

13. Comprehensive Action Plans

13.1 Countywide Action Plan

As previously stated, the Countywide Action Plan identifies actions that apply generally throughout the County rather than to specific areas or municipalities. Typically led by Union County or other regional organizations, the countywide actions set the framework for action at the planning area level (e.g., develop a multi-municipal TDR program with partners to include the Union County Conservation District and Planning Commission). The actions are listed in the order of the seven plan elements contained in Part II:

- Natural and Agricultural Resources (Chapter 4 of the Comprehensive Plan)
- Land Use (Chapter 5)
- Housing (Chapter 6)
- Economic Development (Chapter 7)
- Transportation (Chapter 8)
- Cultural, Historic, and Recreational Resources (Chapter 9)
- Community Facilities, Utilities, and Energy Conservation (Chapter 10)

The following information is presented for each action:

- **Strategy Reference:** The number of the relevant

strategy or strategies in the associated plan element.

- **Type:** The type of action, organized into four general categories as follows:
 - » **Policy/Planning:** Establishing policies to guide decision-making or undertaking additional planning for specific implementation initiatives
 - » **Regulatory:** Adopting new or modifying existing zoning/land development regulations to achieve plan objectives
 - » **Capital Investments:** Undertaking specific capital projects (e.g., recreational facility/trail development or transportation improvements)
 - » **Partnerships:** Using partnerships among the public, private, and/or nonprofit/institutional sectors to leverage resources to carry out the action
- **Partner(s):** Who will be responsible for carrying out the action. This may include county, state, or regional organizations. Note that in some instances the listed partners will be providing leadership/technical assistance (e.g., organizing committees, local resources, GIS mapping, etc.) and partnering with municipalities and other responsible parties to implement the actions of the Plan.
- **Potential Funding Sources:** Where applicable, possible sources of funding to implement the action.

The list of possible actions is long and complex. Therefore the work program identifying the individual actions to implement *Cultivating Community: A Plan for Union County's Future* will need to be reviewed annually following plan adoption through cooperation among the planning area municipalities with the assistance and support of Union County. To assist in this process, the Countywide Action Summary (Table 13.1 on the following page) provides an overall summary of the Countywide Action Plan.

The Union County Future Land Use Map (Figure 5-1) will serve as a guide for land use planning and implementation at the municipal level. Developed with the involvement of municipal officials in two workshops in July 2008, this map establishes the framework for managing growth and preservation to achieve the public consensus-based vision for Union County's future. The Growth Areas (Primary and Secondary) and Rural Resource Areas (Agricultural and Conservation/Woodlands) designated on this map provide the direction needed to coordinate implementing actions such as zoning and other regulatory changes; provision of public sewer, water, and other infrastructure; and acquisition of land or easements to protect farmland or valuable natural resources.

Countywide Action Plan Summary

1. Assist municipalities with developing and applying model regulations (e.g., conservation subdivisions, agrotourism, mixed-use development regulations, etc.).
2. Create a Transfer of Development Rights (TDR) program.
3. Partner with organizations (e.g., Linn Conservancy, PACE Program) to increase permanently preserved properties.
4. Promote establishment of a Cooperative of Woodland Owners.
5. Prepare a Green Infrastructure Program - integrate a new greenways plan, a Natural Heritage Inventory Plan, and a trail/bikeway network.
6. Limit development in designated rural areas (e.g., direct infrastructure, restrict non-farm uses and promote conservation practices).
7. Educate about PA CAFO standards & water quality practice.
8. Evaluate freezing property taxes on preserved farms.
9. Work with Penn State Cooperative Extension on alternative agricultural management & marketing strategies- take advantage of regional markets
10. Engage Plain Sect in economic development activities.
11. Support energy production on farms and explore regional manure digesters.
12. Continue current housing assistance programs and focus investment in designated growth areas.
13. Establish an "incubator" that provides space and support services (e.g., business plan development) to promote growth of emerging and local businesses.
14. Define network for non-motorized travel (e.g., countywide bicycle network, walkable streets, Safe Routes to School, off-road trail system, greenway trails, etc.)
15. Support partnerships for energy conservation, renewable energy, and encourage large energy users to complete energy audits and become suppliers of solar/wind energy.
16. Implement a green building program.
17. Evaluate enhanced transit service in the County.
18. Update and expand the 1978 historic resources inventory to include agricultural structures and cultural landscapes.
19. Create a countywide historic preservation program and encourage adaptive reuse.
20. Support designation of Union County as part of the Middle Susquehanna State Heritage Area designation.
21. Create a County Scenic Byways Program.
22. Work with PennDOT on context sensitive design of new infrastructure.
23. Establish a countywide network of recreational providers.
24. Update Act 537 Plans in Union County based on the new comprehensive plan's land use and community facilities recommendations.
25. Improve emergency response (e.g., coordinated signal systems on designated primary north/south traffic routes).
26. Identify gaps in volunteer availability and training for emergency services.
27. Prioritize upgrading of high-school facilities in Lewisburg and Mifflinburg and expand the SUN Area Career and Technology Center.
28. Work with neighboring counties on prison operations.
29. Promote the co-location of community facilities (e.g., schools, community centers, recreational facilities, etc.).

Table 13.1 Countywide Action Plan

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
Natural and Agricultural Resources					
CW-1	Assist municipalities with developing and applying appropriate model regulations (e.g., conservation zoning, conservation subdivision design).	4-1, 4-7, 5-1, 5-2, 5-4	Regulatory	UCPC, Municipalities	PA DCED
CW-2	Develop a multi-municipal Transfer of Development Rights (TDR) program and work with municipalities to establish highest quality natural resource and agricultural areas as sending areas and identify receiving areas based on the Future Land Use Map.	4-1, 4-6, 5-1, 5-2, 5-4	Planning/Policy, Regulatory	UCCD (develop sending areas); UCPC (recommend receiving areas)	PA DCED, UCCD, CDBG, ARC Grants
CW-3	Increase the number of conservation easements held in the County through marketing and education.	4-2	Partnerships	UCCD, Farm Bureau, Linn Conservancy	UCCD, PA DCNR, PALTA
CW-4	Promote establishment of a Woodland Owners Cooperative and consideration of a Forest Certification Process for private woodland owners.	4-2	Planning/Policy	UCCD assist private landowners	PA DCNR

Note that a number of potential funding sources are abbreviated in the action plans. These include:

- ARC (*Appalachian Regional Commission*)
- CDBG (*Community Development Block Grants*)
- CPWDC (*Central PA Workforce Development Corp.*)
- IDC (*Industrial Development Corporation*)
- PA DCED (*Pennsylvania Department of Community and Economic Development*)
- PA DEP (*Pennsylvania Department of Environmental Protection*)
- PA DCNR (*Pennsylvania Department of Conservation and Natural Resources*)
- PALTA (*Pennsylvania Land Trust Association*)
- PDA (*Pennsylvania Department of Agriculture*)
- Penn DOT (*Pennsylvania Department of Transportation*)
- PHMC (*Pennsylvania Historical and Museum Commission*)
- PSU Co-Op Ext. (*Pennsylvania State University Cooperative Extension*)
- SBDC (*Bucknell Small Business Development Center*)
- SEDA-COG (*Susquehanna Economic Development Association - Council of Governments*)
- SEDA-COG ERC (*SEDA - Council of Governments Energy Resource Center*)
- UCPC (*Union County Planning Commission*)
- UCCD (*Union County Conservation District*)
- USFWS (*United States Fish and Wildlife Service*)

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-5	Develop a comprehensive waterways strategy for Union County (e.g, partnerships with local watershed organizations, riparian buffer protection using native vegetation along waterways, stream and water quality ordinances, best practice stormwater ordinances, partnerships with farmers, etc.).	4-3	<i>Planning/Policy, Partnerships</i>	<i>UCCD, Buffalo Creek Watershed Alliance, Penns Creek Watershed Association</i>	<i>PA DEP, PA Fish and Boat Commission, USFWS</i>
CW-6	Create a Countywide Green Infrastructure Plan.	4-4, 9-12	<i>Planning/Policy</i>	<i>UCPC, Municipalities</i>	<i>PA DCNR, PA DCED</i>
CW-7	Accept donated easements and permit fee-simple acquisition to augment the County's PACE Program.	4-5	<i>Planning/Policy</i>	<i>UCCD, Linn Conservancy</i>	
CW-8	Increase and diversify funding for the County's PACE program to meet the short-term (\$7 million/10,000 acres by 2010) and long-term (40,000 acres by 2020) goals.	4-5	<i>Capital Investment*, Partnerships</i>	<i>UCCD, Municipalities</i>	<i>Federal and State Funds, County bond, local tax revenues, real estate transfer tax</i>
CW-9	Direct new development away from agricultural land to designated growth areas and limit extension of public water, sewer and other infrastructure to discourage development	4-6	<i>Regulatory</i>	<i>UCPC, Municipalities</i>	
CW-10	Prohibit non-farm commercial, industrial, residential, and public uses that are incompatible with agriculture in exclusive agricultural zones	4-6	<i>Regulatory</i>	<i>UCPC, Municipalities</i>	
CW-11	Develop model agricultural preservation zoning ordinances and encourage municipal adoption in agricultural areas. Offer technical assistance and grants to reimburse local expenses associated with drafting or amending local ordinances.	4-6	<i>Regulatory, Planning/Policy, Partnerships</i>	<i>UCPC, Municipalities, Farm Bureau</i>	<i>PA DCED</i>

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Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-12	Develop a model buffer/land use separation ordinance to minimize conflicts between agriculture and other land uses.	4-7	<i>Regulatory</i>	<i>UCPC, Municipalities, Farm Bureau, UCCD</i>	<i>PA DCED</i>
CW-13	Consider developing a local right-to-farm ordinance, mediation process and/or augmented version of the state's right-to-farm law.	4-7	<i>Regulatory</i>	<i>UCCD, Municipalities, Farm Bureau</i>	
CW-14	Assist municipalities with developing a model ordinance to regulate on-farm businesses that do not directly relate to the agricultural use of the land.	4-7	<i>Regulatory</i>	<i>UCPC, Municipalities</i>	
CW-15	Publicize performance standards and Pennsylvania's Nutrient Management Act guidelines for CAFOs	4-7	<i>Planning/Policy</i>	<i>UCCD, Farm Bureau</i>	
CW-16	Evaluate feasibility of freezing property taxes on preserved farms.	4-8	<i>Regulatory</i>	<i>Lewisburg, Mifflinburg, and Milton Area School Districts; Townships, and UCPC</i>	
CW-17	Permit on-farm businesses that are related to the agricultural industry (e.g., farm stands, methane generation, composting, agricultural support) and regulate them as accessory uses. Develop performance standards for on-farm businesses not related to agricultural use.	4-8	<i>Planning/Policy, Regulatory</i>	<i>UCPC, Municipalities</i>	
CW-18	Support and enhance traditional livestock agriculture with technical and financial assistance from institutions, such as Cooperative Extension and Farm Credit, and by developing infrastructure to take advantage of regional markets.	4-8	<i>Planning/Policy, Partnership</i>	<i>UCCD, UCPC, PSU Co-Op Ext.</i>	<i>PDA, Farm Credit</i>
CW-19	Engage the Plain Sect in economic development activities and support their needs.	4-8	<i>Partnership</i>	<i>UCCD, UCPC, PSU Co-Op Ext., and Farm Credit</i>	
CW-20	Evaluate the viability of different management/ marketing systems for agricultural products.	4-8	<i>Partnership</i>	<i>UCCD, , Chamber of Commerce, PSU Co-Op Ext., UC IDC</i>	

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-21	Support opportunities for energy production on farms (e.g. methane from dairies).	4-8	<i>Planning/Policy</i>	<i>UCCD, SEDA-COG ERC</i>	<i>PA DEP, PDA, US Department of Energy</i>
CW-22	Develop public education materials describing agricultural practices, farmers' outlooks and attitudes, and current water quality/conservation practices for existing and new residents and business owners in the County. Develop educational materials for farmers about outlooks and attitudes of non-farmers.	4-8, 4-9	<i>Planning/Policy</i>	<i>UCPC, PSU Co-Op Ext., UCCD, Farm Bureau</i>	
CW-23	Create model ordinances to support agriculture, agritourism, and direct marketing and to permit value-added and accessory agricultural compatible businesses on farms.	4-8	<i>Regulatory</i>	<i>UCCD, UCPC, Municipalities</i>	<i>PA DCED</i>
CW-24	Create distribution chains and reduce barriers to selling local farm products such as milk and dairy products to Union County schools, prisons, nursing homes, and other institutions.	4-8	<i>Planning/Policy</i>	<i>UCCD, PSU Co-Op Ext., School Districts, Other Institutions, Chamber of Commerce</i>	<i>PDA</i>
CW-25	Support the Union County Conservation District's technical assistance, conservation planning, and development of agricultural best practices.	4-9	<i>Partnership</i>	<i>Union County Agriculture Land Preservation Board; Watershed Associations</i>	<i>USFWS, PDA</i>
CW-26	Explore the possibility of regional or on-site manure digesters.	4-9	<i>Planning/Policy</i>	<i>UCCD, SEDA-COG</i>	<i>PA DEP</i>
CW-27	Educate farmers about alternative livestock production systems (e.g., organic, free-range, non-confinement, grass-fed meat and poultry) that typically have less potential to degrade land and water quality.	4-9	<i>Partnership</i>	<i>UCCD, PSU Co-Op Ext.</i>	<i>PA DCED, PDA, PA DEP</i>
CW-28	Promote implementation of conservation practices and nutrient management to protect County watersheds.	4-9	<i>Capital Investment*</i>	<i>UCCD, Watershed Associations</i>	<i>PA DEP, public-private partnerships</i>

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Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
Land Use					
CW-29	Develop model development regulations to create walkable, mixed-use, and compact communities in Growth Areas (e.g., TND districts, historic districts, design guidelines, form-based zoning overlays, infill development standards, developer incentives, or mixed-use development standards, parkland dedication ordinances).	5-6, 5-7, 5-8	<i>Regulatory</i>	<i>UCPC, Municipalities</i>	<i>PA DCED</i>
CW-30	Research and develop design standards to improve the scale and design of new commercial development (e.g., for "big box" retail stores).	5-8	<i>Regulatory</i>	<i>UCPC, Municipalities</i>	<i>PA DCED</i>
CW-31	Develop model conservation subdivision, rural neighborhood design standards, tree preservation standards, etc. for municipal use in rural areas, such as hamlets.	5-9	<i>Regulatory</i>	<i>UCPC, Municipalities</i>	<i>PA DCED</i>
CW-32	Continue to build and support partnerships, such as the SEDA-COG Energy Resource Center, to assist residents, businesses, and local governments or institutions in reducing energy costs/use and creating renewable energy markets in the region.	5-10	<i>Partnerships</i>	<i>SEDA-COG ERC, Municipalities</i>	<i>PA DCED, CDBG, ARC Grants</i>
Housing					
CW-33	Develop model regulations and incentives to provide for the development of different housing types in designated growth areas to meet the needs of different segments of the County's population (e.g., traditional neighborhood development, residential mixed-use, accessory apartments, etc.).	6-2	<i>Regulatory</i>	<i>UCPC, Union County Housing Authority, Municipalities</i>	<i>PA DCED</i>

