalities include:

- **Abundance of prime farmland** - The southern section contains nearly 17,000 acres of prime farmland soils. Landowners have enrolled over 10,000 acres in Agricultural Security Areas and have preserved 20 percent of these soils for permanent use in agriculture through easements, mainly in Limestone and Washington Townships. Additional acreage of farmland and forest totaling almost 30,000 acres is enrolled in the Clean and Green Program.
- **Preservation of agricultural lands and family farming** – Not only is the region heavily active in the agricultural industry, it is also managed by long-time family farmers. Residents of the area are interested in preserving the land for agricultural activity and the type of farm management (family farming).
- **Protection of rural character from new development (weak zoning that enables suburban sprawl)** – The large scale pattern of forest and field define rural character for this and

other rural regions of the County. Scattered conventional one-acre lot development, as either single or multiple lots, fragments this pattern, resulting in underutilized farmland soils. In addition, modern homes are larger than their predecessors, creating larger visual distractions to the pattern of field and forest. Zoning provisions that enable such development patterns exist in this region.

- **Lack of groundwater availability in the east-** The quantity of water available through private wells has been problematic in the eastern section of this region due to the low yields available from subsurface geology. Increasing development (i.e. increasing amounts of impervious surfaces) and stormwater management practices that direct run-off to streams rather than into the soils and bedrock are depleting groundwater recharge.
- **Water supply in quantity and quality in the south-** The southern section of this region is characterized by sandstone uplands and limestone valleys. This configuration yields high quality water in the upland streams and in the groundwater. The porous nature of limestone geology promotes rapid infiltration of rainfall into the groundwater system and produces high water yields in wells that tap the aquifer. This porous nature also promotes rapid contamination of the groundwater when pollutants are introduced into the water cycle. Land use decisions need to carefully consider the location of potentially polluting uses in order to protect the region's water resources.
- **Zoning incompatibilities with sensitive environmental areas** - Several of these municipalities have adopted their own municipal zoning ordinances. Southern municipalities have significant prime agricultural soils located in the floodplain. Managed cultivation of these soils poses minimal threat to community and water resources; however, intensive agricultural operations located in the floodplain could result in significant water resource contamination if flooding were to occur. Similarly, future development in the Nippenose Springs area under current zoning could result in negative water quality impacts to the West Branch of the Susquehanna River. Mining activity has already degraded water quality in this area. Furthermore, seasonal river lots served by on-lot septic systems pose contamination risks where soils are not suitable for such systems. In the eastern municipalities, residents have expressed concern that water resource contamination could have significant impacts to this region that already has limited groundwater availability.
- **On-lot septic system failures** - On-lot septic system failures are of particular concern due to the karst topography of the

region. Corrective actions, i.e. on-lot maintenance districts or public systems, are the responsibility of municipality if on-site solutions are not feasible. Sound zoning that considers the suitability of soils for on-lot systems is needed to reduce future municipal liability. Nesbit Village in Susquehanna Township has been experiencing on-lot system failures and is facing a costly new public sewer system.

- **Public utilities at Beaver Lake** – Beaver Lake is one of the few communities in this region that has public utilities. Both sewer and water are available and make this pocket of the County attractive and affordable for year round dwelling.
- **Truck traffic on RT 118** – This region lies along an east-west route, PA 118, between Wilkes-Barre and Williamsport. This route brings traffic along the foothills of the Allegheny Ridge and North Mountain into Hughesville. Truck traffic is a particular concern along this roadway.
- **Bridge conditions** – Particularly in Washington Township, bridge conditions need to be improved. Of the 10 bridges that the Township owns, five are in poor condition.
- **Private airport** – The Jersey Shore airport is located in Nippenose Township. Use of the airport also impacts adjacent Susquehanna Township, as aircraft approach and take-off from the grass runway. Potential upgrading of the runway to a paved surface, as sought by the current owners, would enable year round use of the airport. However, that could adversely impact the Williamsport Regional Airport.
- **Potential bike routes** – There is some interest in developing or designating bike routes throughout this region. The region's scenic character and varying degrees of topography would provide for enjoyable and potentially challenging recreational opportunities.
- **Protection of scenic beauty from new development** – The rolling topography and agricultural landscape patterns are the two most defining scenic features of this region. The topography provides ever-changing views of the landscape as one travels throughout the region.
- **Potential for scenic byway designation** – Several routes in this region are potential candidates for scenic byway designation. Such designation for PA 42 and PA 118 would protect the rural character of these corridors from incompatible sprawl and strip development.
- **Lack of clear vision and consistent action** – The character of Franklin Township has been changing over time. The Township has adopted community development goals. These goals are not consistent with its zoning regulations, which are the physical expression of its community development future.

