

**SULLIVAN COUNTY
COMPREHENSIVE PLAN**

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In Conjunction With the Sullivan County Planning Commission

SULLIVAN COUNTY COMPREHENSIVE PLAN

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SULLIVAN COUNTY COMPERHENSIVE PLAN

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Chapter 1 - Introduction

The Sullivan Comprehensive Plan – Background

Act 170 of 1988 amended the Municipalities Planning Code to require counties which have not prepared comprehensive plans to do so within three years of February 21, 1989. It was with this mandate in mind that the Pennsylvania Department of Community and Economic Development (DCED) offered grant funds to Sullivan County in 2008 to undertake the preparation of its first complete comprehensive plan. While there were some portions of plans undertaken in earlier years, this project is the first complete comprehensive plan undertaken by the County. Approximately 50% of the funding is from the Pennsylvania's Land Use Planning Technical Assistance Program. In addition local match of in-kind services and cash funds were provided by Sullivan County.

A key factor which contributed to the advancement of this project was the Sullivan County Geographic Information Systems (GIS) capabilities housed within the Planning Department which prepared the mapping for the project.

A strong interest in community planning in Sullivan County was felt perhaps due to the anticipated impacts of gas well exploration in the Marcellus Shale formation throughout northern Pennsylvania. There are a host of issues related to Marcellus Shale including well locations and impacts, associated spin off development, water and transportation impacts.



**A Comprehensive Plan is a policy
statement and is not an enforceable
Ordinance or regulation**

The Comprehensive Plan – What Is It

The Comprehensive Plan is a planning document, including text, charts, graphs and maps, adopted by the County Commissioners as a policy guideline to decisions regarding the physical development of a county over a 10-20 year period. It is considered as a tool or mechanism through which a County identifies its goals and objectives for the future and establishes practical strategies to achieve those goals. It is meant for use by the Commissioners, County staff, municipal officials and other government agencies, authorities, private citizens and the business community. A Plan provides a framework for county decisions relating to land use, housing, transportation, community facilities and utilities and other community-related issues.

Comprehensive Municipal Planning is an orderly process or activity through which a county attempts to correct present problems or issues, and address its future development. This report will collect, compile and analyze data relevant to the past, present and future of Sullivan County.

Legal Status of the County Comprehensive Plan

Any Comprehensive Plan is a policy statement and is not an enforceable Ordinance or regulation. However, the Municipalities Planning Code does require, after the adoption of a County Comprehensive Plan, that a review opportunity be granted to the county planning agency by the Commissioners before it takes action on certain types of activities. In accord with the Municipalities Planning Code, each of the following proposed actions must be reviewed by the county planning commission to determine its consistency with the objectives of the county comprehensive plan.

1. the location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pierhead or watercourse;
2. the location, erection, demolition, removal or sale of any public structure located within the county;
3. the adoption, amendment or repeal of an official map, subdivision and land development ordinance, zoning ordinance or provisions for planned residential development, or capital improvements program; or
4. the construction, extension or abandonment of any water line, sewer line or sewage treatment facility.

Despite this mandated review, the Planning Code provides that an action taken by County Commissioners cannot be declared invalid “on the basis that such action is inconsistent with, or fails to comply with, the provisions of the County Comprehensive Plan.” The

Planning Code clearly establishes that the Planning Commission's recommendations, while clearly relevant and important, are intended to be advisory in nature.

Legal Status of County Comprehensive Plans Within Municipalities

Following the adoption of a comprehensive plan by a county, any proposed action of the governing body of a township or borough, its departments, agencies and appointed authorities shall be submitted to the county planning commission for its recommendations if the proposed action relates to:

1. the location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pierhead or watercourse;
2. the location, erection, demolition, removal or sale of any public structure located within the county;
3. the adoption, amendment or repeal of an official map, subdivision and land development ordinance, zoning ordinance or provisions for planned residential development, or capital improvements program; or
4. the construction, extension or abandonment of any water line, sewer line or sewage treatment facility.

The recommendation of the county planning commission shall be made to the municipality within 45 days and the proposed action shall not be taken until the recommendation is made. If the county planning agency fails to act within 45 days, it shall waive its right to comment.