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-34	Develop model regulations and incentives to limit new housing development outside of designated growth areas (e.g., effective agricultural zoning, village/hamlet zoning, conservation subdivision design, transfer of development rights).	6-3	<i>Regulatory</i>	<i>UCPC, Municipalities</i>	<i>PA DCED</i>
CW-35	Continue housing assistance programs for residents in need with a strategic focus on improving housing in designated growth areas.	6-4	<i>Capital Investment, Partnership</i>	<i>Union County Housing Authority, Union County Affordable Housing, Snyder/Union County Community Action Agency, SEDA-COG Housing Development Corporation</i>	<i>Existing funding sources</i>
CW-36	Initiate a program to document and promote public awareness of Union County's traditional architecture as it applies to preservation/rehabilitation of existing and development of new housing. Incorporate standards that draw on vernacular character into development regulations.	6-6	<i>Partnership, Regulatory</i>	<i>UCPC, Union County Historical Society</i>	<i>PA Historical and Museum Commission</i>
CW-37	Implement a "green building" program to promote increased energy efficiency in existing and new homes through new code requirements and incentives, public education, grant and loan programs, and partnerships (e.g., with area electric companies).	6-7	<i>Regulatory, Capital Investment*, Partnership</i>	<i>Bucknell Environmental Center, Union County Housing Authority, Citizens Electric Company, PPL, SEDA-COG ERC</i>	<i>PA Alternative Energy Investment Act</i>
Economic Development					
CW-38	Focus economic development programs and incentives on growing and attracting businesses that provide professional / support services for or otherwise "fit" with the industry clusters defined by the Central PA Workforce Development Corporation (CPWDC) (healthcare, education, lumber and wood products, diversified manufacturing, and hospitality and tourism sectors).	7-1	<i>Planning/Policy</i>	<i>CPWDC, Union County IDC, Chamber of Commerce</i>	<i>PA DCED</i>

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Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-39	Identify and prioritize the most marketable sites in the County’s inventory of lands available for economic development based on factors such as size, location, access, and potential environmental impacts. Develop action plans for priority sites to address impediments to marketability (e.g., appropriate zoning, infrastructure development, brownfield remediation, etc).	7-4	Planning/Policy	Industrial Development Corporation (IDC), UCPC, Chamber of Commerce	IDC bonds, PA DCED Business in our Sites Grants and Loans, PA DEP Land Recycling Program
CW-40	Establish an “incubator” that provides space and support services (e.g., business plan development, marketing, and budgeting) to promote growth of new and emerging businesses that relate to the industry clusters and/or use local resources.	7-1, 7-2	Partnership	IDC, Bucknell Small Business Development Center	Bucknell SBDC, DCED
CW-41	Expand partnerships with Sun Tech, Bucknell University, and area health care institutions through economic and workforce development initiatives and programs.	7-5, 7-6	Partnership	IDC, Sun Tech, Bucknell University, Evangelical Community Hospital, Geisinger Medical Center, Forum for Pennsylvania’s Heartland, CPWDC	Partner contributions
CW-42	Develop model regulations and incentives for use by municipalities to encourage mixed-use, higher density development in designated growth areas where infrastructure is available as part of an economic revitalization strategy.	7-7	Regulatory	UCPC, Municipalities	PA DCED
CW-43	Support designation of Union County as part of the Middle Susquehanna State Heritage Area. Continue to support the project as it moves into the management plan phase and beyond.	7-8	Partnership	SEDA-COG, Susquehanna River Valley	PA DCNR
CW-44	Promote local farms and farmers markets as visitor attractions.	7-8	Partnership	Susquehanna River Valley	Susquehanna River Valley

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-45	Promote increased energy efficiency in businesses as a cost savings and marketing tool and to contribute to a strategy to reduce reliance on imported fossil fuels. Possible approaches include new code requirements and incentives, technical assistance, grant and loan programs, and partnerships (e.g., with area electric companies).	7-9	<i>Regulatory, Capital Investment*, Partnership</i>	<i>UCPC, IDC, Citizens Electric Company, PPL, SEDA-COG, Bucknell Environmental Center</i>	<i>PA Alternative Energy Investment Act</i>
Transportation					
CW-46	Develop model access management regulations for use by municipalities to improve traffic flow and safety along major corridors.	8-2	<i>Regulatory</i>	<i>UCPC, Municipalities, PennDOT</i>	
CW-47	Develop model regulations, including a traffic impact study ordinance and roadway design guidelines that address provision of pedestrian and bicycle facilities, for use in the land development process.	8-3	<i>Regulatory</i>	<i>UCPC, Municipalities</i>	<i>SEDA-COG RPO</i>
CW-48	Define a network and publish a map of preferred on-road routes for non-motorized travel (e.g., horse and buggy, bicycles). Pave shoulders of preferred routes to a width of four to eight feet where needed.	8-4, 8-11	<i>Planning/Policy, Capital Investment*</i>	<i>Union County, PennDOT, municipalities, East Buffalo Township Ped and Bike Committee, Lewisburg Borough Traffic Committee</i>	<i>PennDOT</i>
CW-49	Create a bicycle and pedestrian master plan including establishing a countywide bicycle network (on and off-road routes). Install signs and dedicated or shared bicycle lanes along identified routes.	8-5, 8-11	<i>Planning/Policy, Capital Investment*</i>	<i>Union County, PennDOT, municipalities</i>	<i>PennDOT</i>
CW-50	Develop an off-road, multi-use trail system, starting with the Mifflinburg-Lewisburg Rail Trail and Susquehanna Greenway as priorities.	8-6	<i>Capital Investment*</i>	<i>Union County, LARA, SEDA-COG, Susquehanna Greenway Partnership</i>	<i>PA DCNR, PennDOT</i>
CW-51	Incorporate pedestrian facilities into transportation improvements projects wherever possible to provide connectivity throughout the County.	8-10	<i>Planning/Policy, Capital Investment*</i>	<i>PennDOT, Union County, Municipalities, SEDA-COG RPO</i>	<i>PennDOT</i>

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Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-52	Coordinate with school districts on Safe Routes to School program to promote safe travel routes for school children.	8-12	Partnership	Municipalities, School Districts, SEDA-COG RPO, Local Bike/ped Committies	PennDOT (Federal Safe Routes to School Program)
CW-53	Evaluate and prioritize needs for enhanced transit service in Union County. Consider establishing a community-based transportation management organization to assess and monitor public transit needs.	8-13, 8-14	Partnership	Union/Snyder Transportation Alliance, UCPC, Greyhound Lines, Inc.	
CW-54	Develop model parking regulations that reduce the number of spaces required through approaches such as shared parking, mixed-use development, and credits for multi-modal access. Include provisions for non-motorized travel modes (bike racks and hitching posts for horse-drawn vehicles).	8-15, 8-17	Regulatory	UCPC, Municipalities	PA DCED
Cultural, Historic, and Recreational Resources					
CW-55	Survey and inventory the condition and ownership of historic resources listed in the 1978 preservation plan. Expand the inventory to include agricultural structures (i.e., barns) and cultural (predominantly rural) landscapes.	9-1	Planning/Policy	UCPC, Union County Historical Society	PHMC
CW-56	Develop model development regulations for use by municipalities to protect and promote productive use of historic resources (e.g., local historic districts, design standards for infill development, neighborhood conservation overlay districts, "smart" building code). Consider incentives such as reduced or waived property taxes to encourage owners to rehab and/or preserve historic structures.	9-2, 9-4	Regulatory	UCPC, Union County Historical Society, Municipalities	PA DCED, PHMC

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Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-57	Consider a countywide scenic byways program to enhance protection of rural landscapes along key highway corridors.	9-3	<i>Planning/Policy</i>	<i>Susquehanna River Valley, SEDA-COG RPO, Municipalities</i>	<i>PA DCNR, PennDOT</i>
CW-58	Undertake public education (outreach to citizens and developers) on the importance and economic benefit of historic preservation. Provide technical and financial assistance and incentives to promote preservation and adaptive reuse of historic buildings.	9-6	<i>Partnership</i>	<i>UCPC, Union County Historical Society</i>	<i>PHMC</i>
CW-59	Consider a countywide preservation program that offers financial incentives (e.g., matching grants) to encourage rehabilitation or adaptive reuse key historic resources. As part of the program, encourage ongoing maintenance and preservation of historic structures through best-practice maintenance recommendations.	9-5	<i>Planning/Policy</i>	<i>UCPC, Union County Historical Society</i>	
CW-60	Support designation of Union County as a part of the Middle Susquehanna Heritage Area under the Pennsylvania Heritage Areas Program.	9-7	<i>Planning/Policy</i>	<i>SEDA-COG, Susquehanna River Valley</i>	<i>PA DCNR</i>
CW-61	Work with PennDOT to enact context-sensitive design solutions for transportation and infrastructure projects that reduce negative impacts on historic and cultural resources.	9-8	<i>Capital Investment*</i>	<i>PennDOT, UCPC, Municipalities</i>	<i>PennDOT</i>
CW-62	Integrate preparation of a new greenways plan and updated Natural Heritage Area Inventory into development of the overall green infrastructure plan. Include a trail/bikeway network (walking/hiking trails, off-road bike paths, on-road bike lanes, etc.) that provides alternatives to vehicular travel.	4-4, 9-12	<i>Planning/Policy</i>	<i>UCPC, Municipalities</i>	<i>PA DCNR; DCED, USFWS, PennDOT</i>

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Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-63	Develop model development regulations to promote provision of open space and recreational resources in new developments (e.g., parkland dedication ordinances, conservation subdivision regulations). Assist municipalities in applying appropriate regulations to their communities, including development of parks, open space, and recreation plans (a prerequisite for parkland dedication ordinances).	9-13	<i>Regulatory</i>	<i>UCPC, Municipalities</i>	<i>PA DCED, PA DCNR</i>
CW-64	Establish an informal network of recreational providers throughout the County to discuss common issues, explore approaches to meeting needs for parks and recreational facilities, and identify opportunities for program coordination and resource sharing.	9-10	<i>Partnership</i>	<i>Union County (coordinate); Recreational providers (LARA, Mifflinburg Borough, R.B. Winter State Park, West End Youth Group, school districts)</i>	
CW-65	Consider more formal organizational approaches to meeting the park and recreation needs of Union County residents at a regional level (e.g., expanding LARA's service area and/or establishing a similar countywide or regional organization(s) to serve interested municipalities).	9-10	<i>Planning/Policy</i>	<i>Union County, Municipalities, LARA, and other recreational providers</i>	<i>PA DCNR</i>
Community Facilities, Utilities, and Energy Conservation					
CW-66	Review and update all Act 537 Plans in Union County based on the new comprehensive plan's land use and community facilities recommendations.	10-2	<i>Planning/Policy</i>	<i>Municipalities, Sewer Authorities</i>	<i>PA DEP</i>
CW-67	Prepare model ordinances for sustainable development practices such as conservation subdivisions, innovative stormwater management, renewable energy systems, and creative parking solutions.	10-2, 10-3, 10-5	<i>Regulatory</i>	<i>UCPC, Municipalities, UCCD</i>	<i>PA DCED</i>
CW-68	Coordinate purchase & transfer of development rights programs to support the County's designated growth areas and sewer service areas.	10-2, 10-3	<i>Regulatory</i>	<i>Municipalities, UCPC, UCCD</i>	<i>Union County</i>

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-69	Consider recycling agricultural waste for energy using a methane digester (Milton is currently operating a digester), burning the waste for energy, and/or a cellulosic digester (can use agriculture and forestry waste products to produce energy).	10-3	<i>Capital Investment*</i>	<i>Sewer Authorities, SEDA-COG ERC, UCCD</i>	<i>PA DEP</i>
CW-70	Expand the application of composted sewage treatment as fertilizer using the Lewisburg Authority's current system as a model for other locations around the County.	10-4	<i>Partnership, Capital Investment*</i>	<i>Sewer Authorities, Farmers</i>	<i>PA DEP, private user fees</i>
CW-71	Encourage large institutional or commercial facilities to become suppliers of local energy by installing solar or wind systems (e.g., Bucknell University, Ritz-Craft Corporation, SUN Area Career and Technology Center, and the new Target Distribution Center).	10-6	<i>Partnership, Capital Investment*</i>	<i>Energy companies, Large energy users, SEDA-COG ERC</i>	<i>USDA Rural Development Program, PA DCED, PA DEP, private user fees</i>
CW-72	Encourage energy audits for conservation by large industrial and commercial users. Both Citizens' Electric and SEDA-COG perform these audits.	10-6	<i>Partnership, Capital Investment*</i>	<i>Citizens' Electric, SEDA-COG ERC, Large private energy users</i>	<i>USDA Rural Development Program, PA DCED, PA DEP, private user fees</i>
CW-73	Prepare countywide model Subdivision and Land Development regulations to require emergency services infrastructure, such as hydrants, traffic signal devices, new facilities, etc., with new development.	10-8	<i>Planning/Policy</i>	<i>UCPC, Municipalities</i>	<i>PA DCED</i>
CW-74	Coordinate traffic signal systems along major routes in Union County to improve vehicular circulation and progression. High priority corridors includes U.S. Route 15 and PA Route 45 in the Lewisburg area, and PA Route 45 in the Mifflinburg area.	10-8	<i>Capital Investment*</i>	<i>Municipalities, Emergency Service Organizations, PennDOT</i>	<i>New development projects</i>

*This item has municipal budget implications. Each municipality and the county should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-75	Identify and improve a primary north/south traffic route in the area between Lewisburg and Mifflinburg for more effective emergency response.	10-8	<i>Planning/Policy, Capital Investment*</i>	<i>Buffalo, East Buffalo, and Kelly Townships</i>	<i>New development projects</i>
CW-76	Identify gaps in volunteer availability and training for fire and emergency services in each region and provide stipends to support the volunteer organizations.	10-7	<i>Partnership</i>	<i>Fire and Emergency Services Organizations</i>	<i>Local Service Tax, PA DCED</i>
CW-77	Coordinate advanced education, special education, and extracurricular activities between the Mifflinburg and Lewisburg School Districts as much as possible.	10-10	<i>Partnership</i>	<i>Lewisburg and Mifflinburg School Districts</i>	<i>School Districts</i>
CW-78	Prioritize upgrading of high school facilities in Lewisburg and Mifflinburg as model educational facilities, including environmentally sustainable systems, advanced use of technology, and multi-modal transportation access.	10-11	<i>Partnership, Capital Investment*</i>	<i>Lewisburg and Mifflinburg School Districts, Energy Companies, Private Businesses</i>	<i>School Districts, Energy Companies, Private Grants</i>
CW-79	Provide the financial resources needed to expand the SUN Area Career and Technology Center, so that the quality of the County's vocational and technical training is maintained.	10-10, 10-11	<i>Capital Investment*</i>	<i>School Districts</i>	<i>School Districts, User Fees</i>
CW-80	Start a Bus-to-the-Future program in Union County's school districts to provide an opportunity for county residents and businesses to tour current school facilities and interact with current students and faculty.	10-10, 10-11	<i>Planning/Policy</i>	<i>School Districts</i>	<i>School Districts</i>
CW-81	Consider creating a Union County car sharing program to offer a flexible, low-cost transportation option to owning an automobile.	10-13	<i>Partnership, Capital Investment*</i>	<i>Union/Snyder Transportation Alliance, Bucknell University, Senior Care Facilities</i>	<i>Bucknell University, Penn DOT, User fees</i>
CW-82	Create additional storage areas for County operations either within existing facilities or new locations.	10-14	<i>Capital Investment*</i>	<i>Union County</i>	<i>Union County</i>

*This item has municipal budget implications. Each municipality and the county should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources
CW-83	Work with other municipalities to improve the current county prisons operations	10-14	<i>Capital Investment*</i>	<i>Union County</i>	<i>Union County</i>
CW-84	Reuse Union County's Prison for a smaller, specialized prisoner population.	10-14	<i>Capital Investment*</i>	<i>Union County</i>	<i>Union County</i>
CW-85	Promote the co-location of community centers in local schools to maximize the use and investment in these public buildings and expand community services.	10-15	<i>Partnership</i>	<i>School Districts, Non-profit community groups</i>	<i>Private donations for community centers</i>

*This item has municipal budget implications. Each municipality and the county should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

13.2 Eastern Planning Area Action Plan

Eastern Planning Area Action Plan

The Eastern Planning Area includes East Buffalo Township, Kelly Township, Lewisburg Borough, and White Deer Township (Figure 11-1). The Eastern Planning Area Action Plan identifies a “menu” of possible actions, some of which are already in progress, that these municipalities can take to implement the strategies described in Part II of *Cultivating Community: A Plan for Union County’s Future*. The actions are listed in the order of the seven plan elements contained in Part II:

- Natural and Agricultural Resources (Chapter 4 of the Comprehensive Plan)
- Land Use (Chapter 5)
- Housing (Chapter 6)
- Economic Development (Chapter 7)
- Transportation (Chapter 8)
- Cultural, Historic, and Recreational Resources (Chapter 9)
- Community Facilities, Utilities, and Energy Conservation (Chapter 10)

The following information is presented for each action:

- **Strategy Reference:** The number of the relevant strategy or strategies in the associated plan element.
- **Type:** The type of action, organized into four general categories as follows:
 - » **Policy/Planning:** Establishing policies to guide decision-making or undertaking additional planning for specific implementation initiatives
 - » **Regulatory:** Adopting new or modifying existing zoning/land development regulations to achieve plan objectives
 - » **Capital Investment:** Undertaking specific capital projects (e.g., recreational facility/trail development or transportation improvements)
 - » **Partnerships:** Using partnerships among the public, private, and/or nonprofit/institutional sectors to leverage resources to carry out the action
- **Partner(s):** Who will be responsible for carrying out the action. This may include all, some, or one of the municipalities in the Eastern Planning Area and/or other partners involved in implementation. Note that in most instances where the Union County Planning Commission is listed, the Commission will be providing leadership and technical assistance (e.g., organizing committees, best-practice research, local

contacts and resources, GIS mapping, etc.) to allow municipalities and other responsible parties to actually implement the actions of the Plan.

