IMPORTANCESOUTH WHITEHALL TOWNSHIP

WORKING OUTLINE

OF THE 2022 COMPREHENSIVE PLAN UPDATE

INTRODUCTION AND BACKGROUND

- Last comprehensive plan
- Factors leading to update
- Public engagement up front

DEMOGRAPHIC PROFILE-EXISTING CONDITIONS

- **Staff has reviewed the latest US Census Data. The following draft infographic represents the Census data changes between the Existing Conditions Report and the 2019-2020 data.**

Demographic Change Since 2015

A *Dynamic* South Whitehall Township

7% Growth in Population

19,541
2015
*2011-2014 ACS

21,080
2020
*2020 Decennial Census

Median Age Lowered 4 years

48.2
2015
*2015 ACS
5-year estimate

44.3
2020
*2020 ACS
5-year estimate

Over 1000 housing units constructed

7,707
2015
*2011-2014 ACS

8,753
2020
*2020 Decennial Census

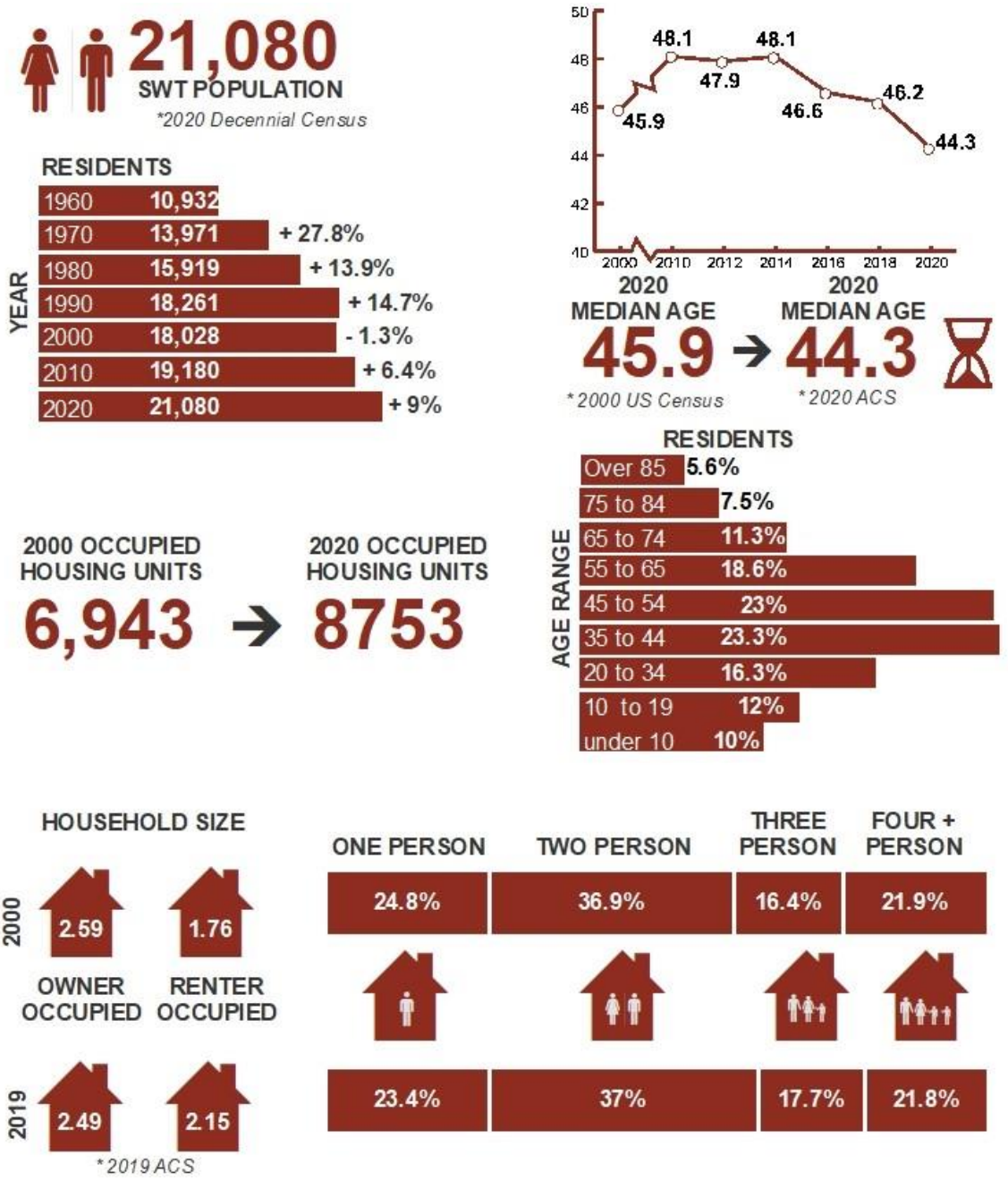
5% Increase in 3+ family households

34.7%
2015
*2011-2014 ACS

+

39.5%
2020
*2020 Decennial Census

- **The following draft data sheet from the Existing Conditions Report has been updated to reflect more the more recent Census data.**



STATEMENT OF GOALS AND OBJECTIVES

MPC: A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may also serve as a statement of community development objectives as provided in section 606.

Article VI- Zoning. Section 606. Statement of Community Development Objectives. Zoning ordinances enacted after the effective date of this act should reflect the policy goals of the municipality as listed in a statement of

community development objectives, recognizing that circumstances can necessitate the adoption and timely pursuit of new goals and the enactment of new zoning ordinances which may neither require nor allow for the completion of a new comprehensive plan and approval of new community development objectives. This statement may be supplied by reference to the community comprehensive plan or such portions of the community comprehensive plan as may exist and be applicable or may be the statement of community development objectives provided in a statement of legislative findings of the governing body of the municipality with respect to land use; density of population; the need for housing, commerce and industry; the location and function of streets and other community facilities and utilities; the need for preserving agricultural land and protecting natural resources; and any other factors that the municipality believes relevant in describing the purposes and intent of the zoning ordinance.