- **Community conflict** – This region of Lycoming County is experiencing the growing pains of merging new residents and their modern values into long-standing communities. This especially manifests in conflicts between non-farm residents and farms who need to evolve into intensive agricultural operations.

Several conditions or local initiatives support the expressed vision for the future of this region.

- **Highest concentration of agricultural security areas in the eastern section** – The eastern portion of the Agricultural Region contains over 19,000 acres enrolled in the Agricultural Security Act Program. This is one indication of the region’s support for the future of farming in the Little Muncy Creek Valley. However, with only four percent of the region’s prime farmland soils preserved under easements, the long-term commitment to agriculture has not yet been made.
- **Farm Heritage** – This region is also appreciative and expressive of its heritage. Each August, the region celebrates at the Lycoming County Fair and the East Lycoming Farm and Heritage Show. Antique tractor pulls are one of the most popular events.
- **Extensive Amish land holdings** – The Amish community has purchased numerous farms in the region. The Amish culture is based upon an agricultural community and typically retains its land holdings and rarely sells to private development. This group of residents will help to protect the rural character of the region by keeping lands in agricultural production.
- **Strong zoning for intensive agriculture in Limestone Township** – Limestone Township has developed and enforced sound land use controls through its zoning ordinance to address appropriate locations and performance standards for concentrated agricultural activities.
- **New sewage system in Nippenose Township** – Nippenose Township is developing a new sewage collection system and treatment plant for the Antes Fort area. This system will correct on-lot system failures and provide capacity for limited future development.
- **Antes Fort Livestock Auction** – The auction provides a local site for livestock sales, which supports the agricultural industry.

Further progress toward the countywide vision for rural Lycoming County, including the Agricultural Region, may be hindered by a number of factors.

- **A status quo attitude** – Sound future growth and development could be constrained by an attitude and misperception that the region is isolated from development and its impacts. Residents and community leaders should not think that that doing nothing will maintain community character as it exists today.
- **Zoning incompatibilities** – As described under Key Issues for the Agricultural Region.
- **Financial viability of family farming** – Independent family farming as the region knows it today may or may not be a part of its future. Market conditions and government regulations impact the farming industry from year to year. Conversion of traditional farms to more intensive agricultural enterprises may raise wider conflict.

Key Strategic Actions for the Municipalities of the Agricultural Region

- **Partner with Lycoming County to provide better local government services**, including plan review and zoning enforcement. Adapt model zoning and subdivision and land development ordinances to local conditions in those municipalities with their own codes. Request County assistance with local ordinance updates. Alternatively, partner with the County to administer and enforce the County zoning, and subdivision and land development ordinance, where no local resources exist or are limited.
- **Review ordinances for consistency** with the comprehensive plan. Review and revision should focus specifically on protection of environmentally sensitive areas, lot size standards, and performance standards for intensive uses, such as agricultural operations and mining. Review and revision should involve participation of Lycoming County Planning Commission for consistency with County policy. Adapt model zoning, and subdivision and land development ordinances to local conditions in those municipalities with their own codes. Request County assistance with administration and enforcement.

Countryside Region

The Countryside Region lies between the County's growth areas along the Susquehanna River and the Natural Resource Region. It

includes portions of Anthony, Eldred, Fairfield, Hepburn, Loyalsock, Lycoming, Muncy, Muncy Creek, Piatt, Upper Fairfield, Wolf, and Woodward Townships. This Region is designated for low density development.

The key issues among the Countryside Region municipalities include:

- **Protection of rural character from new inappropriate development** – The large scale pattern of forest and field define rural character for this and other rural regions of the County. Conventional development, as either single or multiple lots, fragments this pattern, resulting in fragmented woodlots and loss of deep forest habitat as wooded areas are cleared for suburban style lawns. In addition, modern homes are larger than their predecessors, creating larger visual distractions to the pattern of field and forest.
- **Induced development and its impacts** – As transportation improvements have occurred over time, access to this region has been improved. This has resulted in increased development pressure, the conversion of open space to conventional subdivision patterns and the fragmentation of the field and forest landscape.
- **Cluster Development** - Conservation by design and cluster development should be used in this region.