- **Potential Funding Sources:** Where applicable, possible sources of funding to implement the action.
- **Priority:** Municipal leaders assigned a priority level (high, medium, low) to each action to help establish an order for implementing the actions. The responses were then averaged by Planning Area.

The list of possible actions is long and complex. Therefore the work program identifying the individual actions to implement *Cultivating Community: A Plan for Union County’s Future* will need to be reviewed annually following plan adoption through cooperation among the planning area municipalities with the assistance and support of Union County. To assist in this process, the Eastern Planning Area Action Summary (Table 13.2 on the following page) provides an overall summary of the Eastern Planning Area Action Plan.

To begin the process of implementation, Eastern Planning Area municipalities should enter into a cooperative implementation agreement pursuant to the provisions of Section 1104 of the Municipalities Planning Code (MPC). Such an agreement establishes the processes

to be used and the roles and responsibilities of the municipalities in implementing the action plan. By formally committing to a cooperative implementation agreement, the participating municipalities will be eligible for benefits such as priority consideration for state financial or technical assistance for projects consistent with the plan, a regional transfer of development rights (TDR) program, and enhanced protection from exclusionary zoning challenges by developers.

The Eastern Planning Area Future Land Use Map (Figure 13-2) will serve as a foundation for the cooperative implementation agreement and as a guide for land use planning and implementation at the municipal level. Developed with the involvement of municipal officials in two workshops in July 2008, this map establishes the framework for managing growth and preservation to achieve the public consensus-based vision for Union County's future. The Growth Areas (Primary and Secondary) and Rural Resource Areas (Agricultural and Conservation/Woodlands) designated on this map provide the direction needed to coordinate implementing actions such as zoning and other regulatory changes; provision of public sewer, water, and other infrastructure; and acquisition of land or easements to protect farmland or valuable natural resources.

Eastern Planning Area Action Plan Summary

1. Adopt the Future Land Use Map, including designated Growth and Rural Resource Areas.
2. Enact regulatory changes to implement the Comprehensive Plan land use goals and strategies.
 - Farmland and natural resource protection
 - Buffers between farmland and other land uses
 - Consistency between municipal zoning and Future Land Use Map
 - TND / mixed-use development in growth areas
 - Village/hamlet zoning
3. Establish a Transfer of Development Rights (TDR) program.
4. Coordinate provision of public infrastructure and services with designated Growth Areas.
5. Encourage appropriate redevelopment of the Pennsylvania House property for Traditional Neighborhood Development (TND) / mixed-use and connection to the Mifflinburg-Lewisburg Rail-Trail
6. Encourage development of a mixed-use medical district with a senior housing component around the Evangelical Hospital.
7. Continue and expand initiatives to strengthen downtown Lewisburg.
 - Lewisburg Core Community Initiative
 - Pennsylvania Elm Street Program
 - Regional destination (Lewisburg-Mifflinburg Trail, Susquehanna River Greenway downtown connection, possible cultural / performing arts center, library expansion, etc.)
 - Parking metering / permitting program
 - Parking and wayfinding signage plan
8. Establish a rental inspection and code enforcement program in Lewisburg.
9. Encourage reuse of grayfield and brownfield sites along Route 15.
10. Provide assistance / incentives for small business development in underutilized business parks.
11. Implement targeted roadway capacity improvements to improve traffic flow through context-sensitive design solutions.
12. Enact regulatory changes to implement the Comprehensive Plan transportation goals and strategies.
 - Access management ordinances

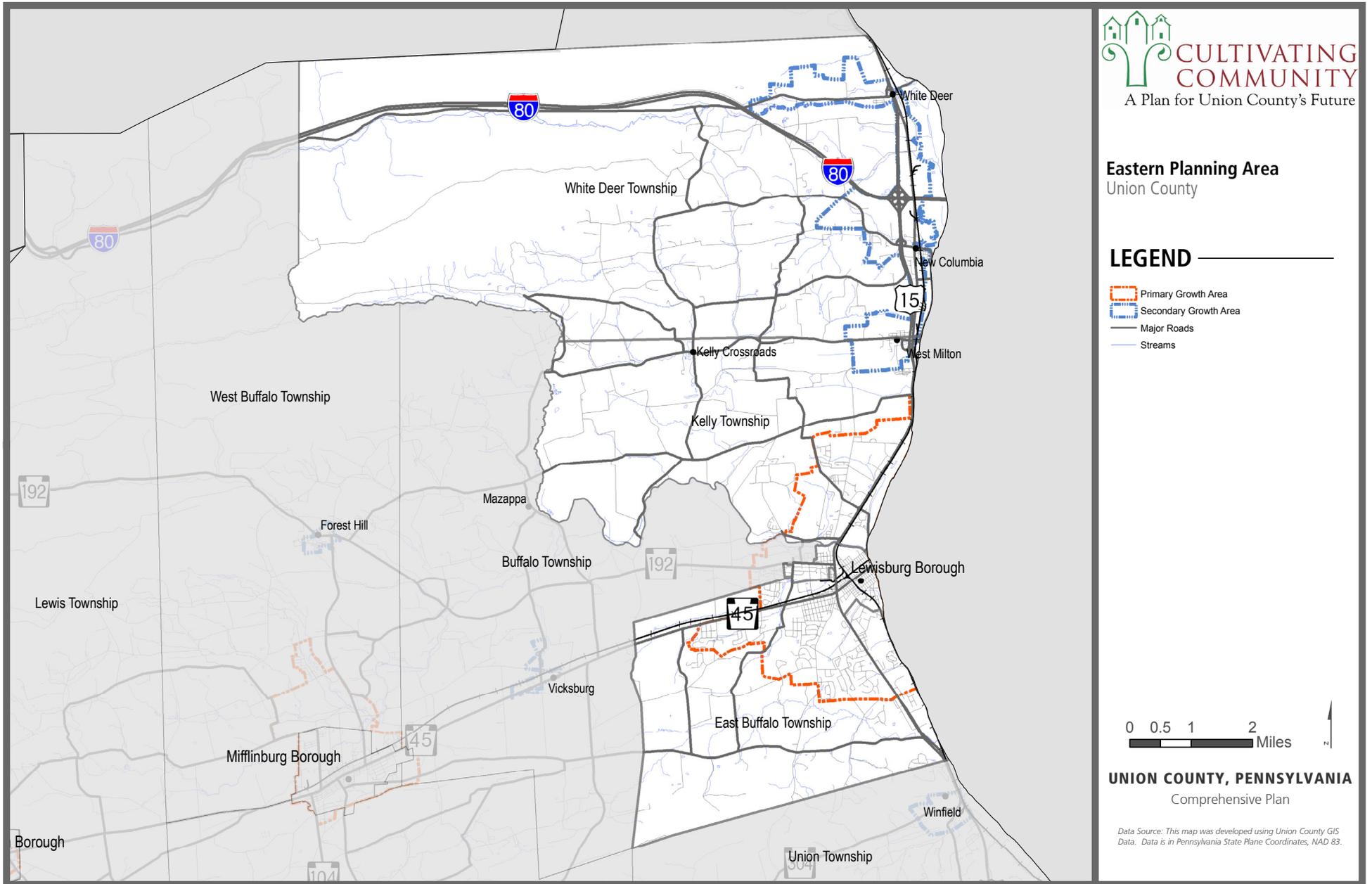
- Traffic mitigation / impact fees
 - Roadway design guidelines
 - Parking regulations
13. Establish an on-road and off-road network to accommodate non-motorized users.
 - Paved shoulders along key connecting corridors
 - Dedicated / shared bike lanes
 - Multi-use trails
 - Sidewalks within town and village centers
 - Safe pedestrian facilities and connections to adjacent neighborhoods along Route 15
 14. Consider adopting official maps defining connected future street, sidewalk, and open space networks for designated growth areas.
 15. Enact regulatory changes to implement the Comprehensive Plan's cultural, historic, and recreational goals and strategies.
 - Lewisburg Historic District Ordinance
 - Neighborhood conservation overlay districts
 - "Smart building code" to eliminate barriers to adaptive reuse of existing buildings
 - Historic / rural preservation ordinances
 16. Support public-private partnerships to promote adaptive reuse of existing buildings (e.g., Lewisburg Borough Offices).
 17. Consider designating Route 45 and other appropriate scenic roadways as part of a countywide scenic byways program.
 18. Participate in regional park and recreational initiatives and partnerships.
 19. Improve parks to better meet the needs of residents.
 - Recreational facilities / accessibility
 - Park maintenance plans
 20. Repair or replace failing on-lot sewage systems in Kelly Crossroads.
 21. Build a new water tower in the Lewisburg area to address pressure problems.
 22. Implement the regional police study, including
 - Village / hamlet overlay districts
 - Design guidelines for infill development
 - Open space and recreational facilities in new developments
 - Parkland dedication ordinance / open space/ park fund

addition of special drug and alcohol enforcement officers.

23. Consider a fire substation west of Lewisburg based on the recommendations of the William Cameron Company long-range plan.



Figure 13-1
Eastern Planning Area Base Map



Eastern Planning Area
Union County

LEGEND

-  Primary Growth Area
-  Secondary Growth Area
-  Major Roads
-  Streams



UNION COUNTY, PENNSYLVANIA
Comprehensive Plan

Data Source: This map was developed using Union County GIS Data. Data is in Pennsylvania State Plane Coordinates, NAD 83.

Figure 13-2
Eastern Planning Area Future Land Use



Future Land Use
Eastern Planning Area

LEGEND

-  Primary Growth Area
-  Secondary Growth Area
-  Conservation/Woodlands
-  Agriculture
-  Hamlets
-  Low-Medium Density Residential (2-6 Units/Acre)
-  High Density Residential (6+ Units/Acre)
-  Commercial
-  Gateway
-  Village Mixed Use
-  Town Mixed Use
-  Rural Business Center
-  Employment
-  Institutional
-  Major Roads
-  Streams



UNION COUNTY, PENNSYLVANIA
Comprehensive Plan

Data Source: This map was developed using Union County GIS Data. Data is in Pennsylvania State Plane Coordinates, NAD 83.