GUIDING PRINCIPLES

- GP1. Protect natural, historical, recreational, scenic, open space, and agricultural, amenities, resources, and assets.
- GP2. Coordinate future land use, development, and redevelopment, in sync with the capacity of the road network and utilities to absorb changes.
- GP3. Promote an effective continuation of opportunities, facilities and services for open space, parks, recreation, education, public safety, and wellness.
- GP4. Promote techniques to limit the sprawling pattern of development, by advocating for land use with more effective smart growth attributes.
- GP5. Coordinate with PennDOT, LVPC, and adjoining Municipalities, in order to alleviate existing problems and to avoid future conflicts, and to promote opportunities for alternative transportation such as bus service, ride sharing, bicycling, and walking.

ZONING PURPOSES

350-02 Purposes

(a) This Ordinance is enacted to implement the Comprehensive Plan and Official Map for the Township of South Whitehall for the following purposes:

(1) To promote, protect and facilitate any or all of the following: the public health, safety, morals, general welfare; coordinated and practical community development and proper Density of population; emergency management preparedness and operations, airports and national defense facilities; the provision of adequate light and air, access to incident solar energy, police protection, vehicle parking and loading space, transportation, water, sewer, schools, recreational facilities and trails, public grounds, the provision of a safe, reliable and adequate water supply for domestic commercial, agricultural or industrial Use, and other public requirements, as well as preservation of the natural, scenic and historic values in the environment and preservation of forests, wetlands, aquifers and Floodplains;

(2) To prevent overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers;

(3) To preserve prime agricultural and farmland considering topography, soil type and classification, and present Use;

(4) To provide for the Use of land within the municipality for residential housing of various Dwelling types encompassing all basic forms of housing, including single detached unit and Two-unit

Dwellings, and a reasonable range of Multi-unit Dwellings in various arrangements, Mobile Homes and Mobile Home Parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific Dwelling types;

(5) To accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential Dwelling types and nonresidential uses.

2009 COMP PLAN GOALS

- CP1. Growth Management: Grow in a harmonious way that maintains the character of the Township by providing a transition from urban to rural areas as demonstrated by the Rural to Urban Transect. Keep the pace of growth consistent with the Township's ability to install infrastructure in a fiscally responsible manner.
- CP2. Innovative Planning & Zoning Tools and Design Techniques. Incorporate state-of-the-art planning and zoning techniques to create attractive neighborhoods, mixed use, and nonresidential areas that promote walkability and are socially, economically, and environmentally sustainable.
- CP3. Building and Maintaining Walkable Communities & Villages. Design new neighborhoods and retrofit existing places to be mixed use, walkable places, where daily tasks can be performed within a ½ mile. Emulate the character of existing villages like Cetronia, Greenawalds and Guthsville in new development and celebrate their visual cues. Promote intergenerational neighborhoods.
- CP4. Protection of Natural, Historic and Agricultural Resources. Optimize the protection, conservation and preservation of natural resources, historic sites and farmland in a balanced land use approach.
- CP5. Parks, Recreation and Open Space.
- CP6. Housing Opportunities and Choices. Provide a variety of housing and neighborhood choices for families of all sizes, abilities and income levels in the Township.
- CP7. Transportation Efficiency & Effectiveness. Facilitate the safe and efficient movement of people and goods now and as the Township grows. Promote multimodal circulation, particularly walkability, throughout the Township.
- CP8. Municipal Infrastructure & Services. Develop performance measures and benchmarks for all municipal services and utilities and expand or refine municipal functions to satisfactorily meet them as the Township grows.
- CP9. Economic Viability. Strengthen the tax base through planned land use.
- CP10. Regional Coordination. Work with LVPC, Lehigh County, and adjacent municipalities to coordinate and share services where feasible.

GOALS AND STRATEGIES 2022

GOALS

Identify areas based on existing neighborhood, natural characteristics, and existing physical boundaries to strategically plan for potential growth that is harmonious within the identified area. (CP1, CP3)

Plan for future land use, development, and redevelopment to remain within the capacity to install and maintain infrastructure in a fiscally responsible manner. (GP2, CP9, CP1, CP8)

Resource Protection. Optimize the protection, conservation, and preservation of natural, historic, agricultural, and scenic resources. (CP4, GP1)

Community Utilities. Ensure that the Township is efficiently served by utility infrastructure appropriate to the level of development and within the available capacity of the utilities. (CP8, CP1, GP2)

Housing. Provide a variety of housing and neighborhood choices that meet the needs of all generations with consideration of family sizes, abilities, and income levels. (CP6)

Transportation. Facilitate the safe and efficient movement of people and goods. Encourage and promote multi-modal transportation choices. (CP3, CP7, GP5)

Community Facilities. Promote an effective continuation of opportunities, facilities, and services for parks, recreation, education, public safety, and wellness. (GP3, CP5)

STRATEGIES

Promote Planning, Zoning, and Design techniques to remain within the capacity to install and maintain infrastructure in a fiscally responsible manner. (CP10, GP4)

Work with regional agencies and neighboring municipalities to coordinate and share services where feasible. (CP10, GP5)

Periodically re-examine the Comprehensive plan to identify progress, major problems, significant changes, and areas requiring revision or adjustments for the Comprehensive Plan and/or development regulations of the Township. (New)

Develop measures and benchmarks for municipal services and utilities to help guide future refinements and expansions to municipal functions. (CP8)

INTERRELATION OF PLAN COMPONENTS

MPC: A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.

- Elements worked on in silos for public engagement
- Incorporated during PC workshops and reflected in the land use plan

PLAN CONSISTENCY

MPC: A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan.

- LVPC involved in the process.

- LVPC data used in preparation
- Include an evaluation of neighboring municipalities.
- Approval process includes soliciting comments from neighboring municipalities and LVPC.

IMPLEMENTATION STRATEGIES

MPC: A discussion of short-and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.