Legal Authority for the Comprehensive Plan

The legal authority for comprehensive planning and for land use ordinances to implement the plan is provided by the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended). This enabling legislation sets forth an outline of what is typically required in the plan and ordinances and specifies steps involved in their development and adoption. The Planning Code's primary intent, purpose and scope is "to protect and promote safety, health, and morals; to accomplish coordinated development; to provide for the general welfare by guiding and protecting amenity, convenience, future governmental, economic, practical, and social and cultural facilities, development and growth, as well as the improvement of governmental process and functions; to guide uses of land and structure, type and location of streets, public grounds and other facilities; to promote the conservation of energy through the use of planning practices and to promote the effective utilization of renewable energy sources; and to permit municipalities to minimize such problems as may presently exist or which may be foreseen."

Plan Content

A Comprehensive Plan is based on guidelines established in the Municipalities Planning Code and includes the following basic elements:

1. A statement of objectives of the county concerning its future development, including, but not limited to, the location, character and timing of future development.
2. A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.
3. A plan to meet the housing needs of present residents and of those individuals and families expected to reside in the municipality, which may include conservation, rehabilitation, and the accommodation of expected new housing types at appropriate densities for households of all income levels.
4. A plan for the movement of people and goods.
5. A plan for community facilities and utilities, which may include education, recreation, municipal buildings, fire and poice stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility cooridor and other similar facilities or uses.
6. A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.
7. A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.
8. A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous municipalities.
9. A plan for the protection of natural and historic resources to the extent not preempted by federal or state laws.
10. A plan for the reliable supply of water, considering current and future water resources availability, uses and limitations.

In addition, a Comprehensive Plan may include:

11. The identification of areas where growth and development will occur so that a full range of public infrastructure services can be adequately planned and provided as needed to accommodate growth.
12. A plan element to promote energy conservation and the effective utilization of renewable energy sources.

The above plan elements are appropriate for both county and municipal comprehensive plans. In addition the county comprehensive plan shall identify:

- ▶ important natural resources in the county;
- ▶ land uses of regional impact and significance;
- ▶ plan for the preservation and enhancement of prime agricultural lands; and
- ▶ plan for historic preservation

In preparing the Comprehensive Plan, the planning agency shall make careful surveys, studies and analyses of various physical features and cultural resources of the county.

Once adopted, a county uses its Plan to accomplish the recommendations included therein. The document should not be considered as final or unchangeable. Conditions and circumstances do change and evolve over time, and the municipality should review the document every few years to determine its continued relevance and if it requires revision or updating to reflect unforeseen factors or circumstances.

The Approach to a Comprehensive Plan

The initial step in undertaking the Comprehensive Plan is to objectively analyze the county from a number of perspectives. A thorough review of existing conditions, facilities, services and features is utilized. Concerns, issues and problems must be identified and catalysts for and limitations to development determined. Fragile and special resource or environmentally sensitive areas must be located, including steep slopes, floodplains, wetland, and prime farmlands. These features must be mapped so they can be considered during the development of the municipality's land use policies and implementing regulations.

Growth issues must be identified and addressed and a response incorporated into the plan's land use component. The land use objectives must consider the community's environmental limits to development, as well as public opinion toward future growth.

The second step involves development of a set of goals and objectives, and recommendations intended to achieve the desired results. Ultimately, the recommendations need to be molded into implementation strategies which will set forth a schedule for both short and long term achievement of the identified goals.

Citizen input and participation are critical elements of the comprehensive plan. Good planning involves citizens, not just the planners and the elected officials, and attempts to establish a consensus of opinions.



Chapter 2 – Background Information Compiled on Sullivan County

Regional Setting

Sullivan County is situated in north central Pennsylvania and is the center of the Endless Mountains region (see Figure 2-1). It is a rural county with a high level of scenic beauty including mountains, streams, lakes, farms and forest features. The middle and upper reaches of the Loyalsock and Muncy Creeks are the predominate streams both flowing southwest to the West Branch Susquehanna River. Parts of Sullivan County also include the headwaters of several other high quality streams including Fishing, Mehoopany, Schrader and Lycoming Creeks.