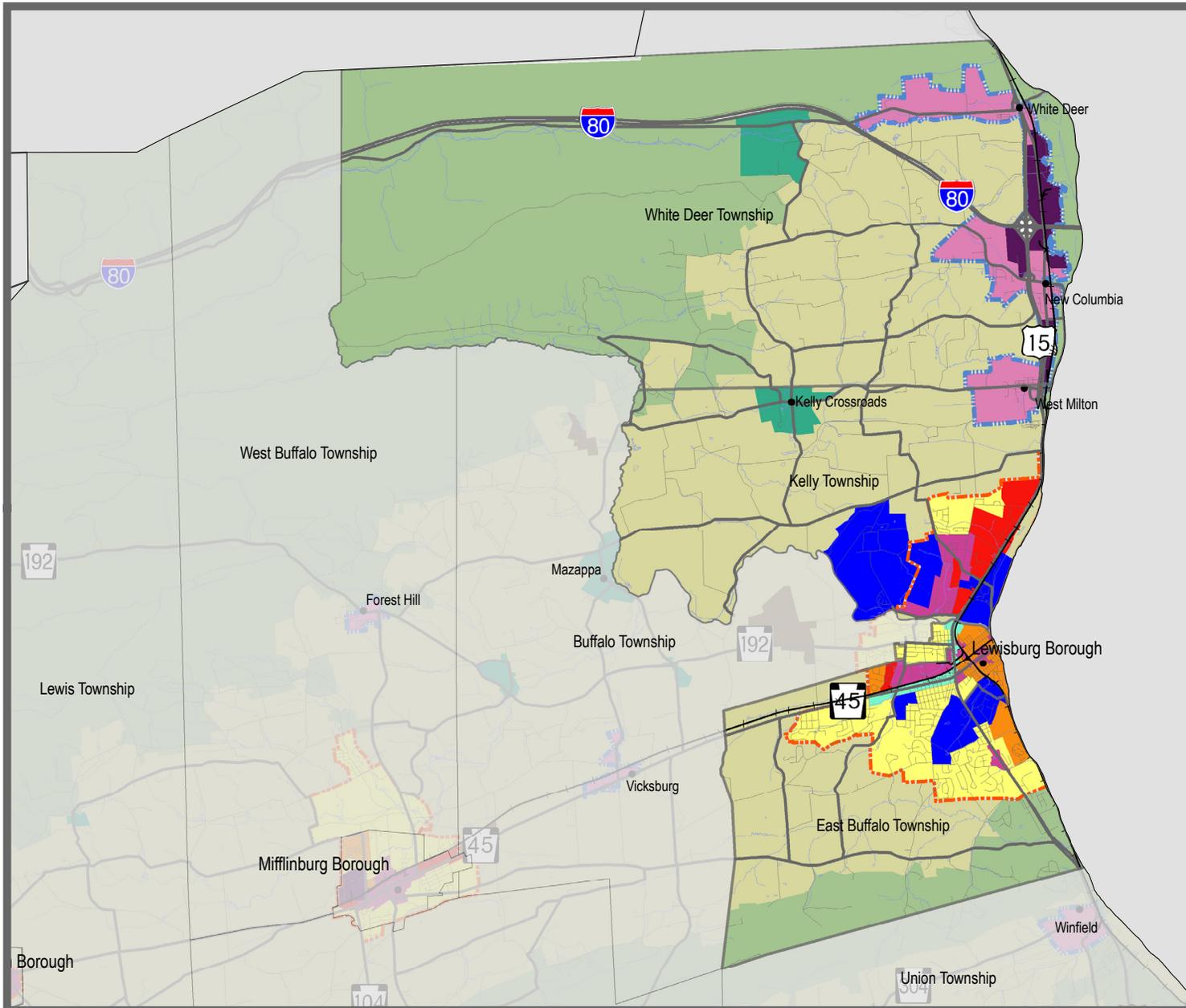


Table 13.2 Eastern Area Action Plan

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
Natural and Agricultural Resources						
E-1	Adopt ordinances to protect natural resources (e.g., conservation zoning, conservation subdivision design).	4-1, 4-7	Regulatory	White Deer Township, Kelly Township, and East Buffalo Township	PA DCED	High
E-2	Work with Union County Conservation District and Planning Commission to designate the highest quality natural and agricultural areas as sending areas for the County TDR program.	4-1, 4-6, 5-1, 5-2, 5-4	Planning/Policy, Partnership	White Deer Township, Kelly Township, and East Buffalo Township, UCCD	UCCD, PA DCED	High
E-3	Adopt improved agricultural preservation zoning ordinances in agricultural areas. For example, revise the Agricultural Preservation Zoning Districts in White Deer, Kelly, and East Buffalo Townships to prohibit residential subdivision (1-2 acre minimum) of agricultural parcels less than 10 acres in size.	4-6	Regulatory	White Deer Township, Kelly Township, and East Buffalo Township	PA DCED	High
E-4	Adopt buffer/land use separation ordinances (e.g., 200-foot setbacks between new non-farm residences and existing agricultural operations) to minimize conflicts between agriculture and other land uses, in particular near growth areas boundaries.	4-6	Regulatory	White Deer Township, Kelly Township, and East Buffalo Township, UCCD, Farm Bureau	PA DCED	Medium
E-5	Partner with the Union County Conservation District on new initiatives (e.g., energy production on farms, local distribution chains, on-site manure digesters, alternative production systems, nutrient management).	4-8, 4-9	Partnership	White Deer Township, Kelly Township, and East Buffalo Township, UCCD	PA DEP	Medium
Land Use						
E-6	Adopt the Primary and Secondary Growth Areas consistent with the Future Land Use Map.	5-1, 5-2	Planning/Policy, Regulatory	All area municipalities		High/Med.
E-7	Evaluate existing municipal zoning ordinances to identify and eliminate inconsistencies with the Future Land Use Map.	5-1, 5-2, 5-5	Regulatory	All area municipalities, UCPC (technical assistance)		High

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
E-8	Consider regulatory approaches, using model development regulations, to establish TND and mixed-use development patterns in the designated Primary and Secondary Growth Areas.	5-6, 5-8	<i>Regulatory</i>	<i>All area municipalities, UCPC (technical assistance)</i>	<i>PA DCED</i>	<i>Medium</i>
E-9	Adopt zoning map changes to implement the development pattern illustrated by the Future Land Use Map. Zoning changes should limit development outside of Growth Areas, Rural Business Center, or Hamlets.	5-1, 5-2	<i>Regulatory</i>	<i>All area municipalities, UCPC (technical assistance)</i>		<i>Medium</i>
E-10	Establish a TDR program. Establish receiving areas in the Primary and Secondary Growth Areas.	5-1, 5-2, 5-4	<i>Planning/Policy, Regulatory</i>	<i>All area municipalities, UCCD, UCPC (technical assistance)</i>	<i>Union County, PA DCED</i>	<i>Medium</i>
E-11	Limit capital improvements, specifically related to infrastructure and expansion of public services, to the Primary and Secondary Growth Areas.	5-3	<i>Capital Investment*</i>	<i>All area municipalities</i>		<i>Medium</i>
Housing						
E-12	Enact regulations and incentives, such as traditional neighborhood development (TND), residential mixed-use, and accessory apartment ordinances, to provide for the development of different housing types in designated growth areas.	6-2	<i>Regulatory</i>	<i>All area municipalities, UCPC (technical assistance)</i>	<i>PA DCED</i>	<i>Medium</i>
E-13	Work with the developer of the Pennsylvania House site to incorporate residential mixed-use with a TND pattern into the redevelopment.	6-2	<i>Regulatory, Partnership</i>	<i>East Buffalo Township</i>	<i>Public-private partnership</i>	<i>High</i>
E-14	Encourage the development of senior housing with safe pedestrian access to healthcare and other supportive services as part of a mixed-use medical/residential/retail and services district in the area surrounding Evangelical Hospital.	6-2, 7-5	<i>Partnership</i>	<i>Evangelical Community Hospital, Kelly Township</i>	<i>Public-private partnerships</i>	<i>High</i>

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
E-15	Enact regulations and incentives to limit new housing development outside of designated growth area (e.g., effective agricultural zoning, village/hamlet zoning, conservation subdivision design, TDR).	6-3	<i>Regulatory</i>	<i>All area municipalities, UCPC (technical assistance)</i>	<i>PA DCED</i>	<i>High</i>
E-16	Continue initiatives to strengthen Lewisburg neighborhoods surrounding the downtown core, including the Lewisburg Core Community Initiative, participation in the Pennsylvania Elm Street Program, and efforts to address substandard rental properties.	6-5	<i>Planning/ Policy, Capital Investment*, Partnership</i>	<i>Lewisburg Borough, Lewisburg Downtown Partnership, Bucknell University</i>	<i>PA DCED, public-private partnerships</i>	<i>High</i>
E-17	Establish a rental inspection and code enforcement program in Lewisburg working with the Borough’s zoning officer to focus on residential properties. Work with Bucknell University to ensure that uninspected properties with code violations are not advertised for off-campus student housing.	6-5	<i>Regulatory</i>	<i>Lewisburg Borough, Bucknell University</i>	<i>Rental inspection fee for landlords</i>	<i>Medium</i>
Economic Development						
E-18	Continue to support the Lewisburg Downtown Partnership and Bucknell University in positioning Lewisburg as a “town center” for central Pennsylvania that attracts residents, visitors, and jobs in the “creative economy.” Facilitate compatible projects such as the Lewisburg-Mifflinburg Rail-Trail and a potential new performing arts center.	7-6, 7-7, 7-8	<i>Partnership</i>	<i>Lewisburg Downtown Partnership, Bucknell University</i>	<i>Public-private/institutional partnerships; DCED Festival Grant Program (regional special events funding) in conjunction with Mifflinburg</i>	<i>Medium</i>

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
E-19	Encourage reuse of grayfield and brownfield sites along the Route 15 corridor for locally based businesses.	7-2	<i>Planning/Policy, Regulatory, Capital Investment*</i>	<i>IDC, Lewisburg Borough, East Buffalo Township, Kelly Township, White Deer Township, Chamber of Commerce</i>	<i>PA DEP Land Recycling Program, PA DCED Business in our Sites, industrial bonds for infrastructure</i>	<i>High/Med.</i>
E-20	Work with the developer of the Pennsylvania House site to connect the development to downtown Lewisburg via the Lewisburg/Mifflinburg Trail. Encourage a traditional neighborhood development (TND) pattern but with larger retail footprints that complement the smaller footprints of available downtown commercial spaces.	7-7	<i>Partnership</i>	<i>East Buffalo Township</i>	<i>Public-private partnerships for infrastructure improvements</i>	<i>High</i>
E-21	Realize the potential of the Susquehanna River Greenway as an economic generator for Lewisburg establishing connections along the River and between the River and downtown that attract recreational visitors.	7-8	<i>Capital Investment*</i>	<i>SEDA-COG, Lewisburg Borough, Susquehanna River Valley, Chamber of Commerce</i>	<i>PA DCNR Community Conservation Partnerships Program</i>	<i>Medium</i>
E-22	Provide assistance and incentives for small business establishment and development related to the target industry clusters in existing, underutilized business parks located in Lewisburg Borough, East Buffalo, Kelly, and White Deer Townships.	7-1	<i>Partnership</i>	<i>Bucknell SBDC (technical assistance), IDA (assistance with access to capital), Union County, municipalities</i>	<i>PA DCED Second Stage Loan Program, Machinery and Equipment Loan Fund</i>	<i>High</i>

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
Transportation						
E-23	<p>Implement targeted capacity improvements, particularly along the US Route 15, PA Route 45, and PA Route 192 corridors and at higher volume intersections, to improve traffic flow through context-sensitive design solutions. Priorities include:</p> <ul style="list-style-type: none"> • Consider installing single-lane roundabouts at the PA Rte 192/ Airport Rd, JPM Rd/Hospital Dr, and William Penn Dr/Airport Rd intersections to address both traffic operations and to reduce vehicular speeds. • If a single-lane roundabout cannot be implemented, consider an all-way stop control at the intersection of William Penn Dr and Airport Rd. • Consider installing traffic circles on local streets parallel to arterial and collector roads in Lewisburg. <i>Note: see the Walkability Analysis prepared by Dan Burden for more information.</i> • Optimize traffic signal timings at the intersections of US Route 15 with PA Rte 192, and Hospital Dr/River Rd and the intersection of PA Rte 192 and Fairground Rd. • Provide additional left-turn capacity on the eastbound and westbound approaches to the US Rte 15/PA Rte 45 intersection. At minimum, lengthen the Rte 45 left-turn lanes to reduce left-turning vehicles blocking the through lanes. • Provide separate right-turn lanes on the northbound US Rte 15 approach and both PA Rte 45 approaches. • Provide left-turn signalization at the US Rte 15 and Rte 192 intersection. 	8-1	Capital Investment*	PennDOT, Union County, Lewisburg Borough, East Buffalo and Kelly Townships	PennDOT, developer contributions, CDBG, ARC Grants, municipalities	High

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
E-24	Adopt access management ordinances to improve traffic flow and safety along the US Route 15, PA Route 45, and PA Route 192 corridors. Coordinate ordinances with adjacent municipalities along the corridors, including Buffalo Township in the Central Planning Area.	8-2	Regulatory	East Buffalo, and Kelly Townships, Lewisburg Borough, UCPC (technical assistance)	SEDA-COG Rural Planning Organization	Medium
E-25	Enact regulations defining the responsibilities of new developments to mitigate traffic impacts and provide for alternative travel modes (i.e., traffic impact study ordinance and roadway design guidelines that address provision of pedestrian and bicycle facilities).	8-3	Regulatory	All area municipalities, UCPC (technical assistance)	SEDA-COG Rural Planning Organization	High
E-26	Go through the process required to enact traffic impact fee ordinances in accordance with the Pennsylvania Impact Fee Law, Act 209 of 1990 (amended in 2002). Consider adoption of a joint (multi-municipal) ordinance.	8-3	Regulatory	All area municipalities, UCPC (technical assistance)	Impact fees will cover the cost of developing and administering the ordinance	High
E-27	Pave and maintain shoulders of roadways identified as part of the countywide non-motorized network by Action CW-52 to a width of four to eight feet to safely accommodate non-motorized users.	8-4, 8-7	Capital Investment*	PennDOT, East Buffalo, Kelly, and White Deer Townships (as applicable)	PennDOT, developers, CDBG, ARC Grants	High
E-28	Install/maintain signs and striping demarcating dedicated or shared bicycle lanes along streets and roadways identified as part of the countywide bicycle network by Action CW-53.	8-5, 8-11	Capital Investment*	PennDOT, all area municipalities (as applicable)	PennDOT, developers, SEDA-COG RPO	Low
E-29	Implement multi-use trails, priorities include the Mifflinburg-Lewisburg Rail Trail and Susquehanna Greenway Trail and a connection between them.	8-6	Capital Investment*	Union County, SEDA-COG, all area municipalities	PA DCNR, PennDOT	Medium

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
E-30	Maintain and construct sidewalks as necessary to provide connected networks within walkable town and village centers, including the Lewisburg Primary Growth Area and the West Milton, New Columbia, and White Deer Secondary Growth Areas. Highest priorities include filling gaps along arterials and collectors, including US 15 and PA 45. Evaluate all crosswalks and repaint TO increase visibility (e.g., with high emphasis crosswalk markings) where necessary.	8-8	<i>Capital Investment*</i>	<i>All area municipalities</i>		<i>High/Med.</i>
E-31	Consider preparing and adopting official maps defining connected future street and sidewalk networks for the Lewisburg Primary Growth Area and the West Milton, New Columbia, and White Deer Secondary Growth Areas.	8-8	<i>Planning/Policy</i>	<i>All area municipalities, UCPC (technical assistance)</i>	<i>PA DCED</i>	<i>High/Med.</i>
E-32	Work with PennDOT to establish safe pedestrian facilities and connections to adjacent neighborhoods along US Route 15. Consider locations for median crossings, short medians, and related traffic calming tools.	8-9	<i>Planning/Policy, Capital Investment*</i>	<i>Union County, PENNDOT, East Buffalo and Kelly Townships, Lewisburg Borough</i>	<i>PennDOT</i>	<i>High</i>
E-33	Enact parking regulations that reduce the number of spaces required through approaches such as shared parking, mixed-use development, and credits for multi-modal access. Include provisions for non-motorized travel modes (bike racks and hitching posts for horse-drawn vehicles where appropriate).	8-15, 8-17	<i>Regulatory</i>	<i>All area municipalities, UCPC (technical assistance)</i>	<i>PA DCED</i>	<i>Medium</i>

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
E-34	<p>Develop and implement a parking metering and permitting program in Lewisburg to encourage appropriate use of public parking areas. Regularly monitor parking usage to determine program effectiveness. Program components should include:</p> <ul style="list-style-type: none"> • Upgrade the municipal gravel parking lot on the west side of 5th Street, north of Market Street (PA Route 45), to maximize the number of spaces. Consider widening Cherry Alley, a very narrow two-way alley that provides the only access to the lot • Encourage the use of permit parking by providing greater discounts for users, as compared to parking meter costs • Work with downtown businesses to require employee parking in off-street municipal lots • Increase penalties for parking violations • Encourage the use of underutilized side-street spaces by providing lower cost meters than on Market Street • Modify meter timeframes to encourage short-term parking by patrons rather than long-term parking by employees (i.e., two hours rather than eight hours) 	8-16	<i>Planning/Policy</i>	<i>Lewisburg Borough, Lewisburg Downtown Partnership</i>		<i>Medium</i>
E-35	Develop and implement a parking and wayfinding signage plan in Lewisburg to guide both local residents and visitors to public parking areas	8-16	<i>Planning/Policy,</i>	<i>Capital Investment</i>	<i>Lewisburg Borough, Lewisburg Downtown Partnership</i>	<i>Medium</i>

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
Cultural, Historic, and Recreational Resources						
E-36	Review the existing Historic District Ordinance in Lewisburg to improve and maintain its intent. Consider additional regulatory approaches such as a neighborhood conservation overlay district and design standards to promote infill development that is compatible with existing development patterns in the Lewisburg Growth Area.	9-2	Regulatory	Lewisburg Planning Commission, Lewisburg Historical Architectural Review Board	PA Historical and Museum Commission (PHMC)	High
E-37	Eliminate barriers and encourage adaptive reuse/preservation of existing buildings in Lewisburg. Review Lewisburg's Uniform Construction Code against the State's recently adopted (2007) ICC International Existing Building Code to identify any unnecessary barriers to redevelopment and consider adoption of "smart building code" language and/or reduced parking requirements if necessary.	9-5	Regulatory	Lewisburg Planning Commission and Borough Council, Central Keystone COG (CK-COG)	PA DCED	High
E-38	Support public-private partnerships to promote adaptive reuse and preservation of historic resources (e.g., the Lewisburg Borough offices reuse of the former train station).	9-4, 9-5	Partnership	Borough of Lewisburg, Union County Historical Society and private partners	PA DCED	High
E-39	Review the need for historic/rural preservation ordinances in the townships to strengthen protection of historic and rural agricultural and landscapes.	9-2	Regulatory	White Deer, Kelly, and East Buffalo Townships; UCPC (technical assistance)	PHMC	Medium
E-40	Consider regulatory approaches such as neighborhood conservation overlay districts, village/hamlet overlay districts, and design guidelines to promote compatible infill development in the designated secondary growth areas (West Milton/New Columbia/White Deer in White Deer Township) and the two designated hamlets in White Deer Township and Kelly Township.	9-4	Regulatory	Kelly Township and White Deer Township; UCPC (technical assistance)	PA DCED	Medium