- Under each element
- Also presented as a summary matrix
- Identify term of strategy (short, mid, long term)

RESOURCE PROTECTION

MPC: A plan for the protection of natural and historic resources to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites. The plan shall be consistent with and may not exceed those requirements imposed under the following:

(i) Act of June 22, 1937 (P.L.1987, No.394), known as "The Clean Streams Law".
(ii) Act of May 31, 1945 (P.L.1198, No.418), known as the "Surface Mining Conservation and Reclamation Act".
(iii) Act of April 27, 1966 (1st SP.SESS., P.L.31, No.1), known as "The Bituminous Mine Subsidence and Land Conservation Act".
(iv) Act of September 24, 1968 (P.L.1040, No.318), known as the "Coal Refuse Disposal Control Act".
(v) Act of December 19, 1984 (P.L.1140, No.223), known as the "Oil and Gas Act".
(vi) Act of December 19, 1984 (P.L.1093, No.219), known as the "Noncoal Surface Mining Conservation and Reclamation Act".
(vii) Act of June 30, 1981 (P.L.128, No.43), known as the "Agricultural Area Security Law".
(viii) Act of June 10, 1982 (P.L.454, No.133), entitled "An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances".
(ix) Act of May 20, 1993 (P.L.12, No.6), known as the "Nutrient Management Act," regardless of whether any agricultural operation within the area to be affected by the plan is a concentrated animal operation as defined under the act.

WORKING GROUP RECOMMENDATIONS

- RPWG1. Preservation Toolbox (Historic, Natural Resources, Agricultural)
- RPWG2. Funding Sources
- RPWG3. Official Map Updates
- RPWG4. Flexible regulations for adaptive reuse and historic preservation
- RPWG5. Connectivity/Close Gaps
- RPWG6. Pull together resources to tell SWT's Story

2022 RESOURCE PROTECTION GOALS & STRATEGIES

GOAL 2022

RPG1. Preserve and protect resources that are important to the unique characteristics of the Township.

STRATEGIES 2022

RPS1. Identify and prioritize resources that are important to the unique characteristics of the Township.

RPS2. Strengthen Township regulations to encourage and incentivize preservation of resources.

RPS3. Actively pursue partnerships and opportunities to preserve resources.

RPS4. Direct development to areas with access to infrastructure and limit development in hazard prone areas.

AGRICULTURE 2022

***Identify* and *Prioritize*: shifts in modern agriculture, agriculturally significant areas, Potential Sites to support small to medium scale operations, Economic development opportunities related to agriculture, Opportunities to support a local food system**

***Encourage* and *Incentivize*: update regulations, transfer of development rights, Agri-uses, agri-zoning, cluster/conservation zoning**

***Partnerships* and *Opportunities*: Lehigh County Agriculture, Clean and Green Program, Seed Farm, Rodale Farm, Landowners, Farmers**

HISTORIC 2022

***Identify* and *Prioritize*: define "historic", identify historic properties**

***Encourage* and *Incentivize*: adaptive reuse, rehabilitation of structures, ensure long-term maintenance of structures.**

***Partnerships* and *Opportunities*: Trexler Trust, Property owners, Lehigh County Historical Society, Township-based commission**

NATURAL 2022

***Identify* and *Prioritize:* Woodlands, Steep Slopes, Riparian Areas, Critical Habitat, Others**

***Encourage* and *Incentivize*: Update/Adopt Ordinances addressing specific natural features: steep slopes, riparian buffer, floodplains, woodlands, etc…; Greenways / natural corridors**

***Partnerships* and *Opportunities:* Wildlands Conservancy, DCNR, Forest Stewardship Program, Heritage Conservancy, Property Owners**

SCENIC 2022

***Identify* and *Prioritize:* Significant viewsheds**

***Encourage* and *Incentivize:* Visual Buffer provisions, Height Restrictions, scenic resource overlay**

***Partnerships* and *Opportunities:* Developers, Landowners, Wildlands Conservancy**

IMPLEMENTATION 2022

Implementation Item	Resource
Develop Transfer of Development Rights Program. Identify Sending and Receiving Areas	O
Revise Township ordinances to ensure they support the normal operations of agricultural users.	A
Provide education and outreach materials to farming and non-farming residents about the importance of farming to the township.	A
Identify Funding Sources (WG)	O
Develop a Preservation Toolbox (WG)	O
Official Map Updates (WG)	O
Cluster development near crossroads villages in exurban and agricultural areas.	O
Assess the public's view of open space preservation and the use of taxpayer money to preserve open space in South Whitehall Township.	O
Encourage Adaptive Reuse for Historic Structures	H
Increase historic preservation awareness and education.	H
Conduct an inventory of historic sites and structures in the township.	H
Consider adopting overlay zoning districts over existing villages for the purpose of preserving and enhancing the unique character found there.	O
Evaluate Scenic Viewsheds	O
Update Ordinances to protect natural resources	N
Update regulations in response to changes in agriculture.	A
Develop Resource Protection Prioritization Plan	O
Develop Historic Preservation Plan	H
Evaluate BOC Sub-Committees (EAC, GAC, Land Preservation) to prevent overlap of duties.	O

AGRICULTURAL RESOURCES

MPC: In addition to any other requirements of this act, a county comprehensive plan shall:

- *Identify a plan for the preservation and enhancement of prime agricultural land and encourage the compatibility of land use regulation with existing agricultural operations.*

2009 COMP PLAN GOALS

- ARCPG1. Optimize the protection, conservation and preservation of natural resources, historic sites and farmland in a balanced land use approach.
- ARCPG2. Consider farmland protection through purchase of development rights.
- ARCPG3. Assess the public's view on farmland preservation and use of taxpayer money to preserve more farms in South Whitehall Township.
- ARCPG4. Explore state/county farm preservation programs as they might relate to South Whitehall Township farms.

2009 COMP PLAN RECOMMENDATIONS

- ARCPR1. Assess the public's view on farmland preservation and the use of taxpayer money to preserve more farms in South Whitehall Township.
- ARCPR2. Consider a municipal farmland preservation program through purchase of development rights (conservation easements).
- ARCPR3. Work with the County and State to facilitate farmland preservation measures.

- ARCPR4. Revise Township ordinances to ensure they support the normal operations of agricultural uses by:
    - amending nuisance provisions that infringe on a farmers' ability to perform necessary functions;
    - requiring agricultural buffers to ensure residential areas do not encroach on agriculture;
    - permitting agriculture support businesses in agricultural areas.
- ARCPR5. Provide education and outreach materials to farming and non-farming residents about the importance of farming to the Township and what it means to live near a farm.

FUTURELV GOALS

Preserve farmland to maintain rural character and provide open space.