Key Strategic Actions for the Municipalities of the Countryside Region

- **Designate scenic byway corridors** – Scenic byways designation can protect the existing character of a roadway corridor with special zoning, signage, and other limitations on new development. The most effective protection for roadway corridors occurs when all municipalities along the roadway corridor support the designation. Scenic byways can be a link among numerous tourism destinations or can be an attraction in and of themselves. Scenic byways can be advertised on the Pennsylvania Tourism Map, or can be designated without such promotion. Local municipalities determine the level of promotion. Lycoming County has adopted a county program to study and fund scenic byways in the county.
- **Revise County liquid fuels program to enable funding for county scenic byways assessment and improvements** – Per the above listed program.
- **Conserve sensitive features** – Conservancy and land trust organizations should focus easements on sensitive areas in the rural regions. Where large areas are identified for preservation, coordination of multiple easements may effectively provide

maximum protection. Local governments should cooperate with conservancy groups and private land owners to protect special resources through monetary and non-monetary means (open discussions of relevant concerns and letters of support).

In addition, these two initiatives may be selectively applied to help conserve the rural character.

- **Preserve prime agricultural lands** - Agricultural conservation easements should be used to protect valuable farmland and productive agricultural soils from development.
- **Encourage ASA enrollments** -The Agricultural Security Area Program should be more aggressively promoted in this Region to protect farmland from irreversible development impacts to the soils.

Ridge Region

The Ridge Region as designated on the County Vision Map contained in this plan is located along the ridgelines and prominent uplands of Bald Eagle Mountain and the Deer Creek Mountains in portions of Armstrong, Clinton, Gregg (Union County) and Washington Townships. The Region is currently characterized by forested slopes and includes state gamelands and state forest.

The key issues among the Ridge Region municipalities include:

- **Protection of scenic beauty from new inappropriate development** - The forested slopes of this region provide an ever-present, ever-changing reminder of the former wilderness of northcentral Pennsylvania. Residents throughout the southern half of the County value the verdant views from their homes and travelways.
- **Protection of water quality in streams** - The County's high quality water resources result, in part, from the presence of the forest cover that naturally filters and cools stormwater as it drains over and through the mountains soils. Disturbance to the forest cover via clearing and development reduces the stability of the soils surface and results in erosion and sedimentation of the streams.
- **Managing sustainable forests** - In order for the region's forests to continue to provide steady inputs to the economy, they must be managed using techniques and practices that protect their regeneration capacity for long term productivity. Managing clear zones for forest fire protection is one critical component.

- **Impacts of wind energy generation on ridge tops** – Windmills on ridgetops cause residents specific concern for the impacts to wildlife, namely injury to birds and bats in flight, and to scenic quality, depending on, among other things, the location of the ridgetop and the flight patterns of the birds. There are also many positive economic benefits to wind power that must be considered when decisions are made concerning individual wind energy projects.

Key Strategic Actions for the Municipalities of the Ridge Region

- **Conserve sensitive features** – Conservancy and land trust organizations should focus easements on sensitive areas in the rural regions. Where large areas are identified for preservation, coordination of multiple easements may effectively provide maximum protection. Local governments should cooperate with conservancy groups and private land owners to protect special resources through monetary and non-monetary means (open discussions of relevant concerns and letters of support).
- **Review ordinances for consistency** with the comprehensive plan. Review and revision should focus specifically on protection of environmentally sensitive areas, lot size standards, and performance standards for intensive uses, such as agricultural operations and mining. Review and revision should involve participation of Lycoming County Planning Commission for consistency with County policy. Adapt model zoning, and subdivision and land development ordinances to local conditions in those municipalities with their own codes. Request County assistance with administration and enforcement.
- **Coordinate with gateway planning initiatives** – The Ridge Region corresponds with two major gateways: the entrance to the White Deer Creek Valley and the US 15 entrance to the greater Williamsport. With the potential for increased tourism in the County, and the attraction of scenic viewsheds in this Region, the municipalities should be involved with gateway initiatives to protect sensitive areas from new development.

Plan Review and Maintenance

Recent amendments to the MPC (Section 302(d)) require county, municipal and multi-municipal comprehensive plans to be updated every 10 years. However, the Lycoming County Comprehensive Plan will only be useful if it is regularly used and updated. For this to occur, it is recommended that the Board of Commissioners and Planning Commission perform the following actions:

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

Plan Amendment

Article III of the MPC outlines the process for amending a comprehensive plan. The amendment process is basically the same as the adoption process. The MPC states:

“the governing body of the county may adopt and amend the county comprehensive plan in whole or in part. Before adopting or amending a comprehensive plan, or any part thereof, the county planning agency shall hold at least one public meeting before forwarding the proposed comprehensive plan or amendment thereof to the governing body. In reviewing the proposed comprehensive plan the governing body shall consider the comments of municipalities, school districts within the county and contiguous school districts, municipalities and counties as well as the public meeting comments and the recommendation of the county planning agency. The comments of the counties, municipalities, and school districts shall be made to the governing body within 45 days of receipt by the governing body, and the proposed comprehensive plan or amendment thereto shall not be acted upon until such comment is received. If however, the counties, municipalities, and school districts fail to respond within 45 days, the governing body may proceed without their comments.” This process results in a

minimum 75 day time frame for amendment of the comprehensive plan.