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
E-41	Consider scenic byways, starting with PA Route 45 and others as appropriate, to enhance protection of rural landscapes.	9-3	<i>Policy/Planning</i>	<i>Susquehanna River Valley, Lewisburg Borough, East Buffalo Township</i>	<i>PA DCNR, PennDOT</i>	<i>High/Med.</i>
E-42	Participate in regional park and recreation initiatives (e.g., network of recreational providers, regional parks and open space plans).	9-10	<i>Policy/ Planning</i>	<i>All area municipalities, Union County</i>	<i>PA DCED</i>	<i>Medium</i>
E-43	Enact regulations (Townships: conservation subdivision ordinances, public land dedication, infill development ordinances; Borough: standards for incorporating open space into infill/redevelopment projects) to promote open space and recreational resources in new developments, particularly in the designated growth areas.	9-13	<i>Regulatory</i>	<i>All area municipalities, UCPC (technical assistance)</i>	<i>PA DCED</i>	<i>Medium</i>
E-44	Consider investing in Special Use Parks in the Eastern Planning Area (e.g., Turtle Creek Park, Kelly Township Ball Fields, Riverwoods Soccer Fields, White Deer Neighborhood Park) to better meet the park and recreational needs of future residents. Potential investments include: expand the availability of active/passive uses; update facilities to accommodate more users; improve accessibility to meet ADA requirements.	9-9	<i>Policy/ Planning</i>	<i>LARA, All area municipalities</i>	<i>PA DCNR</i>	<i>Medium/ Low</i>
E-45	Promote increased partnerships between municipalities and other park and recreation providers, such as the Lewisburg Area and Milton Area School Districts and private institutions, to help meet future parkland needs and reduce the need for public acquisition and management.	9-14	<i>Partnership</i>	<i>All area municipalities, Milton Area School District; Lewisburg Area School District; LARA; Bucknell University; Riverwoods; Evan Hospital; Other private institutions</i>		<i>Medium</i>

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
E-46	Consider an open space/park fund at the municipal or regional level to identify and acquire future parkland sites to help meet future community and neighborhood park needs.	9-9	Capital Investment*	All area municipalities	"Cash-in-lieu of" provisions in parkland dedication ordinances.	Medium
E-47	Develop park maintenance plans and schedules for municipally owned parks. Maintenance schedules allowing replacement or investment in new equipment (e.g., in West Milton Memorial Park) to meet national and ADA standards should be considered.	9-9	Capital Investment*	All area municipalities, LARA		Medium
Community Facilities, Utilities, and Energy Conservation						
E-48	Address on-lot sewage system issues in Kelly Crossroads through repair or replacement of the current failing systems.	10-1, 10-2	Regulatory	Kelly Township	Private users	Medium
E-49	Build a new water tower in the Lewisburg area to address pressure problems. If it is necessary to construct the water tower outside of designated growth areas, measures should be taken to prevent unintended secondary development in designated rural areas in the vicinity of the new water tower.	10-2	Capital Investment*	PA American Water Company	Private	High
E-50	Implement the regional police study being completed by Lewisburg Borough and East Buffalo Township.	10-7	Partnership	Lewisburg Borough and East Buffalo Township	Local Service Tax, PA DCED	High
E-51	Add special drug & alcohol enforcement officers as part of implementation of a regional police force.	10-7	Partnership, Capital Investment*	Lewisburg Borough and East Buffalo Township	Local Service Tax, PA DCED	Medium

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
E-52	Support a possible fire substation west of Lewisburg based on recommendations from the William Cameron Engine Company long-range plan.	10-8	<i>Capital Investment*</i>	<i>William Cameron Engine Company, All area municipalities</i>	<i>Local Service Tax, PA DCED</i>	<i>Medium</i>
E-53	Support a new cultural arts facility proposed by Bucknell University to expand Lewisburg Borough's arts attractions. This facility would also be an excellent opportunity for the co-location of other important community services.	10-12	<i>Capital Investment*</i>	<i>Bucknell University, Lewisburg Borough</i>	<i>Bucknell University</i>	<i>High</i>

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

13.3 Central Planning Area Action Plan

Central Planning Area Action Plan

The Central Planning Area includes Buffalo Township, West Buffalo Township, Limestone Township, Union Township, Mifflinburg Borough, and New Berlin Borough (Figure 11-1). The Central Planning Area Action Plan identifies a “menu” of possible actions, some of which are already in progress, that these municipalities can take to implement the strategies described in Part II of *Cultivating Community: A Plan for Union County's Future*. The actions are listed in the order of the seven plan elements contained in Part II:

- Natural and Agricultural Resources (Chapter 4 of the Comprehensive Plan)
- Land Use (Chapter 5)
- Housing (Chapter 6)
- Economic Development (Chapter 7)
- Transportation (Chapter 8)
- Cultural, Historic, and Recreational Resources (Chapter 9)
- Community Facilities, Utilities, and Energy Conservation (Chapter 10)

The following information is presented for each action:

- **Strategy Reference:** The number of the relevant strategy or strategies in the associated plan element.
- **Type:** The type of action, organized into four general categories as follows:
 - » **Policy/Planning:** Establishing policies to guide decision-making or undertaking additional planning for specific implementation initiatives
 - » **Regulatory:** Adopting new or modifying existing zoning/land development regulations to achieve plan objectives
 - » **Capital Investments:** Undertaking specific capital projects (e.g., recreational facility/trail development or transportation improvements)
 - » **Partnerships:** Using partnerships among the public, private, and/or nonprofit/institutional sectors to leverage resources to carry out the action
- **Partner(s):** Who will be responsible for carrying out the action. This may include all, some, or one of the municipalities in the Central Planning Area and/or other partners involved in implementation. Note that in most instances where the Union County Planning Commission is listed as a partner, the Commission will be providing leadership and technical assistance (e.g., organizing committees, best-practice research,

local contacts and resources, GIS mapping, etc.) to allow municipalities and other responsible parties to actually implement the actions of the Plan.

- **Potential Funding Sources:** Where applicable, possible sources of funding to implement the action.
- **Priority:** Municipal leaders assigned a priority level (high, medium, low) to each action to help establish an order for implementing the actions. The responses were then averaged by Planning Area.

The list of possible actions is long and complex. Therefore the work program identifying the individual actions to implement *Cultivating Community: A Plan for Union County's Future* will need to be reviewed annually following plan adoption through cooperation among the planning area municipalities with the assistance and support of Union County. To assist in this process, Table 13.3 provides an overall summary of the Central Planning Area Action Plan.

To begin the process of implementation, Central Planning Area municipalities should enter into a cooperative implementation agreement pursuant to the provisions of Section 1104 of the Municipalities Planning Code (MPC). Such an agreement establishes the processes to be used and the roles and responsibilities of the mu-

municipalities in implementing the action plan. By formally committing to a cooperative implementation agreement, the participating municipalities will be eligible for benefits such as priority consideration for state financial or technical assistance for projects consistent with the plan, a regional transfer of development rights (TDR) program, and enhanced protection from exclusionary zoning challenges by developers.

The Central Planning Area Future Land Use Map (Figure 13-4) will serve as a foundation for the cooperative implementation agreement and as a guide for land use planning and implementation at the municipal level. Developed with the involvement of municipal officials in two workshops in July 2008, this map establishes the framework for managing growth and preservation to achieve the public consensus-based vision for Union County's future. The Growth Areas (Primary and Secondary) and Rural Resource Areas (Agricultural and Conservation/Woodlands) designated on this map provide the direction needed to coordinate implementing actions such as zoning and other regulatory changes; provision of public sewer, water, and other infrastructure; and acquisition of land or easements to protect farmland or valuable natural resources.

Central Planning Area Action Plan Summary

1. Adopt the Future Land Use Map, including designated Growth and Rural Resource Areas.
2. Enact regulatory changes to implement the Comprehensive Plan land use goals and strategies.
 - Farmland and natural resource protection
 - Buffers between farmland and other land uses
 - Adopt zoning in Union and Limestone Townships
 - Consistency between municipal zoning and Future Land Use Map
 - TND / mixed-use development in growth areas
 - Village/hamlet zoning
3. Establish a Transfer of Development Rights (TDR) program.
4. Coordinate provision of public infrastructure and services with designated Growth Areas.
5. Encourage appropriate redevelopment of the Yorktowne property for high-density, residential/mixed-use that complements downtown Mifflinburg.
 - Rezoning and infrastructure investments
 - Traditional Neighborhood Development / mixed-use
6. Continue and expand initiatives to strengthen downtown Mifflinburg, New Berlin, and the surrounding region.
 - Pennsylvania Elm Street Program
 - Regional destination (Lewisburg-Mifflinburg Rail Trail, completion of the Elias Church for performances and lectures, walking tours, expanding special events, etc.)
 - Local farms and farmers markets
 - Parking and wayfinding signage plan
7. Encourage protection of historic homes and neighborhoods and limit vacancies.
 - Establish a rental inspection and code enforcement program in the Central Region with responsibility for inspecting rental properties
 - Address vacant commercial properties along Mifflinburg's Main Street.
 - Identify historically significant structures and develop a historic preservation ordinance in Mifflinburg Borough
8. Encourage reuse of grayfield and brownfield sites in Buffalo Township, Mifflinburg and New Berlin Industrial Areas, and along the Route 45 corridor.
9. Implement targeted roadway capacity improve-

- ments to improve traffic flow through context-sensitive design solutions.
10. Enact regulatory changes to implement the Comprehensive Plan transportation goals and strategies.
 - Access management ordinances
 - Traffic mitigation / impact fees
 - Roadway design guidelines
 - Parking regulations
 11. Monitor and improve parking in Mifflinburg Borough.
 - Consider need for parking meters along Route 45 in Mifflinburg if demand increases
 - Implement a parking signage plan in Mifflinburg
 12. Establish an on-road and off-road network to accommodate non-motorized users.
 - Paved shoulders along key connecting corridors
 - Dedicated / shared bike lanes
 - Multi-use trails
 - Sidewalks within town and village centers
 13. Consider adopting official maps defining connected future street, sidewalk, and open space networks for designated growth areas.
 14. Enact regulatory changes to implement the Comprehensive Plan's cultural, historic, and recreational goals and strategies.
 - Mifflinburg Historic Preservation Ordinance
 - New Berlin Historic Preservation Ordinance and National Register eligibility
 - Neighborhood conservation overlay districts
 - Historic / rural preservation ordinances
 - Village / hamlet overlay districts
 - Design guidelines for infill development
 - Open space and recreational facilities in new developments
 - Parkland dedication ordinance / open space/ park fund
 15. Consider designating Route 45 and other appropriate scenic roadways as part of a countywide scenic byways program.
 16. Participate in regional park and recreational initiatives and partnerships.
 17. Improve parks to better meet the needs of residents.
 - Recreational facilities / accessibility
 - Park maintenance plans
 18. Determine if and how central sewer and water facilities will be supplied to the Village of Winfield growth area.
 19. Regionalize Mifflinburg's Sewer Authority.
 20. Determine how central sewer and water will be supplied to the Village of Forest Hill growth area.
 21. Address on-lot sewage system issues in Cowan using a limited community system.
 22. Address local energy need and production.
 - Promote local energy generation from renewable technologies for Mifflinburg Borough's Electric Company.
 - Address the need for an electric substation with Citizens Electric company in the Mifflinburg area.
 23. Support development of a new fire substation in the Village of Mazzepa.