- ARFLV1. Retain and expand family farms.
- ARFLV2. Support effective farmland preservation techniques.
- ARFLV3. Preserve farmland of all sizes, when possible.
- ARFLV4. Encourage natural areas protection on farmland properties.
- ARFLV5. Promote the use of inactive agricultural lands for wildlife habitat.
- ARFLV6. Support adoption of ecologically friendly farming practices.
- ARFLV7. Cluster development near crossroads villages in exurban and agricultural areas.
- ARFLV8. Support funding programs and initiatives that protect farmland and farming.

HISTORIC RESOURCES

MPC: In addition to any other requirements of this act, a county comprehensive plan shall:

- *Identify a plan for historic preservation.*

2009 COMP PLAN GOALS

- HRCPG1. Promote historic preservation throughout the Township.
- HRCPG2. Preserve our covered bridges, historic barns, and historic neighborhoods, and visual amenities.
- HRCPG3. Document historical sites in order to ensure identification of all potential historical edifices and features.
- HRCPG4. Involve local historical societies, historians at local colleges and universities, and other interested parties in preservation efforts.

2009 COMP PLAN RECOMMENDATIONS

1. HRCPR1. Increase historic preservation awareness and education
2. HRCPR2. Conduct an inventory of historic sites and structures in the Township
3. HRCPR3. Consider adopting an Historic Preservation Ordinance.
4. HRCPR4. Encourage rehabilitation of existing buildings.
5. HRCPR5. Encourage adaptive reuse.
6. HRCPR6. Incorporate historic properties into a South Whitehall Township Greenway Network,
7. HRCPR7. Consider designating historic properties as "sending areas" in a Transfer of Development Rights program
8. HRCPR8. Consider adopting overlay zoning districts over existing villages for the purpose of preserving and enhancing the unique character found there.

FUTURELV GOALS

Promote development that complements the unique history, environment, culture and needs of the Valley.

- HRFLV1. Promote context-specific design solutions.
- HRFLV2. Encourage reuse of vacant and underutilized properties.
- HRFLV3.Promote adaptive reuse of historic buildings.
- HRFLV4.Strengthen historic main streets and cultural centers.
- HRFLV5. Create public spaces that reflect and enhance local culture.
- HRFLV6. Integrate visual and performing art into public space.
- HRFLV7. Support community arts.

NATURAL RESOURCES

MPC: In addition to any other requirements of this act, a county comprehensive plan shall:

- *Identify land uses as they relate to important natural resources and appropriate utilization of existing minerals.*

2009 COMP PLAN GOALS

- NRCPG1. Protect water quality by incorporating the latest techniques for riparian buffer zones for streams, surface waters, and wetlands and providing protections for wellheads and recharge areas.
- NRCPG2. Consider effects of development on steep slopes and determine appropriate protection levels for steep slopes, while conserving the low, flatlands.
- NRCPG3. Evaluate appropriate protection levels for woodlands, and protection/replacement of shade trees and shade tree canopy.
- NRCPG4. Require additional investigation and studies for development proposed on sites that have underlying karst/carbonate geology.
- NRCPG5. Support and invest in the regional greenways concept to link the Township's "green infrastructure", which includes Covered Bridge Park.
- NRCPG6. Activate the South Whitehall Township Environmental Advisory Council (EAC).
- Work with the Wildlands Conservancy, Lehigh County and others who can partner to conserve natural areas.
- NRCPG7. Evaluate and increase percentage of South Whitehall land under preservation/conservation.

2009 COMP PLAN RECOMMENDATIONS

Unlike some Townships, South Whitehall does not have an abundance of natural resource constraints on development and those that do exist, tend to be concentrated geographically. This plan advocates that the Township's profusion of open, unconstrained land, be considered an opportunity to provide quality neighborhoods, community spaces, and employment opportunities, and to protect those resources, whose value in terms

1) NRCPR1. Ordinance Amendments:
   a) Amend the Zoning Ordinance to incorporate Riparian Buffers protections of function and beauty are less easily quantifiable.
   b) Consider incorporating the Lehigh Valley Planning Commission model Wellhead Protection ordinance to help ensure a reliable, future water supply.

c) Maintain Floodplain and Wetland Protections in keeping with Best Practices and models
d) Provide a two-tiered approach to protecting steep slopes
e) Adopt standards for protecting woodlands, and protection/replacement of shade trees and shade tree canopy.
f) Require additional investigation and studies for development proposed on sites that have underlying karst/carbonate
g) Amend the Zoning and Subdivision and Land Development Ordinances to require an Environmental Impact Assessment and Mitigation Report for certain developments
h) Establish additional limitations for development proposed in the designated Crackersport Ponds area and work with the County and LVPC on acquiring easements for this Natural Areas Inventory Site

2) NRCPR2. Support and invest in the regional greenways concept to link the Township's "green infrastructure", which could include Covered Bridge Park
3) NRCPR3. Partner with variety of public and private agencies to advance conservation efforts for natural resources.
4) NRCPR4. Reactivate the South Whitehall Township Environmental Advisory Committee

FUTURELV GOALS

Conserve and manage natural lands and water resources for environmental and recreational benefits.

- NRFLV1. Protect high-priority natural lands and water resources.
- NRFLV2. Preserve natural, recreational, cultural, historical, and scenic assets.
- NRFLV3. Expand habitat connectivity.
- NRFLV4. Maximize preservation of woodlands and critical habitats.
- NRFLV5. Preserve natural resources in the land development process.
- NRFLV6. Enhance natural resources that make our communities more resilient.
- NRFLV7. Promote sustainable stewardship of natural lands, water resources and open space.
- NRFLV8. Educate elected officials and the public on the benefits of conservation and preservation.

Minimize environmental impacts of development to protect the health, safety, and welfare of the public.

- NRFLV9. Protect the quality and quantity of surface water and groundwater.
- NRFLV10. Ensure that mineral extraction and commercial agriculture, which impact water supply sources, are managed according to law.
- NRFLV11. Manage the rate, volume, and quality of storm runoff.
- NRFLV12. Discourage development in hazard-prone areas.
- NRFLV13. Promote development in areas with public sewer and water capacity.
- NRFLV14. Strengthen public sewer and water in Centers and along Corridors, as needed.
- NRFLV15. Discourage use of packaged sewage treatment plants.
- NRFLV16. Provide environmentally responsible and economical solid, electronic, and hazardous waste disposal and recycling.
- NRFLV17. Educate elected officials and the public on the importance of sustainable sewer, water, and green infrastructure.
- NRFLV18. Improve regional air quality.
- NRFLV19. Prevent adverse impacts to high-priority natural, historic, and cultural resources associated with megaregional and regional utilities.
- NRFLV20. Minimize and mitigate the impacts of utility expansion associated with technological advancements, population, and business growth.