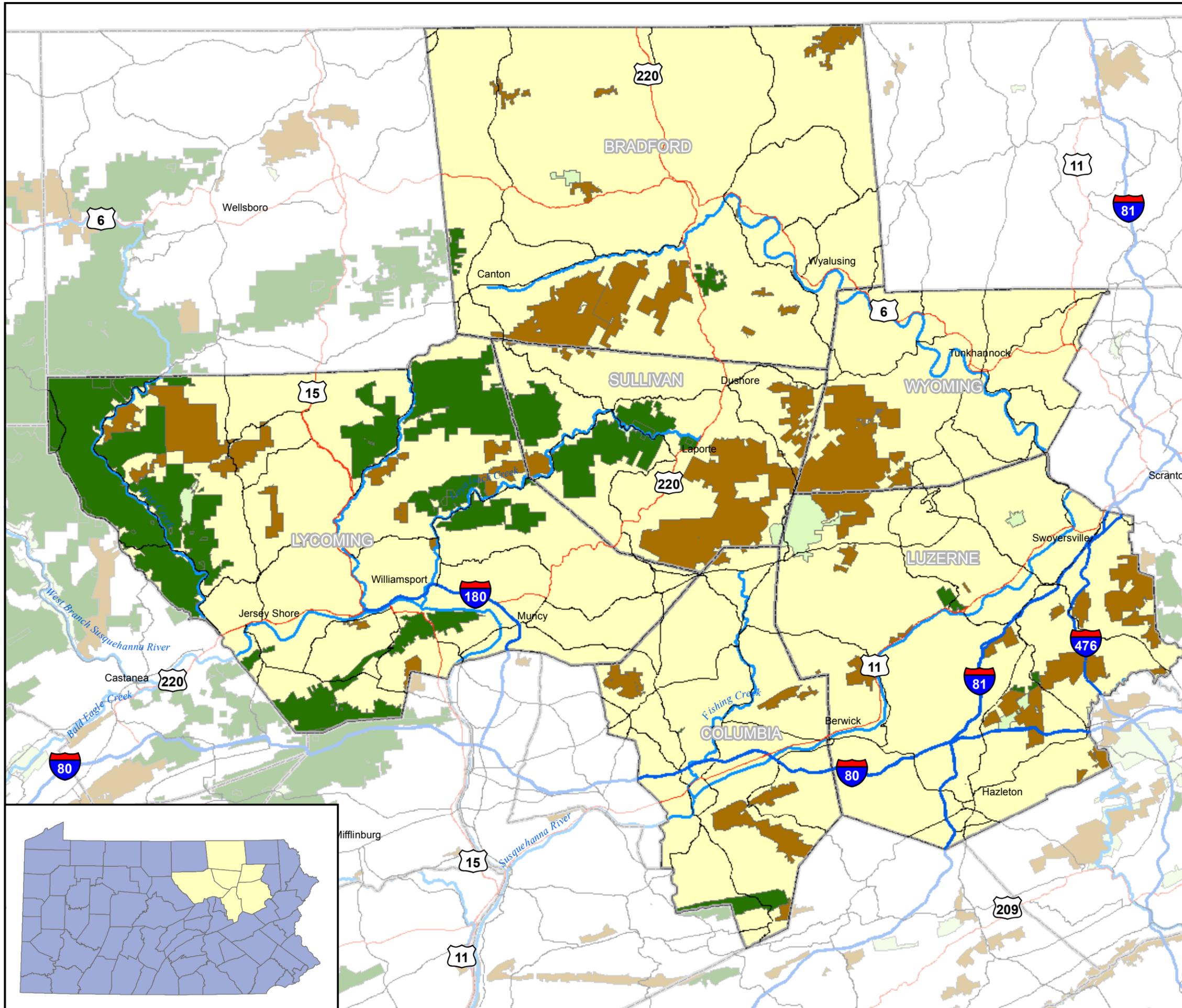
Laporte, the geographic center of the County, is typically a 1 to 1½ hour drive to regional urban centers including Wilkes-Barre (56 miles), Elmira (65 miles), Scranton (72 miles) and Binghamton (88 miles). Travel times are longer than normally would be expected due to the mountain roadways. Williamsport, a 40 miles drive to the southwest, may be reached in less than 1 hour depending on traffic conditions.

Sullivan County is within 4 hours driving time of major metropolitan areas including Syracuse (160 miles), Philadelphia (165 miles), Rochester (183 miles), Baltimore (187 miles), New York (187 miles), Buffalo (207 miles) and Pittsburgh (234 miles). The County is ideally situated for tourism and outdoor recreation pursuits including Eagles Mere, a resort community established in the late 1800's.

Currently, the five leading employment sectors for the County include: 1) Health Care and Social Assistance; 2) Local Government; 3) Retail; 4) Manufacturing and 5) Accommodations and Food Services. Historically, agriculture, coal mining and forestry have had significant economic and land use impacts. The entire County is underlain by Marcellus shale, a bedrock layer which has a great potential for the recovery of natural gas. As with past extractive operations, a careful balance is required to maintain the natural beauty and to gain economic benefits from the development of this resource.

Knowledge of the County's demographic, housing, natural resource, land use, economic, transportation, and community infrastructure characteristics will aid in the development of a Comprehensive Plan that both protects the environment and stimulates the economy.