Comprehensive Plan

Acronyms and Glossary of Terms

References

Acronyms

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

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

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

Glossary of Terms

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

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

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

Agricultural Operation: An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production,

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

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

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

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

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

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

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

County Comprehensive Plan: A Land Use and Growth Management Plan prepared by the county planning commission and adopted by the county commissioners which establishes broad goals and criteria for municipalities to use in preparation of their Comprehensive Plan and land use regulation.

Dwelling Unit: A building or structure designed for living quarters for one (1) or more families, including manufactured homes which are supported either by a foundation or are otherwise permanently attached to the land, but not including hotels,

boarding/rooming houses or other accommodations used for transient occupancy.

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

Flood Fringe: That portion of floodplain outside the floodway.

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

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

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

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

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

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

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

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

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

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

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

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

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

Open Space: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

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

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

Prime Agricultural Soils: Prime farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed with modern farming methods. It can be farmed continuously or

nearly continuously without degrading the environment and will produce the most with the least amount of energy. This land is the most responsive to management and requires the least investment for maximum productivity.

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

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

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

Public Service Use: Areas or structures which provide utility or house functions for the general benefit to the community or region.

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

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

Retail: The selling of goods or merchandise to the public for personal or household consumption and rendering services incidental to the sale of such goods. [Comment: An important characteristic of a retail trade establishment is that it buys goods for resale.]

Single Family Residential: Consists of the following types:

1. Dwelling, Single Family, Attached (Row): A dwelling designed, occupied or used by one family, having two (2) party walls in common with other buildings and no side yards, commonly called row houses or townhouses.
2. Dwelling, Single Family, Detached: A dwelling used by one (1) family, having one (1) side yard, one (1) party wall in common with another dwelling.
3. Dwelling, Single Family, Semi-Detached: One building arranged or designed for dwelling purposes where two dwelling units exist, separate from each other by a party wall and having two (2) side yards.

Slope: The deviation of a surface from the horizontal, usually expressed in percent degrees. (Comment: Slope percent is calculated by

dividing the vertical distance by the horizontal distance times 100.)

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

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

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

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

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

References

Planning Documents

- Grafius, McClures and Millers Run Watershed Plan (2000)
- Lower West Branch Susquehanna River Conservation Plan (2003)
- Lycoming County Comprehensive Plan (1994, as amended)
- Lycoming County Open Space, Recreation, and Greenways Plan (draft 2004)
- Lycoming County Scenic Resource Inventory (1973)
- Lycoming County Water Supply Plan (2001/2003 Update)
- A Natural Areas Inventory of Lycoming County, Pennsylvania, 1993
- The Pathfinders, The Williamsport / Lycoming County, Pennsylvania Area Workforce Report (July 2002)
- Pine Creek Watershed River Conservation Plan
- Preliminary Watershed Assessment for the Muncy Creek Watershed (draft 2002)
- The Pine Creek Valley Management Plan (1996)
- State Forest Management Plan (draft 2004) and District Plans for Sproul, Tiadaghton and Tioga State Forests (draft 2004)
- Susquehanna River Greenway Plan (planning activities)
- Williamsport Area Transportation Study (WATS) Long Range Transportation Plan

Adopted County and Municipal Regulations

- Anthony Township (1995, as amended)
- Bastress Township (1976, as amended)
- Cummings Township Zoning Ordinance (1980, as amended)
- Eldred Township Zoning Ordinance (1976, as amended)
- Franklin Township Zoning Ordinance (1990, as amended)
- Gamble Township Zoning Ordinance (1990, as amended)
- Limestone Township Zoning Ordinance (1982, as amended)

- Mill Creek Township Zoning Ordinance (1978, as amended)
- Nippenose Township Zoning Ordinance (1977, as amended)
- Pine Township Zoning Ordinance (1980, as amended)
- Plunketts Creek Township Zoning Ordinance (1967, as amended)
- Salladasburg Borough Zoning Ordinance (1980)
- Susquehanna Township Zoning Ordinance (1978, as amended)
- Upper Fairfield Township Zoning Ordinance (1975, as amended)
- Watson Township Zoning Ordinance (1980, as amended)
- Lycoming County Subdivision and Land Development Ordinance (1972, as amended)
- Lycoming County Zoning Ordinance (1991, as amended)

Guidance Publication by Lycoming County PCD

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

Sources of Statistical Data

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