Reduce climate change impacts through mitigation and adaptation.

- NRFLV21. Reduce greenhouse gas emissions.
- NRFLV22. Encourage reuse, sustainable building, site design and community design practices.
- NRFLV23. Advocate for use of native, climate-adaptive, and carbon-sequestering landscaping.
- NRFLV24. Promote energy conservation and efficiency.
- NRFLV25. Support renewable energy and diversification of sources.
- NRFLV26. Incorporate environmentally sensitive transportation technologies.
- NRFLV27. Support business practices that mitigate the effects of climate change.
- NRFLV28. Educate elected officials and the public on climate change impacts, adaptation, and mitigation.
- NRFLV29. Encourage and support government officials in the development and implementation of climate action plans.

COMMUNITY UTILITIES

MPC: A plan for … utilities, which may include … , water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses. <split Facilities and Utilities>

The municipal, multimunicipal or county comprehensive plan may identify those areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth.

FUTURELV GOALS

- CUFLV1. Minimize and mitigate the impacts of utility expansion associated with technological advancements, population, and business growth.

WORKING GROUP RECOMMENDATIONS

- CUWG1. Evaluate areas with aging septic systems and develop management/mitigation efforts
- CUWG2. Update/Develop Act 537 (Sewar Facilities) and Act 1167 (stormwater Management) Plans
- CUWG3. Explore benefits of a Capital Improvements Plan
- CUWG4. Evaluate Growth Areas in order to update the Land Use Plan.
- CUWG5. Ensure development follows utility capacity
- CUWG6. Inventory where high-speed internet or 5G in available and explore opportunities to increase access.
- CUWG7. Create incentives for developers to extend utility systems
- CUWG8. Explore alternative energy potential in the Township (solar, wind, geothermal, etc.)
- CUWG9. Consider green infrastructure efforts.

WATER

MPC: The comprehensive plan shall include a plan for the reliable supply of water, considering current and future water resources availability, uses and limitations, including provisions adequate to protect water supply sources. Any such plan shall be generally consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. It shall also contain a statement recognizing that:

(1) Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.

(2) Commercial agriculture production impact water supply sources.

2009 COMP PLAN GOALS

- WCPG1. Develop and maintain consistency between land use and sewage systems/public water systems plans
- WCPG2.Consider employing user fees to a greater degree to support municipal services.
- WCPG3.Match Infrastructure with affordability based on new zoning areas and anticipated tax revenues.

2009 COMP PLAN RECOMMENDATIONS

- WCPR1.Consider incorporating elements of the wellhead protection program prepared by the LVPC to increase protection of the water supply.
- WCPG2.Incorporate planned and future utility extensions as part of a 5-year and 10- year Capital Improvements Plan

FUTURELV GOALS

- WFLV1. Protect the quality and quantity of surface water and groundwater.
- WFLV2. Ensure that mineral extraction and commercial agriculture, which impact water supply sources, are managed according to law.

WASTEWATER

2009 COMP PLAN GOALS

- WWCPG1. Develop and maintain consistency between land use and sewage systems/public water systems plans
  WWCPG2. Consider alternative options for sewer treatment, particularly in the Jordan Valley.
- WWCPG3. Examine the feasibility of the Township's future sewage treatment capacity at the Allentown plant.
- WWCPG4. Consider developing a landfill policy.

2009 COMP PLAN RECOMENDATIONS

- WWCPR1. Conduct fiscal impact studies of proposed alternatives for extending the sewer and public water systems.
- WWCPR2. Conduct an Act 537 Feasibility Study to determine the most feasible option for expanding sewer service in the Township and gain DEP approval of a revision to the Township's Act 537 Plan
- WWCPR3. Extend sewer treatment capacity to new growth areas in pace with Township capability and the Capital Improvements Plan.

FUTURELV GOALS

- WWFLV1. Promote development in areas with public sewer and water capacity.
- WWFLV2. Strengthen public sewer and water in Centers and along Corridors, as needed.
  WWFLV3. Discourage use of packaged sewage treatment plants.

- WWFLV4. Provide environmentally responsible and economical solid, electronic, and hazardous waste disposal and recycling.
- WWFLV5. Educate elected officials and the public on the importance of sustainable sewer, water, and green infrastructure.

STORMWATER

2009 COMP PLAN GOALS

- SWCPG1. Examine tools to better protect water supply sources and recharge areas, including a wellhead protection ordinance and a riparian buffer ordinance.

2009 COMP PLAN RECOMENDATIONS

- SWCPR1. Consider groundwater recharge measures for new development and redevelopment proposed within the Groundwater Recharge Basins to preserve water supply.

FUTURELV GOALS

- SWFLV1. Manage the rate, volume, and quality of storm runoff.
- SWFLV2. Discourage development in hazard-prone areas.

BROADBAND ACCESS

RENEWABLE ENERGY

2022 COMMUNITY UTILITIES GOALS & STRATEGIES

HOUSING PLAN

MPC: A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

2009 COMP PLAN GOALS

- HCPG1. Provide a variety of housing and neighborhood choices for families of all sizes, abilities and income levels in the Township.
- HCPG2. Evaluate the housing opportunities, particularly in the rural area.
- HCPG3. Assess the benefits of mixed-use communities.
- HCPG4. Assess the benefits of mixed-use buildings in appropriate locations.
- HCPG5. Evaluate housing affordability in the Township.
- HCPG6. Evaluate age-qualified housing needs in the Township

2009 COMP PLAN RECOMENDATIONS

- HCPR1. Maintain existing housing stock.
- HCPR2. Provide sufficient land for new housing units.
- HCPR3. Expand the supply and diversity of housing and neighborhood types and sizes.
- HCPR4. Permit a greater diversity of neighborhood types, including Traditional Neighborhood Development (TND), open space/cluster developments, and mixed-use villages in the Township.
- HCPR6. Permit a wider range of fee simple housing types in the T-3 through T-5 zoning districts.