Surrounding Region Figure 2-1

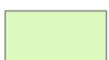
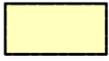


 County Boundary

Roads

-  Interstate
-  US Highway
-  Major

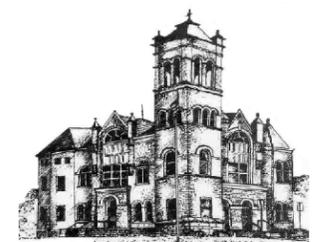
Streams

- 
-  PGC State Gamelands
-  DCNR State Parks
-  DCNR State Forest
-  Contiguous Counties



 Miles
0 2.5 5 10 15 20 25

Prepared By: Sullivan County Planning and Development Department

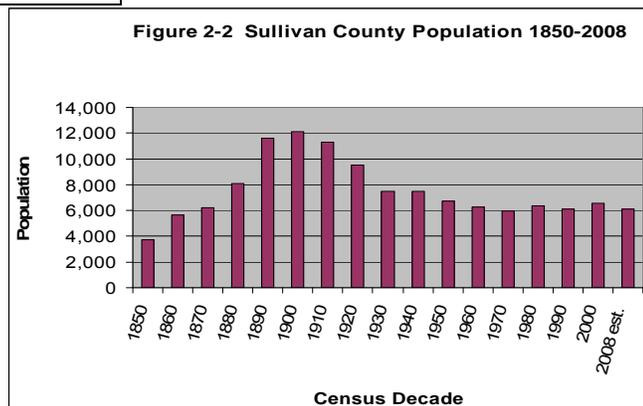


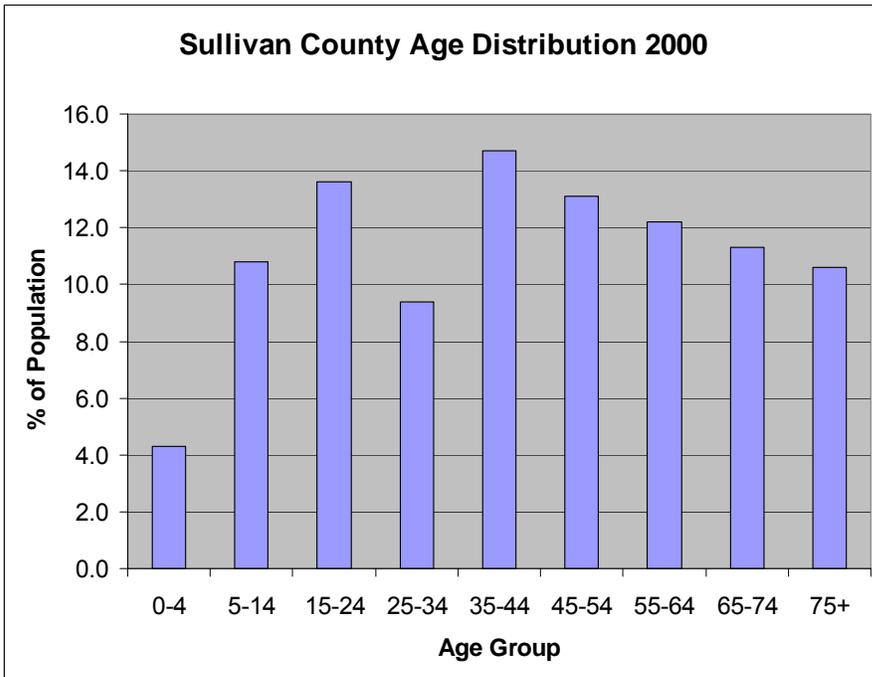
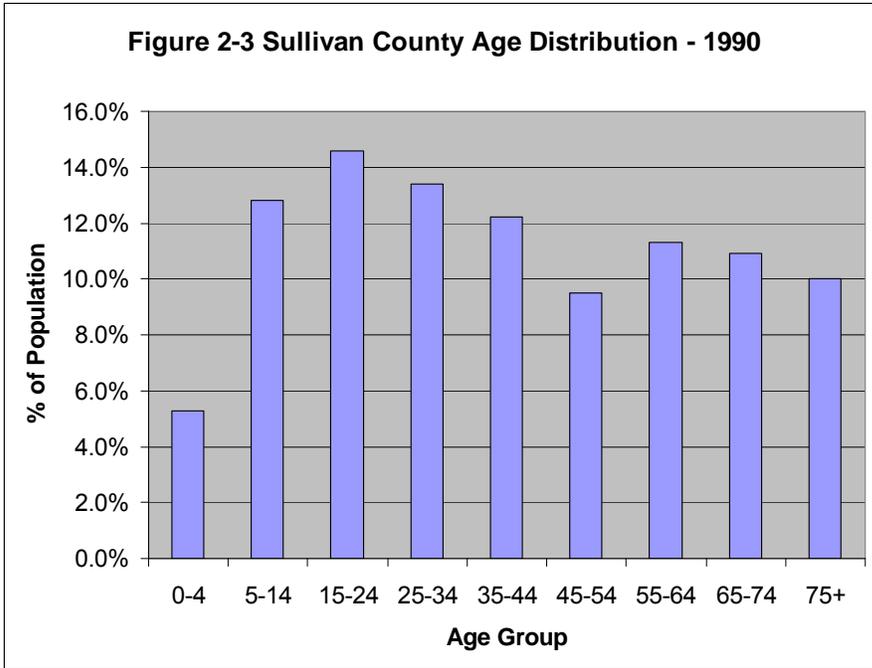
Sullivan County Demographic Characteristics