Figure 13-4
Central Planning Area Future Land Use Map

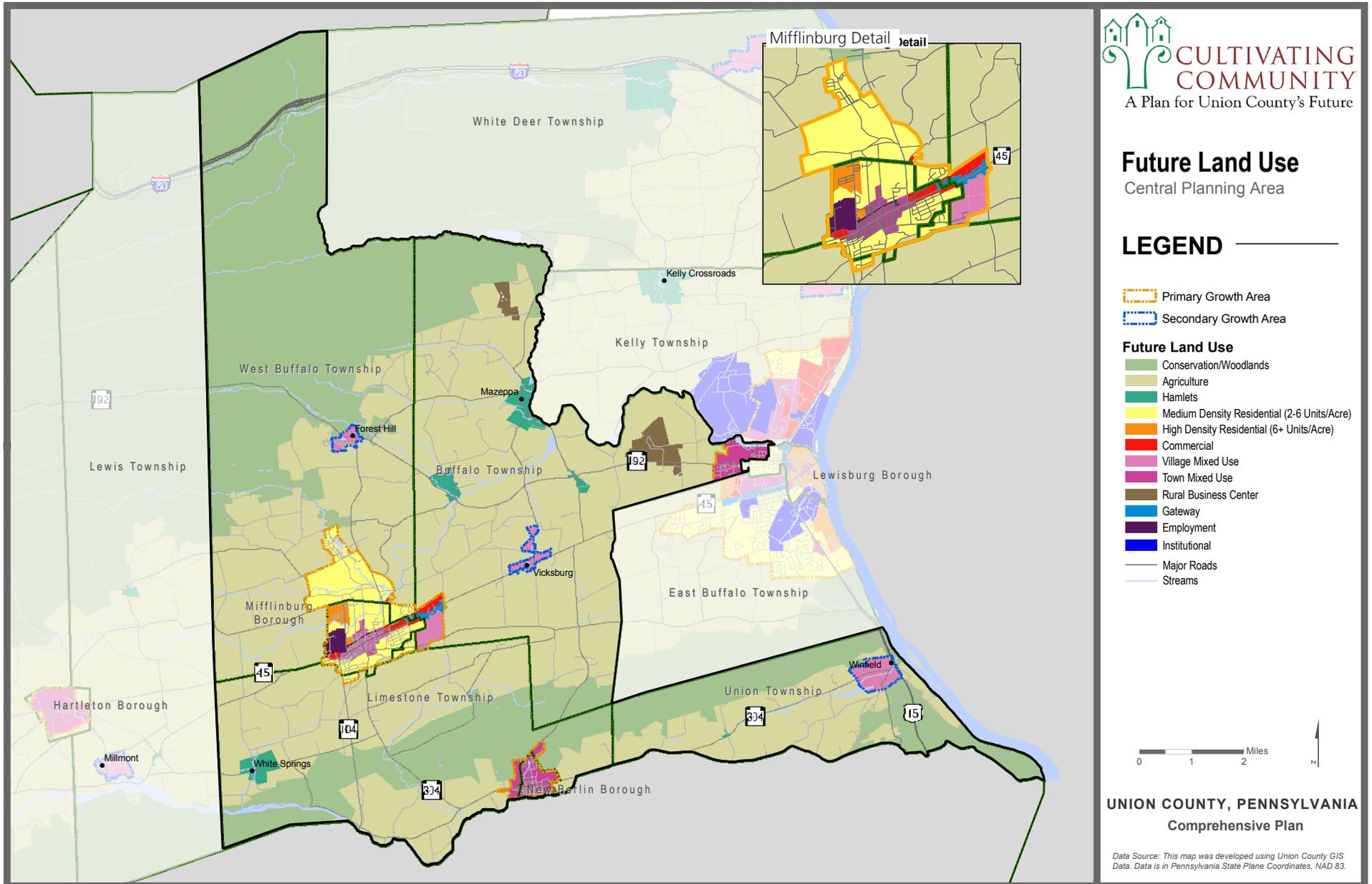


Table 13.3 Central Area Action Plan

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
Natural and Agricultural Resources						
C-1	Adopt ordinances to protect natural resources (e.g., conservation zoning, conservation subdivision design) and in transition areas (e.g., between effective Agricultural Preservation Zones and designated growth areas).	4-1, 4-7	Regulatory	Union, Limestone, West Buffalo, and Buffalo Townships, UCCD	PA DCED	Medium
C-2	Work with the Union County Conservation District and Planning Commission to designate the highest quality natural and agricultural areas as sending areas for the County TDR program.	4-1, 4-6, 5-1, 5-2, 5-4, 5-5	Planning/Policy, Partnership	Union, Limestone, West Buffalo, and Buffalo Townships, UCCD, UCPC	Union County, PA DCED	Medium
C-3	Adopt or revise agricultural preservation zoning ordinances in Union, Limestone, West Buffalo and Buffalo Townships.	4-6	Regulatory	Union, Limestone, West Buffalo, and Buffalo Townships	PA DCED	Medium
C-4	Adopt buffer/land use separation ordinances (e.g., 200-foot setbacks between new non-farm residences and existing agricultural operations) to minimize conflicts between agriculture and other land uses, in particular near growth areas boundaries.	4-6	Regulatory	Union, Limestone, West Buffalo, and Buffalo Townships, UCCD, Farm Bureau	PA DCED	Medium
C-5	Partner with the Union County Conservation District on new initiatives (e.g., energy production on farms, local distribution chains, on-site manure digesters, alternative production systems, nutrient management).	4-8, 4-9	Partnership	Union, Limestone, West Buffalo, and Buffalo Townships, UCCD	PA DEP, ARC Grants	High
Land Use						
C-6	Adopt the Primary and Secondary Growth Areas consistent with the Future Land Use map.	5-1, 5-2	Planning/Policy Regulatory	All area municipalities		High
C-7	Adopt municipal zoning (including agricultural preservation zoning) in Union and Limestone Townships consistent with the Future Land Use map.	5-1, 5-2, 5-5	Regulatory	Union and Limestone Townships	PA DCED	High
C-8	Evaluate existing municipal zoning ordinances to identify and eliminate inconsistencies with the Growth Management Framework and the Future Land Use Map.	5-1, 5-2, 5-5	Regulatory	All area municipalities, UCPC (technical assistance)		High

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
C-9	Consider regulatory approaches, using model development regulations developed by the County, to establish TND and mixed-use development patterns in the designated Primary and Secondary Growth Areas.	5-6, 5-8	<i>Regulatory</i>	<i>All area municipalities, UCPC</i>	<i>PA DCED</i>	<i>Medium</i>
C-10	Adopt zoning map changes, to implement the development pattern illustrated in the Future Land Use Map. Zoning changes should limit development outside of Growth Areas, Rural Business Center, or Hamlets.	5-1, 5-2	<i>Regulatory</i>	<i>All area municipalities; UCPC</i>		<i>High</i>
C-11	Work with Union County and the two other multi-municipal planning areas to establish a countywide TDR program. Establish receiving areas in the Primary and Secondary Growth Areas.	5-1, 5-2, 5-4	<i>Planning/Policy, Regulatory</i>	<i>All area municipalities; UCPC</i>	<i>UCCD, PA DCED</i>	<i>Medium</i>
C-12	Limit capital improvements, specifically related to infrastructure and expansion of public services, to the Primary and Secondary Growth Areas.	5-3	<i>Capital Investment*</i>	<i>Mifflinburg and New Berlin Boroughs, Buffalo, West Buffalo, Union, and Limestone Townships</i>		<i>Medium</i>
Housing						
C-13	Enact regulations and incentives (e.g., density bonuses) to encourage traditional neighborhood development (TND), residential mixed-use, and accessory apartment ordinances, and provide for the development of different housing types in designated growth areas.	6-2	<i>Regulatory</i>	<i>Mifflinburg and New Berlin Boroughs and West Buffalo Township (review/revise existing zoning); Limestone and Union Townships (adopt new zoning); UCPC (technical assistance)</i>	<i>PA DCED</i>	<i>Medium</i>
C-14	Encourage redevelopment of the Yorktowne Building to high-density, residential/mixed use that complements downtown Mifflinburg through rezoning, incentives, and infrastructure investments.	6-2, 7-7	<i>Regulatory, Partnership</i>	<i>Mifflinburg Borough, Union County IDC</i>	<i>Public-private partnership, PA DEP Land Recycling Program</i>	<i>High/ Med</i>

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
C-15	Enact regulations and incentives to limit new housing development outside of designated growth area (e.g., effective agricultural zoning, village/hamlet zoning, conservation subdivision design, transfer of development rights).	6-3	<i>Regulatory</i>	<i>All Area Municipalities</i>	<i>PA DCED</i>	<i>Medium</i>
C-16	Continue to use the Elm Street program to strengthen the neighborhood next to Chestnut Street in Mifflinburg and to improve connections between them.	6-5	<i>Partnership, Capital Investment*</i>	<i>MHRA, Mifflinburg Borough</i>	<i>PA DCED Residential Reinvestment Grants</i>	<i>Medium</i>
C-17	Identify historically significant structures that should be preserved for inclusion in a local historic preservation ordinance in Mifflinburg.	6-5	<i>Regulatory</i>	<i>Mifflinburg Borough, MHRA</i>	<i>PHMC</i>	<i>Medium</i>
C-18	Consider establishing a Central Region building inspection program with responsibility for inspecting rental properties in area municipalities.	6-6	<i>Regulatory</i>	<i>All area municipalities, Central Keystone Council of Governments</i>	<i>Rental inspection fee for landlords</i>	<i>Medium</i>
Economic Development						
C-19	Address vacant commercial properties along Chestnut Street in Mifflinburg by 1) providing technical assistance to merchants and 2) establishing a Central Region building inspector's program to conduct regular inspections of commercial buildings for code compliance.	7-7	<i>Partnership, Regulatory</i>	<i>Bucknell SBDC (technical assistance), Mifflinburg Borough, Central Keystone COG, MHRA</i>	<i>Bucknell / PA SBDC Program (technical assistance), inspection fees (code compliance)</i>	<i>Medium</i>
C-20	Pursue enactment of a historic preservation ordinance in Mifflinburg Borough as part of a revitalization and heritage tourism strategy.	7-8	<i>Regulatory</i>	<i>Mifflinburg Borough Planning Commission, MHRA, Borough Council</i>	<i>PHMC</i>	<i>Medium</i>

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
C-21	Increase the range of activities available in Mifflinburg for visitors by expediting the Lewisburg-Mifflinburg Rail-Trail, completing the Elias Church restoration for performances and lectures, promoting walking tours, and expanding heritage / special events.	7-8	Partnership, Capital Investment*	MHRA	DCNR and PennDOT (rail-trail); DCED (Elias Church restoration and special events – Festival Grant Program); Union County Tourism Fund	Medium
C-22	Encourage reuse of grayfield and brownfield sites in the Sensening Industrial Area in Buffalo Township, in the Mifflinburg and New Berlin Industrial Areas, and along the Route 45 corridor for locally based industries.	7-2	Planning / Policy, Regulatory, Capital Investment*	Union County IDC, Mifflinburg and New Berlin Boroughs, Buffalo and West Buffalo Townships, Chamber of Commerce	PA DEP Land Recycling Program, PA DCED Business in our Sites, DCED Second Stage Loan Program, industrial bonds for infrastructure	High
C-23	Encourage the redevelopment of the vacant Yorktowne factory building for mixed uses through appropriate zoning and incentives.	7-7	Regulatory, Partnership (public/private)	Mifflinburg Borough, UCPC (advisory)		High

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
Transportation						
C-24	<p>Implement targeted capacity improvements, particularly along the PA Route 45 corridor at higher volume intersections, to improve traffic flow through context-sensitive design solutions. Priorities include:</p> <ul style="list-style-type: none"> • Modify the traffic signal phasing at the intersection of PA Route 45 and Meadow Green Drive to provide an advanced phase for the southbound Meadow Green Drive approach. Additionally, provide a separate eastbound PA Route 45 right-turn lane. • Optimize the traffic signal timings at the intersections of US Rte 45 with PA Rte 304 and Forest Hill Road. Although a separate eastbound PA Route 45 left-turn lane is needed, downtown buildings and sidewalks constrain roadway widening. • Also, provide additional storage for the southbound Forest Hill Road left-turn lane. • Construct a single-lane roundabout at the intersection of PA Route 45 and 10th Street, or install a traffic signal. • Consider a roundabout or other gateway slowing effect at the intersection of Market and Front Streets in New Berlin. • Expand access opportunities to the schools on the east side of Mifflinburg to improve circulation and reduce congestion at the intersection of PA Route 45/Mable Street/Meadow Green Drive. Consider additional access along Furnace Rd, Grove Rd or modification to access along PA Rte 45. <p>Monitor the need for additional improvements to address capacity and safety issues.</p>	8-1	Capital Investment*	Mifflinburg Borough, New Berlin Borough, Buffalo, and West Buffalo Townships (as appropriate)	PennDOT, developer contributions	High

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
C-25	Adopt access management ordinances to improve traffic flow and safety and reduce speeds along the PA Route 45/Chestnut Street corridor. Coordinate ordinances with adjacent municipalities along the corridors, including East Buffalo Township in the Eastern Planning Area.	8-2	Regulatory	Mifflinburg Borough, Buffalo and West Buffalo Townships and UCPC (technical assistance)	SEDA-COG RPO, PA DCED	Medium
C-26	Enact regulations defining the responsibilities of new developments to mitigate traffic impacts and provide for alternative travel modes (i.e., traffic impact study ordinance and roadway design guidelines that address provision of pedestrian and bicycle facilities).	8-3	Regulatory	All area municipalities, UCPC (technical assistance)		Low
C-27	Consider traffic impact fee ordinances in accordance with the Pennsylvania Impact Fee Law, Act 209 of 1990 (amended in 2002). Consider adoption of a joint (multi-municipal) ordinance.	8-3	Regulatory	Buffalo and West Buffalo Townships, Mifflinburg Borough, UCPC (technical assistance)	Impact fees will cover the cost of developing and administering the ordinance	Medium
C-28	Pave and maintain shoulders of roadways identified as part of the countywide non-motorized network by Action CW-52 to a width of four to eight feet to safely accommodate non-motorized users.	8-4, 8-7	Capital Investment*	PennDOT, all area municipalities (as applicable)	PennDOT, developer contributions, CDBG, ARC Grants	Medium
C-29	Install/maintain signs and striping demarcating dedicated or shared bicycle lanes along streets and roadways identified as part of the countywide bicycle network by Action CW-49.	8-5, 8-11	Capital Investment*	PennDOT, all area municipalities (as applicable)	PennDOT, developers, CDBG, ARC Grants	Medium
C-30	Participate in implementation of the Mifflinburg-Lewisburg Rail Trail. Identify other opportunities to develop multi-use trails in the Central Planning Area. Priorities include connections to the Rail Trail. Other considerations include slowing traffic speeds for trail crossings (e.g., Forest Hill Road traffic speeds should be calmed to 30 mph within 1,000 ft of the Rail Trail crossing).	8-6	Capital Investment*	UCPC, Mifflinburg Borough and Buffalo Township	PA DCNR, PennDOT	Medium

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
C-31	Maintain and construct sidewalks as necessary to provide connected networks within walkable town and village centers, including the Mifflinburg and New Berlin Primary Growth Areas and the Vicksburg, and Winfield Secondary Growth Areas. Highest priorities include filling gaps along arterials and collectors, including PA 45. Other sidewalk priorities include Walnut St., Chestnut St., significant connecting streets in Mifflinburg, and both sides of Market Street and portions of Vine Street in New Berlin. Evaluate all crosswalks and repaint and increase their visibility (e.g., with high emphasis crosswalk markings) where necessary. Consider locations for median crossings, short medians, and related traffic calming tools. An ideal test model crossing is near the entrance to New Berlin at the intersection of Green and Vine Streets. Consider median crossings on Market Street at Plum and Hazel Streets. Provide curb extensions and crossing medians on Market and Vine Streets.	8-8	Capital Investment*	All area municipalities		Low
C-32	Consider preparing and adopting official maps defining connected future street and sidewalk networks for the Mifflinburg Primary Growth Area and the New Berlin, Forest Hill, Vicksburg, and Winfield Secondary Growth Areas.	8-8	Planning/Policy	All area municipalities, UCPC (technical assistance)		Medium
C-33	Enact parking regulations that reduce the number of spaces required through approaches such as shared parking, mixed-use development, and credits for multi-modal access. Include provisions for non-motorized travel modes (bike racks and hitching posts for horse-drawn vehicles where appropriate).	8-15, 8-17	Regulatory	All area municipalities (as applicable), UCPC (technical assistance)	PA DCED	Medium

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Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
C-34	Monitor parking along Route 45 in Mifflinburg and consider the need for metered parking in the future if parking demand increases.	8-16	Planning/Policy	Mifflinburg Borough, Mifflinburg Heritage and Revitalization		Low
C-35	Develop and implement a parking signage plan in Mifflinburg to guide both local residents and visitors to public parking areas.	8-16	Planning/Policy, Capital Investment*	Mifflinburg Borough, Mifflinburg Heritage and Revitalization		Medium
Cultural, Historic, and Recreational Resources						
C-36	Pursue enactment of local historic preservation ordinance in Mifflinburg to strengthen protection of historic resources and celebrate Mifflinburg's heritage.	9-2	Regulatory	Mifflinburg Planning Commission, Mifflinburg Heritage & Revitalization Association (MHRA)	PHMC	Medium
C-37	Pursue enactment of a local historic preservation ordinance in New Berlin to strengthen protection of resources and promote compatible infill development. As part of this process, determine the eligibility of a New Berlin Historic District listed on the National Register. If eligible, support and encourage the nomination phase of the district. Consider placement of historic street lamps in New Berlin.	9-2	Regulatory, Planning/Policy	New Berlin Planning Commission, New Berlin Borough, New Berlin Historical Society, Union County Historical Society	PHMC	High
C-38	Review the need for historic/rural preservation ordinances in the townships to strengthen protection of historic and agricultural structures and landscapes.	9-2	Regulatory	Buffalo, West Buffalo, Limestone, and Union Townships	PA DCED; PHMC	Medium
C-39	Consider regulatory approaches such as neighborhood conservation overlay districts, village/hamlet overlay districts, and design guidelines to promote compatible infill development in the designated secondary growth areas (Vicksburg, Forest Hill, and Winfield) and the five designated hamlets (Mazeppa, Cowan, Buffalo Crossroads, White Springs, and Dry Valley).	9-4	Regulatory	West Buffalo, Buffalo, Limestone, and Union Townships; Union County (technical assistance)	PA DCED	Medium