- HCPR7. Amend the R-10 and other districts to provide design standards for medium and higher density development.
- HCPR8. Permit accessory dwelling units, the granny flat or in-law suite, in many, if not all the zoning districts
- HCPR9. Provide incentives for senior and workforce housing, possibly through increased flexibility or density bonuses.
- HCPR10. Consider a Transfer of Development Rights Program as part of an overall growth management plan to support diversified housing opportunities in receiving areas.

FUTURELV GOALS

- HFLV1. Provide a wide variety of attainable housing in locations that maximize social and economic opportunities for everyone.
- HFLV2. Diversify price points and types of available housing.
- HFLV3. Create a local balance between housing and jobs.
- HFLV4. Increase housing density in centers and along corridors.
- HFLV5. Reduce barriers to accessory dwelling units.
- HFLV6. Expand housing options near employment areas.
- HFLV7. Encourage land use regulations to facilitate development in centers and along corridors.
- HFLV8. Promote mixed-income neighborhoods.
- HFLV9. Use publicly owned property to meet housing needs.

WORKING GROUP RECOMMENDATIONS

- HWG1Cluster Incentives
- HWG2. Affordable Housing Incentives
- HWG3. Review and Amend Zoning Ordinance to ensure all types of housing are provided to meet the needs f current and future residents
- HWG4. Transfer of Development Rights
- HWG5. Planning for walkable/bikeable communities
- HWG6. Replicate success of age-restricted communities for communities without age requirements. More frequent updates to the Comp Plan

TRANSPORTATION PLAN

MPC: A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.

WORKING GROUP RECOMMENDATIONS

- TWG1. Create a transportation plan for the township (roads and trails)
- TWG2. Amend Zoning Map so traffic-related intensity of permitted uses is appropriate to existing and planned transportation network
- TWG3. Identify safety areas and high crash areas to address.
- TWG4. Discuss multi-municipal planning and benefit to Township
- TWG5. Traffic Impact Fees- serious consideration of an Act 209 Study
- TWG6. Prepare and get our projects on the TIP
- TWG7. More frequent updates to the comp plan
- TWG8. Encourage more transportation connections/connectivity enhancements

- TWG9. Official map update to leverage funding and create a vision
- TWG10. Create and implements a Capital Improvements plan
- TWG11. PennDOT Local Technical Assistance Program (LTAP)
- TWG12. Increase citizen education around transportation.

MULTI-MODAL

- TMM1. Pedestrian
- TMM2. Bicycle
- TMM3. Ada
- TMM4. Transit

2009 COMP PLAN GOALS

- TCPG1. Promote multimodal circulation, particularly walkability, throughout the Township.
- TCPG2. Promote opportunities for alternative transportation means, such as walking, biking and increased bus service.
- TCPG3. Promote opportunities for alternative transportation means, such as walking, biking and increased bus service.
- TCPG4. Provide opportunities for Park & Ride sites near I-78/Rt. 22/Rt. 309 and other areas to encourage carpooling.
- TCPG5. Consider mass transit in site planning for more efficient access to this type of transportation.
- TCPG6. Define the role, scope, and feasibility of uses for the existing rail line.

2009 COMP PLAN RECOMMENDATIONS

- TCPR1. Plan higher density housing, shopping, and employment facilities along existing or planned transit routes.
- TCPR2. Encourage communication between shopping/commercial centers, business/industrial park (etc.) owners and LANTA to determine appropriate locations for bus shelters.
- TCPR3. Plan for an Enhanced Pedestrian Network
- TCPR4. Safe Routes to Schools: Focus on sidewalks accessing neighborhood schools; Work with Parkland School District.
- TCPR5. Crosswalks: Improve standards per PENNDOT criteria in the SALDO and Zoning Ordinance (ZO) for crosswalk design; and require improvements with new and redevelopment.
- TCPR6. Seek grants for alternative transportation mode improvements.
- TCPR7. Consider input from agencies specializing in alternative transportation modes.
- TCPR8. Consider applicable standard roadway signage installations where deemed appropriate associated with bicycling and pedestrian activities.
- TCPR9. Paths and Trails: Continue progressing with the development of the pathway system recommended as part of the latest approved Parks, Recreation and Open Space Plan.
- TCPR10. Greenways Network and Regional Trails: Continue involvement in the Jordan Creek Greenway/Trail Project.

FUTURELV GOALS

- TFLV1. Promote safe routes to schools and playgrounds.
- TFLV2. Improve connections between bus stops and pedestrian and bicycle infrastructure.
- TFLV3. Promote revitalization of walkable historic centers.
- TFLV4. Improve walkability of post-war centers.
- TFLV5. Promote street trees and pedestrian-scale lighting.
- TFLV6. Strengthen sidewalk, bike route and trail infrastructure.

- TFLV7. Ensure transportation accessibility for all persons.

TRAFFIC

- Tbd

2009 COMP PLAN GOALS

- TCPG1. Facilitate the safe and efficient movement of people and goods now and as the Township grows.
- TCPG2. Identify transportation improvements needed to alleviate existing problems and avoid future conflicts resulting from growth and development
- TCPG3. Use the Official Map to lay out potential/probable sites for new roadways in advance of submitted plans for land use
- TCPG4. Provide the opportunity for neighborhood shopping (for convenience items) and Live-Work units (a form of "zero-commute housing") to reduce the number of vehicle trips and congestion on local roadways.
- TCPG5. Amend the Township zoning map so that the traffic-related intensity of permitted uses is appropriate to the capabilities of the existing and planned road network.
- TCPG2.Reevaluate the viability and design of cul-de-sacs due to their potential to cumulatively create traffic congestion on the collector roads.
- TCPG3. Increase the number of secondary north/south and east/west routes in the Township.
- TCPG4. Consider establishing official transportation districts as part of an Act 209 Plan in order to provide an opportunity for future impact fees.
- TCPG6. Develop a Capital Improvements Plan and program that will properly prioritize transportation improvement projects by evaluating the urgency of an improvement with the cost of that improvement.
- TCPG7. Work closely with LVPC and adjacent municipalities on regional transportation issues.
- TCPG8. Establish a citizen advisory group that focuses on traffic problems.
- TCPG9. Integrate mixed transportation into public space design.