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
C-40	Increase involvement and awareness/promotion of existing cultural and historic resource related events, such as the Mifflinburg Christkindl, Oktoberfest, Buggy Museum, nearby covered bridges, and New Berlin Day; and measure success of the events on an annual basis. Additionally, identify interest or need to expand heritage related events in Mifflinburg and New Berlin.	9-7	Partnership	Mifflinburg Heritage & Revitalization Association (MHRA), New Berlin Historical Society, Susquehanna River Valley	PA DCED, Susquehanna River Valley	High
C-41	Consider scenic byways, starting with PA Route 45 and others as appropriate, to enhance protection of rural landscapes.	9-3	Planning/Policy	All area municipalities, UCPC (technical assistance)	SEDA-COG RPO	Medium
C-42	Participate in regional park and recreation initiatives (e.g., network of recreational providers, regional parks and open space plans).	9-10	Regulatory	All area municipalities	PA DCNR	Medium
C-43	Enact regulations (Townships: conservation subdivision ordinances, public land dedication, infill development ordinances; Borough: standards for incorporating open space into infill/redevelopment projects) to promote open space and recreational resources in new developments, particularly in the Mifflinburg and New Berlin Primary Growth Areas.	9-13	Regulatory	All area municipalities, UCPC (technical assistance)	PA DCED	Medium
C-44	Promote increased partnerships between municipalities and other park and recreation providers, such as the Mifflinburg Area School District and Lewisburg Area School District and other private institutions, to meet future parkland needs and reduce the need for public acquisition and management.	9-14	Partnership	All area municipalities, Mifflinburg Area School District, Lewisburg Area School District; Other private institutions		Medium
C-45	Consider an open space/park fund at the municipal or regional level to identify and acquire future parkland sites to help meet future community and neighborhood park needs.	9-9	Capital Investment*	All area municipalities	"Cash-in-lieu of" provisions in parkland dedication ordinances.	Low

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
C-46	Develop park maintenance plans and schedules for municipally owned parks. Maintenance schedules allowing replacement or investment in new equipment that meets national and ADA standards should be considered.	9-9	<i>Planning/Policy, Capital Investment*</i>	<i>New Berlin and Mifflinburg Boroughs, and Limestone Township</i>		<i>Low</i>
Community Facilities, Utilities, and Energy Conservation						
C-47	Regionalize Mifflinburg's Sewer Authority to address necessary infiltration upgrades to the current system and expansion needs for new growth in and around the Borough.	10-1	<i>Planning/Policy, Partnership</i>	<i>Mifflinburg Borough, Buffalo, West Buffalo and Limestone Townships, Sewer Authorities</i>	<i>New Development Projects, PA DEP, User Fees</i>	<i>High</i>
C-48	Determine if and how central sewer and water facilities will be supplied to the Village of Winfield Secondary Growth Area.	10-2	<i>Planning/Policy</i>	<i>Union Township</i>	<i>PA DEP</i>	<i>Medium</i>
C-49	Address on-lot sewage system issues in Cowan using a limited community system.	10-3, 10-5	<i>Capital Investment*</i>	<i>Buffalo Township and Sewer Authority</i>	<i>User Fees, New Development Projects</i>	<i>Medium</i>
C-50	Promote local energy usage from renewable technologies for Mifflinburg Borough's Electric Company.	10-6	<i>Capital Investment*</i>	<i>Mifflinburg Borough, Electric Company</i>	<i>USDA Rural Development Program, PA DCED, User Fees, PA DEP</i>	<i>High</i>
C-51	Address the need for an electric substation with Citizens Electric Company in the Mifflinburg area.	10-2	<i>Capital Investment*</i>	<i>Citizens Electric Company</i>	<i>User Fees</i>	<i>Medium</i>
C-52	Support the development of a new fire substation in the Village of Mazzepa by the Mifflinburg Hose Company #1.	10-8	<i>Capital Investment</i>	<i>Mifflinburg Hose Company #1, applicable municipalities</i>	<i>Local Services Tax, PA DCED, Private Development Projects</i>	<i>High</i>

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions. (See Appendix C for information on transportation cost estimates).

13.4 Western Planning Area Action Plan

Western Planning Area Action Plan

The Western Planning Area includes Lewis Township, Hartley Township, and Hartleton Borough (Figure 11-1). The Western Planning Area Action Plan identifies a “menu” of possible actions, some of which are already in progress, that these municipalities can take to implement the strategies described in Part II of *Cultivating Community: A Plan for Union County's Future*. The actions are listed in the order of the seven plan elements contained in Part II:

- Natural and Agricultural Resources (Chapter 4 of the Comprehensive Plan)
- Land Use (Chapter 5)
- Housing (Chapter 6)
- Economic Development (Chapter 7)
- Transportation (Chapter 8)
- Cultural, Historic, and Recreational Resources (Chapter 9)
- Community Facilities, Utilities, and Energy Conservation (Chapter 10)

The following information is presented for each action:

- **Strategy Reference:** The number of the relevant strategy or strategies in the associated plan element.
- **Type:** The type of action, organized into four general categories as follows:
 - » **Policy/Planning:** Establishing policies to guide decision-making or undertaking additional planning for specific implementation initiatives
 - » **Regulatory:** Adopting new or modifying existing zoning/land development regulations to achieve plan objectives
 - » **Capital Investment:** Undertaking specific capital projects (e.g., recreational facility/trail development or transportation improvements)
 - » **Partnerships:** Using partnerships among the public, private, and/or nonprofit/institutional sectors to leverage resources to carry out the action
- **Partner(s):** Who will be responsible for carrying out the action. This may include all, some, or one of the municipalities in the Western Planning Area and/or other partners involved in implementation. Note that in most instances where the Union County Planning Commission is listed as a responsible party, the Commission will be providing leadership and technical assistance (e.g., organizing committees, best-practice research, local contacts and resources, GIS mapping, etc.) to allow municipalities and other responsible parties to actually implement the actions of the Plan.
- **Potential Funding Sources:** Where applicable, possible sources of funding to implement the action.
- **Priority:** Municipal leaders assigned a priority level (high, medium, low) to each action to help establish an order for implementing the actions. The responses were then averaged by Planning Area.

The list of possible actions is long and complex. Therefore the work program identifying the individual actions to implement *Cultivating Community: A Plan for Union County's Future* will need to be reviewed annually following plan adoption through cooperation among the planning area municipalities with the assistance and support of Union County. To assist in this process, Table 13.4 provides an overall summary of the Western Planning Area Action Plan.

To begin the process of implementation, Western Planning Area municipalities should enter into a cooperative implementation agreement pursuant to the provisions of Section 1104 of the Municipalities Planning Code (MPC). Such an agreement establishes the processes to be used and the roles and responsibilities of the municipalities in implementing the action plan. By formally committing to a cooperative implementation agreement, the participating municipalities will be eligible for

benefits such as priority consideration for state financial or technical assistance for projects consistent with the plan, a regional transfer of development rights (TDR) program, and enhanced protection from exclusionary zoning challenges by developers.

The Western Planning Area Future Land Use Map (Figure 13-6) will serve as a foundation for the cooperative implementation agreement and as a guide for land use planning and implementation at the municipal level. Developed with the involvement of municipal officials in two workshops in July 2008, this map establishes the framework for managing growth and preservation to achieve the public consensus-based vision for Union County's future. The Growth Areas (Primary and Secondary) and Rural Resource Areas (Agricultural and Conservation/Woodlands) designated on this map provide the direction needed to coordinate implementing actions such as zoning and other regulatory changes; provision of public sewer, water, and other infrastructure; and acquisition of land or easements to protect farmland or valuable natural resources.

Western Planning Area Action Plan Summary

1. Adopt the Future Land Use Map, including designated Growth and Rural Resource Areas.
2. Enact regulatory changes to implement the Comprehensive Plan land use goals and strategies.
 - Farmland and natural resource protection
 - Buffers between farmland and other land uses
 - Adopt zoning and consider designating an "Agricultural Holding Zone" in Hartleton Borough
 - Consistency between municipal zoning and Future Land Use Map
 - TND / mixed-use development in growth areas
 - Village/hamlet zoning
3. Establish a Transfer of Development Rights (TDR) program.
4. Coordinate provision of public infrastructure and services with designated Growth Areas.
5. Work with the developer of the former Laurelton Center to ensure redevelopment includes a mix of uses and housing types.
6. Encourage small business development based upon the western area's natural assets and rural quality of life.
 - Technical and financial assistance, incentives, and favorable regulations (e.g., home occupation ordinances)
 - Assistance for small business establishment related to the target industry clusters at the former Laurelton Center.
7. Implement targeted roadway capacity improvements to improve traffic flow through context-sensitive design solutions.
 - Upgrade Shirk Road in Hartleton Borough to address immediate safety concerns.
8. Enact regulatory changes to implement the Comprehensive Plan transportation goals and strategies.
 - Roadway design guidelines
 - Parking regulations
9. Establish an on-road and off-road network to accommodate non-motorized users.
 - Paved shoulders along key connecting corridors
 - Dedicated / shared bike lanes
 - Multi-use trails
 - Sidewalks within town and village centers
10. Consider adopting official maps defining con-

nected future street, sidewalk, and open space networks for designated growth areas.

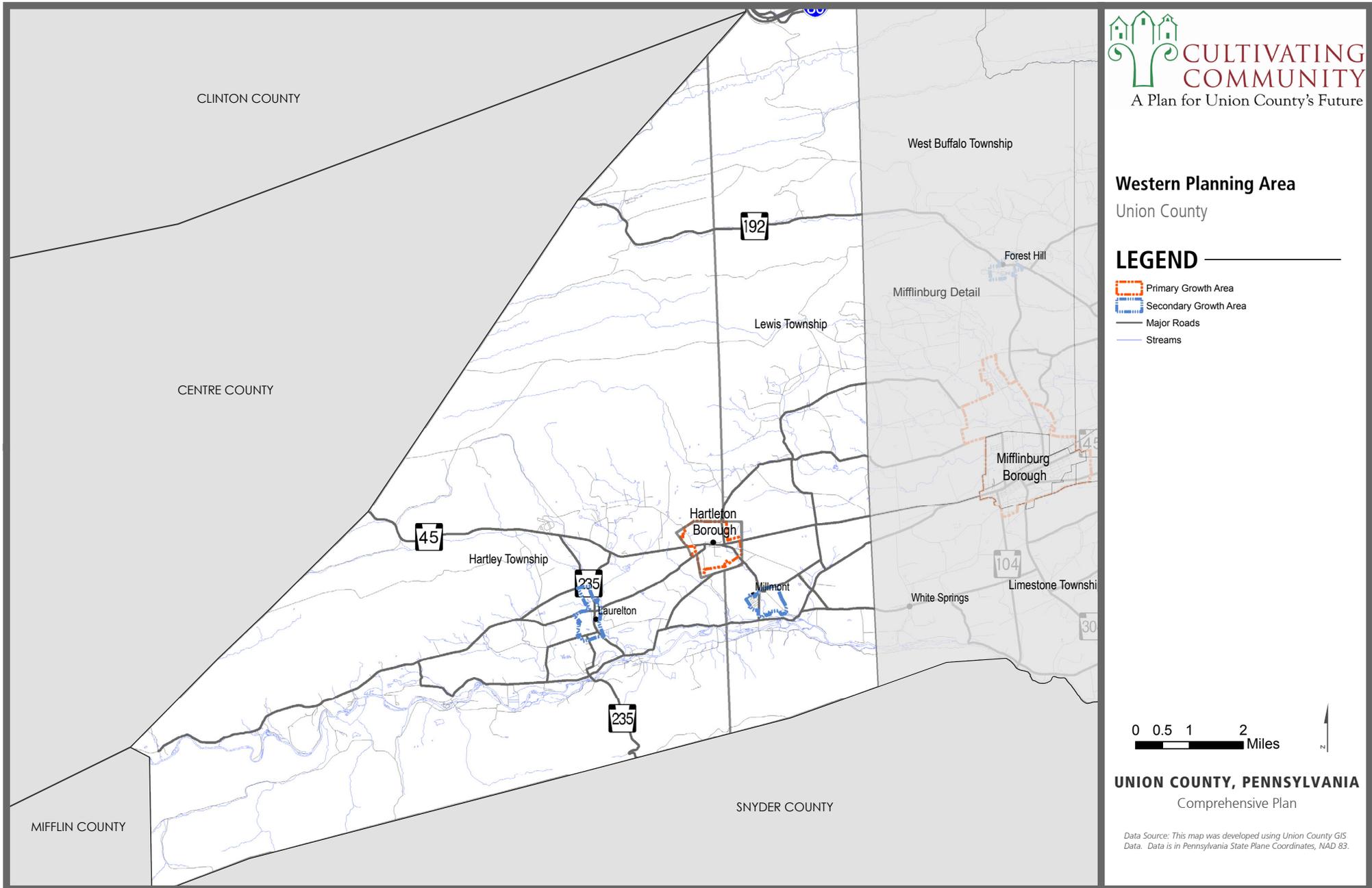
11. Enact regulatory changes to implement the Comprehensive Plan's cultural, historic, and recreational goals and strategies.
 - Hartleton Borough infill standards
 - Historic / rural preservation ordinances
 - Neighborhood conservation overlay districts
 - Village / hamlet overlay districts
 - Design guidelines for infill development
 - Open space and recreational facilities in new developments
 - Parkland dedication ordinance / open space/ park fund
12. Expand heritage related events.
 - Increase awareness of existing cultural and historic resources and events
 - Identify ways to expand heritage related opportunities
13. Consider designating Route 45 and other appropriate scenic roadways as part of a countywide scenic byways program.
14. Participate in regional park and recreational initia-

tives and partnerships.

15. Improve parks to better meet the needs of residents.
 - Recreational facilities / accessibility
 - Park maintenance plans
16. Direct new growth to support upgrades and maintenance to the existing sewer utilities.
17. Determine if and how central water will be supplied to the Hartleton Borough growth area.
18. Maintain the West End Fire Company and seek opportunities and sharing of resources with other fire companies.

Figure 13-5

Western Planning Area Base Map



Western Planning Area
Union County

LEGEND

- Primary Growth Area
- Secondary Growth Area
- Major Roads
- Streams

0 0.5 1 2 Miles

North Arrow

UNION COUNTY, PENNSYLVANIA
Comprehensive Plan

Data Source: This map was developed using Union County GIS Data. Data is in Pennsylvania State Plane Coordinates, NAD 83.