2009 COMP PLAN RECOMMENDATIONS

- TCPR1. Update of Functional Classification of Township Roads in accordance with Map 7-2.
- TCPR2. Consider an Act 209 Plan. Pennsylvania Act 209 was signed into the law in 1990 and amends the Municipalities Planning Code to permit a Township to assess transportation impact fees on new development provided it has adopted a municipal transportation impact fee ordinance in accordance with the Act. While currently not deemed appropriate for the Township, an Act 209 Plan may possibly be considered in the future for a portion or portions of the Township.
- TCPR3. Incorporate planned and future transportation projects as part of a Capital Improvements Plan. Transportation infrastructure comprises a large portion of any municipal budget. With proper planning and foresight these costs can be managed and distributed over time. It is in the Township's interest to consider creating a long-term capital improvements plan that informs and is informed by annual budgets and reviewed on a regular basis.
- TCPR4. Coordinate closely with PENNDOT, LVPC and adjacent municipalities and participate in regional transportation initiatives.
- TCPR5. Enhance access management and traffic calming requirements in the SALDO.
- TCPR6. Identify roads with scenic and/or historic value and evaluate interest in Scenic Byway designation and protections.

FUTURELV GOALS

Provide a safe, well-maintained transportation network to move people and goods efficiently, while capitalizing on existing infrastructure

- TFLV1. Improve efficiency of existing infrastructure.
- TFLV2. Right-size transportation infrastructure projects.
- TFLV3. Encourage an interconnected street network.
- TFLV4. Facilitate transportation education programs.
- TFLV5. Enhance incident management strategies.
- TFLV6. Reduce transportation-related emissions.
- TFLV7. Protect existing and future Lehigh Valley International Airport runway approaches.
- TFLV8. Support interregional transportation services.
- TFLV9. Educate and collaborate across public, private and governmental entities on the effects of land use decision-making on mobility, resiliency and quality of life.

COMMUNITY FACILITIES

MPC: A plan for community facilities …, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, … and other similar facilities or uses. <split Facilities and Utilities>

2009 COMP PLAN RECOMMENDATIONS

- CFCPR1. Consider expanding the yard and garden waste center at a new site that is larger and offers a better traffic pattern.
- CFCPR2. The Township should investigate and pursue means of providing secure and reliable data transmission between Township facilities
- CFCPR3. Prepare to meet the growing housing demands of the older segment of the population through the expansion of government-owned facilities (like the County's), and the establishment of privately owned facilities by accommodating for these types of uses in the Township Zoning Ordinance.

WORKING GROUP RECOMMENDATIONS

- CFWG1. Maintain school district relationship for shared facilities and services
- CFWG2. Ensure consistency with the parks, Recreation, and Open Space Plan update
- CFWG3. Consider connections to facilities (Open Space, Parks, Services) when reviewing developments
- CFWG4. Consider opportunities to acquire land or structures for Community Facilities use.
- CFWG5. Utilize Official Map to identify and prioritize Community Facilities opportunities.
- CFWG6. Assess Fire/EMS/Police service needs and service areas.
- CFWG7. Increase Community Outreach to understand what is working and encourage more volunteerism.
- CFWG8. Increase Township efforts towards coordination on the County Hazard Mitigation Plan.
- CFWG9. Shorten review periods for Community Facilities and Hazard Mitigation recommendations

PARKS AND RECREATION

- Reference Parks Rec and Open Space Plan

2009 COMP PLAN GOALS

- PRCPG1. Maintain Covered Bridge Park and acquire additional open space along the Jordan Creek.
- PRCPG2. Maintain and implement an up-to-date comprehensive Parks and Recreation Plan for the Township.
- PRCPG3. Consider the Lehigh County Plan for Parks & Recreation when planning for Township Open Space.
- PRCPG4. Promote neighborhood parks where needed.
- PRCPG5. Create shared open space at edges of adjacent new development for smaller multi-neighborhood parks.
- PRCPG6. Give high consideration to open space as we grow.
- PRCPG7. Preserve quality open space in the northern tier.
- PRCPG8. Consider returning some active open space to passive open space if not needed.
- PRCPG9. Define and provide improved standards for different types of active and passive open space in the Zoning Ordinance and SALDO.

2009 COMP PLAN RECOMMENDATIONS

- PRCPR1. Develop the Jordan Creek Greenway.
- PRCPR2. Address the needs of the individual Planning Areas in regard to Recreation.
- PRCPR3. Provide a connection to the Ironton Rail Trail.
- PRCPR4. Amend Zoning Regulations to preserve natural, historic and cultural resources
- PRCPR5. Amend Zoning or SALDO to adopt tree protection and replacement standards.
- PRCPR6. Cooperate with surrounding municipalities and other independent organizations, especially Parkland School District, to provide and maintain joint recreational facilities
- PRCPR7. Create connectivity between existing and planned recreation areas, and neighborhoods, villages, and other recreation areas.
- PRCPR8. Use conservation and scenic easements to help preserve open space.

FUTURELV GOALS

- PRFLV1. Create public spaces in underserved areas.
- PRFLV2. Improve data accessibility in public spaces
- PRFLV3. Improve access to green spaces.
- PRFLV4. Diversify Park programming.
- PRFLV5. Create public spaces that reflect and enhance local culture.
- PRFLV6. Integrate visual and performing art into public space.
- PRFLV7. Support community arts.
- PRFLV8. Create community spaces that promote physical and mental health.
- PRFLV9. Support cultural and social programs.

SCHOOLS

2009 COMP PLAN RECOMMENDATIONS

- SCPR1. Partner with the Parkland School District to closely monitor growth and ensure that the student to teacher ratio, classroom size, and other facilities are capable of adequately handling the population while providing a quality service.

FUTURELV GOALS

- SFLV1. Support job training programs in industries with an identified workforce need.
- SFLV2. Prioritize development that provides living wages and career path opportunities.

- SFLV3. Promote education that improves social and economic opportunities.
- SFLV4. Locate schools, colleges, hospitals, and clinics in centers or along corridors.
- SFLV5. Improve mixed-transportation access to areas with high or growing employment opportunities.
- SFLV6. Encourage the purchase of local goods and services.
- SFLV7. Expand equitable access to technology.