Figure 13-6
Western Planning Area Future Land Use

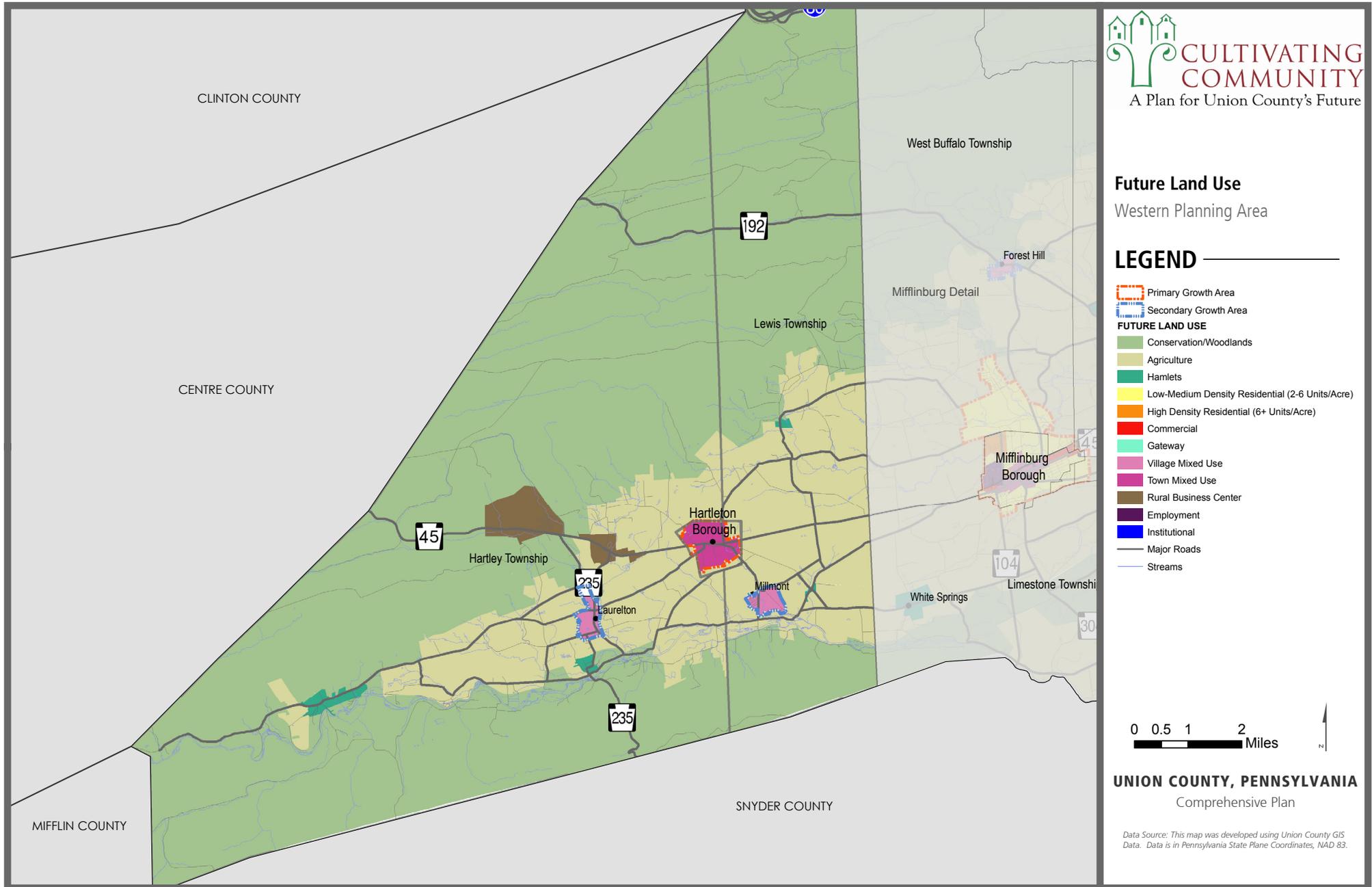


Table 13.4 Western Planning Area Action Plan

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
Natural and Agricultural Resources						
W-1	Adopt regulations to protect natural resources (e.g., conservation zoning, conservation subdivision design) and in transition areas (e.g., between effective Agricultural Preservation Zones and designated growth areas).	4-1, 4-7	Regulatory	Hartley and Lewis Townships	PA DCED	High
W-2	Work with Union County Conservation District and Planning Commission to designate the highest quality natural and agricultural areas as sending areas for the County TDR program.	4-1, 4-6, 5-1, 5-2, 5-4	Planning/Policy, Partnership	Hartley and Lewis Townships, UCCD, UCPC	UCPC, PA DCED	High
W-3	Revise agricultural preservation zoning ordinances in Hartley and Lewis Townships.	4-6	Regulatory	Hartley and Lewis Townships, UCCD, UCPC, Farm Bureau	PA DCED	Medium
W-4	With adoption of zoning in Hartleton Borough, consider designating an "Agricultural Holding Zone" to promote logical phasing of any future development.	4-6, 5-1, 5-2	Planning/Policy, Regulatory	Hartleton Borough, UCPC (technical assistance)		Medium
W-5	Enact conservation design subdivisions in transition areas (e.g., between effective Agricultural Preservation Zones and designated growth areas) to allow development on smaller lots while maintaining large tracts of open land.	4-6	Regulatory	Hartley and Lewis Townships, UCCD	PA DCED, PA DCNR	Medium
W-6	Partner with the Union County Conservation District on new initiatives (e.g., energy production on farms, local distribution chains, on-site manure digesters, alternative production systems, nutrient management).	4-8, 4-9	Partnership	Hartley and Lewis Townships, UCCD, SEDA-COG ERC	PA DEP, PSU Co-Op Ext.	Medium
Land Use						
W-7	Adopt the Primary and Secondary Growth Areas consistent with the Future Land Use map.	5-2	Regulatory	All area municipalities		Medium
W-8	Adopt municipal zoning in Hartleton Borough consistent with the Future Land Use Map.	5-1, 5-2, 5-5	Regulatory	Hartleton Borough; UCPC (technical assistance)		Medium

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
W-9	Evaluate existing municipal zoning ordinances to identify and eliminate inconsistencies with the Future Land Use Map.	5-1, 5-2, 5-5	<i>Regulatory</i>	<i>All area municipalities; UCPC (technical assistance)</i>		<i>Medium</i>
W-10	Consider regulatory approaches, using model development regulations developed by the County, to establish TND and mixed-use development patterns in the designated Primary and Secondary Growth Areas.	5-6, 5-8	<i>Regulatory</i>	<i>All area municipalities; UCPC (technical assistance)</i>	<i>PA DCED</i>	<i>Medium</i>
W-11	Adopt zoning map changes to implement the Future Land Use Map. Zoning changes should limit development outside of Growth Areas, Rural Business Center, or Hamlets.	5-1, 5-2	<i>Regulatory</i>	<i>All area municipalities; UCPC (technical assistance)</i>		<i>Medium</i>
W-12	Work with Union County and the two other multi-municipal planning areas to establish a countywide TDR program. Establish receiving areas in the Primary and Secondary Growth Areas.	5-1, 5-2, 5-4	<i>Planning/Policy, Regulatory</i>	<i>All area municipalities; UCPC (technical assistance), UCCD</i>	<i>UCCD, PA DCED</i>	<i>Medium</i>
W-13	Limit capital improvements, specifically related to infrastructure and expansion of public services, to the Primary and Secondary Growth Areas.	5-3	<i>Capital Investment*</i>	<i>All area municipalities</i>		<i>Low</i>
Housing						
W-14	Enact regulations and incentives, such as traditional neighborhood development (TND), residential mixed-use, and accessory apartment ordinances, to provide for the development of different housing types in designated growth areas (Hartleton Borough, Laurelton, and Millmont). Ensure that regulations are tailored to the scale and character of the existing communities.	6-2	<i>Regulatory</i>	<i>Hartleton Borough (adopt new zoning), Hartley and Lewis Townships (review/revise existing zoning); UCPC (technical assistance)</i>	<i>PA DCED</i>	<i>Medium</i>

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions.

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
W-15	Work with the developer of the former Laurelton Center to ensure that any housing proposed for the site includes a mix of housing types that meet the needs of area residents through zoning and incentives.	6-2	Regulatory, Partnership	Hartley Township, UCPC (technical assistance)	Public-private partnership, Union County	Medium
W-16	Enact regulations and incentives to limit new housing development outside of designated growth areas (e.g., effective agricultural zoning, village/hamlet zoning, conservation subdivision design, transfer of development rights).	6-3	Regulatory	Hartley and Lewis Townships; UCPC (technical assistance)	PA DCED	High
Economic Development						
W-17	Encourage small business development that is based upon the western area's natural assets and rural quality of life through technical and financial assistance, incentives, and a favorable regulatory environment (e.g., home occupation ordinances).	7-2, 7-8	Regulatory, Partnership	Chamber of Commerce, Susquehanna River Valley (marketing), Bucknell SBDC (technical assistance), municipalities (zoning)	PA DCNR, PA DCED, SEDA-COG loan programs	High
W-18	Provide assistance and incentives for small business establishment and development related to the target industry clusters at the former Laurelton Center.	7-1	Partnership	Bucknell SBDC (technical assistance), IDC (assistance with access to capital), UCPC	PA DCED Second Stage Loan Program, Machinery and Equipment Loan Fund; SEDA-COG loan programs.	High
Transportation						
W-19	Monitor the need for capacity and safety improvements, particularly along the PA Route 45 corridor, to improve traffic flow through context-sensitive design solutions. As an immediate priority, upgrade Shirk Road in Hartleton Borough to address safety concerns.	8-1	Capital Investment*	PennDOT, All area municipalities	PennDOT, developer contributions, CDBG, ARC Grants	Medium

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning session.

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
W-20	Adopt access management ordinances to improve traffic flow and safety along the PA Route 45 corridor. Coordinate ordinances with adjacent municipalities along the corridors, including Limestone and West Buffalo Townships in the Central Planning Area.	8-2	<i>Regulatory</i>	<i>All area municipalities, UCPC (technical assistance)</i>	<i>SEDA-COG RPO</i>	<i>Medium</i>
W-21	Enact regulations defining the responsibilities of new developments to mitigate traffic impacts and provide for alternative travel modes (i.e., traffic impact study ordinance and roadway design guidelines that address provision of pedestrian and bicycle facilities).	8-3	<i>Regulatory</i>	<i>All area municipalities, UCPC (technical assistance)</i>	<i>SEDA-COG RPO</i>	<i>Medium</i>
W-22	Pave and maintain shoulders of roadways identified as part of the countywide non-motorized network by Action CW-52 to a width of four to eight feet to safely accommodate non-motorized users.	8-4, 8-7	<i>Capital Investment*</i>	<i>PennDOT, All area municipalities (as applicable)</i>	<i>PennDOT, developer contributions, CDBG, ARC Grants</i>	<i>Medium</i>
W-23	Install/maintain signs and striping demarcating dedicated or shared bicycle lanes along roadways identified as part of the countywide bicycle network by Action CW-53.	8-5, 8-11	<i>Capital Investment*</i>	<i>PennDOT, All area municipalities (as applicable)</i>	<i>PennDOT, developers, CDBG, ARC Grants</i>	<i>Medium</i>
W-24	Identify opportunities to develop multi-use trails in the Western Planning Area (e.g., an extension of the Mifflinburg-Lewisburg Rail Trail).	8-6	<i>Capital Investment*</i>	<i>UCPC, All area municipalities (as applicable)</i>	<i>PA DCNR, PennDOT</i>	<i>Medium</i>
W-25	Develop a coordinated streetscape design program and identify targeted areas in Hartleton Borough for streetscape improvements.	8-8	<i>Capital Investment*</i>	<i>Hartleton Borough</i>	<i>PennDOT, CDBG</i>	<i>High</i>

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions.

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
W-26	Maintain and construct sidewalks as necessary to provide connected networks within walkable town and village centers, including the Hartleton Primary Growth Area and the Laurelton and Millmont Secondary Growth Areas. Highest priorities include filling gaps along arterials and collectors, including PA 45. Evaluate all crosswalks and repaint to increase their visibility (e.g., with high emphasis crosswalk markings) where necessary. Consider locations for median crossings, short medians, and related traffic calming tools.	8-8	Capital Investment*	All area municipalities	PennDOT, CDBG	Low
W-27	Consider preparing and adopting official maps defining connected future street and sidewalk networks for the Hartleton Primary Growth Area and the Laurelton and Millmont Secondary Growth Areas.	8-8	Planning/ Policy	All area municipalities, UCPC (technical assistance)	PA DCED	Medium
W-28	Enact parking regulations that reduce the number of spaces required through approaches such as shared parking, mixed-use development, and credits for multi-modal access. Include provisions for non-motorized travel modes (bike racks and hitching posts for horse-drawn vehicles where appropriate).	8-15, 8-17	Regulatory	All area municipalities (as applicable), UCPC (technical assistance)	PA DCED	Low
Cultural, Historic, and Recreational Resources						
W-29	Consider enactment of infill development standards in Hartleton Borough as part of a new zoning ordinance to strengthen protection of historic and rural resources and encourage compatible development.	9-4	Regulatory	Hartleton Borough, UCPC (technical assistance)	PA DCED	Medium

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Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
W-30	Following the countywide update of the 1978 preservation plan, review the need for historic/rural preservation ordinances in the townships (Lewis, Hartley) to strengthen protection of historic and agricultural structures and landscapes.	9-2	<i>Regulatory</i>	<i>Lewis Township, Hartley Township</i>	<i>PA DCED; PHMC</i>	<i>Medium</i>
W-31	Consider regulatory approaches such as neighborhood conservation overlay districts, village/hamlet overlay districts, and design guidelines to promote compatible infill development in the designated secondary growth areas (Millmont and Laurelton) and the designated hamlets (Pleasant Grove, Swengel, Glen Iron, and Weikert).	9-4	<i>Regulatory</i>	<i>Lewis and Hartley Townships; UCPC (technical assistance)</i>	<i>PA DCED;</i>	<i>Medium</i>
W-32	Increase involvement and awareness/promotion of existing cultural and historic resources and events, such as the West End Fair in Laurelton. Additionally, identify opportunities to expand heritage related events in the area.	9-7	<i>Policy/ Planning</i>	<i>UCPC West End Fair Association, All area municipalities, Susquehanna River Valley</i>	<i>Susquehanna River Valley; PA DCED</i>	<i>High</i>
W-33	Consider scenic byways, starting with PA Route 45 and others as appropriate, to enhance protection of rural landscapes.	9-3	<i>Policy/ Planning</i>	<i>All area municipalities, UCPC</i>	<i>SEDA-COG RPO</i>	<i>High</i>
W-34	Participate in regional park and recreation initiatives (e.g., network of recreational providers, regional parks and open space plans).	9-10	<i>Regulatory</i>	<i>All area municipalities</i>	<i>PA DCNR</i>	<i>Low</i>
W-35	Enact regulations (Townships: conservation subdivision ordinances, public land dedication, infill development ordinances; Borough: standards for incorporating open space into infill/redevelopment projects) in new developments, particularly in the designated growth areas.	9-13	<i>Regulatory</i>	<i>All area municipalities, UCPC (technical assistance)</i>	<i>PA DCED</i>	<i>Medium</i>

Ref.#	Action	Strategy Reference	Type	Partner(s)	Potential Funding Sources	Priority
W-36	Promote increased partnerships between municipalities and other park and recreation providers, such as the Mifflinburg Area School District and other private institutions, to help meet future parkland needs and reduce the need for public acquisition and management.	9-14	Partnership	All area municipalities, Mifflinburg Area School District; West End Youth Group, other private institutions		Medium
W-37	Consider an open space/park fund at the municipal or regional level to identify and acquire future parkland sites to help meet future community and neighborhood park needs.	9-9	Capital Investment*	All area municipalities	"Cash-in-lieu of" provisions in parkland dedication ordinances	Medium
W-38	Develop park maintenance plans and schedules for municipally owned parks. Maintenance schedules allowing replacement or investment in new equipment that meets national and ADA standards should be considered.	9-9	Capital Investment*	All area municipalities		Medium
Community Facilities, Utilities, and Energy Conservation						
W-39	Strategically direct new growth in the western region's designated growth areas to support upgrades and maintenance to the existing sewer/water utilities.	10-2, 10-3	Planning/Policy	All area municipalities, sewer authorities	New Development Projects	High
W-40	Determine if and how central water facilities will be supplied to the designated growth area for Hartleton Borough.	10-2, 10-3	Planning/Policy	All area municipalities		Low
W-41	Maintain the West End Fire Company and seek opportunities for coordination and sharing of resources with other Union County fire companies.	10-7, 10-8	Partnership	Hartley Township, West End Fire Co, Mifflinburg Hose Company #1		High

*This item has municipal budget implications. Each municipality should consider the budget implications of this action and set priorities in their next annual capital budget planning sessions.