EMERGENCY RESPONSE

- Fire
- Police
- Ambulance

2009 COMP PLAN GOALS

- ERCPG1. Ensure Township has adequate space for vehicles, equipment, and personnel.
- ERCPG2. Continue to support volunteer fire/ambulance services vs. paid full-time services with Township funding and policy.
- ERCPG3. Continue to support Township policing efforts.
- ERCPG4. Maximize use of the Township Municipal Authority.
- ERCPG5. develop a goal-oriented, performance-based municipal services budget with Activity Based Costing to replace the line-item budget.

2009 COMP PLAN RECOMMENDATIONS

- ERCPR1. Consider acquiring a lot in which to keep vehicles impounded by the police department. As the Township grows, consider the establishment of a municipal fire department.
- ERCPR2. Include an Emergency Operations Center to house emergency services personnel as part of any new municipal building.

LAND USE PLAN

MPC: A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.

- To be developed based on mapping related to prior elements of the Comp Plan.

2009 COMP PLAN GOALS

- LUCPG1. Grow in a harmonious way that maintains the character of the township by providing a transition from urban to rural areas as demonstrated by the rural to urban transect
- LUCPG2. Keep the pace of growth consistent with the townships ability to install infrastructure in a fiscally responsible manner.
- LUCPG3. Closely relate and coordinate future land use and transportation.
- LUCPG4. Promote denser development around existing villages and neighborhoods.
- LUCPG5. Provide opportunities for attractive, more creative new villages of appropriate size and location.
- LUCPG6. Calibrate growth management with zoning ordinance amendments.
- LUCPG7. Evaluate future character areas and density options north of Huckleberry Ridge and determine a long-term vision for this area.
- LUCPG8. Evaluate the long-term viability and appropriate location for industrial uses and zoning in the Township.
- LUCPG9. Review the growth management plan frequently to keep it fresh and up to date.
- LUCPG10. Evaluate the use of impact fees as a growth management tool.
- LUCPG11. Incorporate state-of-the-art planning and zoning techniques to create attractive neighborhoods, mixed use, and nonresidential areas that promote walkability and are socially, economically and environmentally sustainable.
- LUCPG12. Incorporate mixed-use techniques into the Zoning Ordinance in order to create village and neighborhood centers in lieu of strip-style development.
- LUCPG13. Promote villages/hamlets as a form of cluster development (increase amount of open space traditionally incorporated into the existing villages).
- LUCPG14. Evaluate the use of overlay district zoning to protect and enhance existing villages.
- LUCPG15. Assess appropriate uses and locations for flex zoning.
- LUCPG16. Evaluate the potential for incorporating features of Form-based Codes into the Zoning Ordinance and Subdivision and Land Development Ordinance.
- LUCPG17. Incorporate “architectural zoning” to provide more aesthetic standards.
- LUCPG18. Reevaluate the usefulness of the R-10 (Residential) Zoning District and assess Planned Unit Development (PUD)/Planned Residential Development (PRD) alternatives that permit higher density development with more sophisticated design standards.
- LUCPG19. Evaluate the incorporation of techniques that encourage “Green Building”, LEED-ND (Leadership in Energy and Environmental Design for Neighborhood Development), and sources of renewable energy into the Township Code.

2009 COMP PLAN RECOMMENDATIONS

- LUCPR1. Develop and implement Zoning Ordinance and Subdivision and Land Development Ordinance amendments based upon the Proposed Character Areas Plan.
- LUCPR2. Incorporate mixed-uses into the Zoning Ordinance.
- LUCPR3. Preserve and enhance existing villages.
- LUCPR4. Incorporate open space and conservation design techniques for greater preservation of open space.
- LUCPR5. Incorporate innovative planning and design techniques for neighborhood design into the zoning ordinance.
- LUCPR6. Increase walkability
- LUCPR7. Evaluate the incorporation of techniques that encourage "Green Building", LEED-ND (Leadership in Energy and Environmental Design for Neighborhood Development), and sources of renewable energy into the Township Code.
- LUCPR8. Transfer of Development Rights Ordinance.
- LUCPR9. Coordinate land use with transportation and utilities plans to ensure adequate capacity as the Township grows.
- LUCPR10. Create an official map.
- LUCPR11. Implement the Future Character Areas through Zoning Amendments in accordance with a Capital Improvements Plan that incorporates capital improvements for public sewer, public water, and transportation infrastructure.

FUTURELV GOALS

- LUFLV1. Preserve natural areas and farmland by managing growth and development to enhance and strengthen cities, boroughs, suburbs, and rural communities.
- LUFLV2. Guide the location and intensity of development.
- LUFLV3. Encourage reuse and redevelopment within urban areas.
- LUFLV4. Increase the social, economic, and environmental well-being of the region.
- LUFLV5. Match development intensity with sustainable infrastructure capacity.
- LUFLV6. Improve the utility and mobility infrastructure of the region.
- LUFLV7. Provide transportation options that are cost-effective and sustainable.
- LUFLV8. Preserve agricultural and natural lands.
- LUFLV9. Integrate efficiency measures and emerging technologies.
- LUFLV10. Support evolution and adaptability of government.
- LUFLV11. Organize and advocate for changes to the Pennsylvania Municipalities Planning Code that support regional and municipal planning
- LUFLV12. Direct growth by establishing a network of mixed-use transportation corridors.
- LUFLV13. Increase density of residential and mixed-use development in centers.
- LUFLV14. Link centers with high-capacity, mixed-transportation corridors.
- LUFLV15. Support pedestrian-scale development.
- LUFLV16. Encourage quality, sustainable design and construction.
- LUFLV17. Locate educational, social, and civic institutions in centers or along corridors.
- LUFLV18. Promote context-specific design solutions.
- LUFLV19. Encourage reuse of vacant and underutilized properties.
- LUFLV20. Promote adaptive reuse of historic buildings.
- LUFLV21. Strengthen historic main streets and cultural centers.
- LUFLV22. Promote development that complements the unique history, environment, culture and needs of the Valley.
- LUFLV23. Encourage an efficient development process that is responsive to regional
- LUFLV24. Coordinate land use decisions across municipal boundaries.

- LUFLV25. Facilitate discussion among residents, stakeholders, appointed officials and elected representatives.
- LUFLV26. Provide guidance on best practices.
- LUFLV27. Minimize impacts of Land Uses of Regional Significance.
- LUFLV28. Serve as the regional expert on planning, zoning, and development.
- LUFLV29. Minimize environmental impacts of development to protect the health, safety, and welfare of the public.