The Sullivan County population at the time of the 2000 Census was 6,556. The highest recorded population for the County as shown in Table 2-1 was 12,134 residents in 1900. Population declines were experienced during all decades of the 20th century with the exception of 1930-1940 (negligible increase), 1970-1980 (+6.5%) and 1990-2000 (+7.4%). Since 1950 the population has been relatively stable due to the modest up and down fluctuations between decades (see Figure 2-2). The 2008 estimate was obtained from the Census Bureau and is based on statistics they monitor including births, deaths, Federal income tax returns, Medicare enrollees, military movements and group quarters statistics.

Table 2-1 Sullivan County Populations Change 1850-2008

Sullivan County			
Year	Population	Previous Decade	
		Numerical Change	Percentage Change
2008 est.	6,124	-432	-6.6%
2000	6,556	452	7.4%
1990	6,104	-245	-3.9%
1980	6,349	388	6.5%
1970	5,961	-290	-4.6%
1960	6,251	-494	-7.3%
1950	6,745	-759	-10.1%
1940	7,504	5	0.1%
1930	7,499	-2,021	-21.2%
1920	9,520	-1,773	-15.7%
1910	11,293	-841	-6.9%
1900	12,134	514	4.4%
1890	11,620	3,547	43.9%
1880	8,073	1,882	30.4%
1870	6,191	554	9.8%
1860	5,637	1,943	52.6%
1850	3,694		

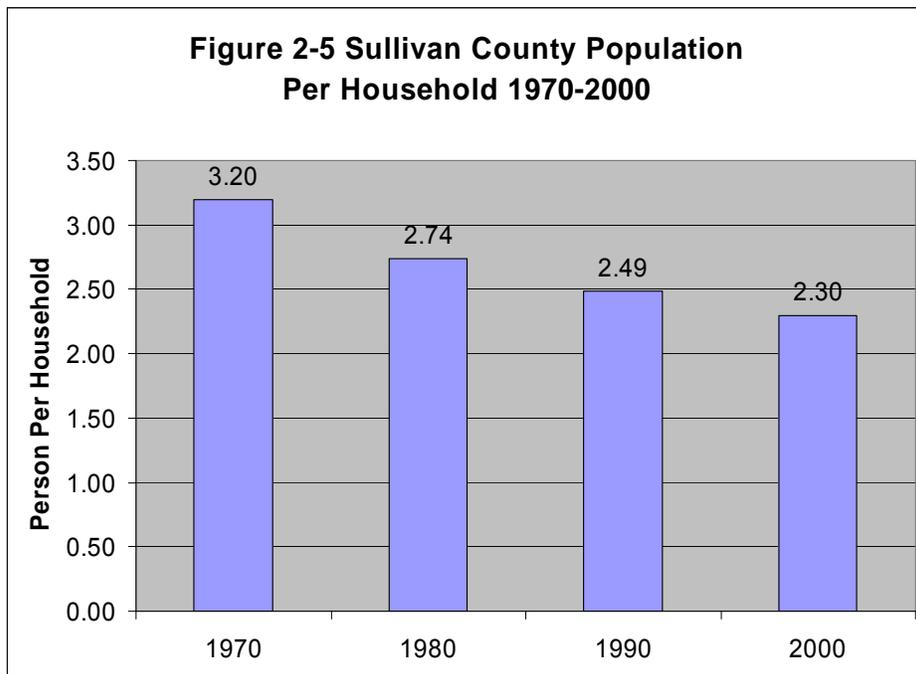
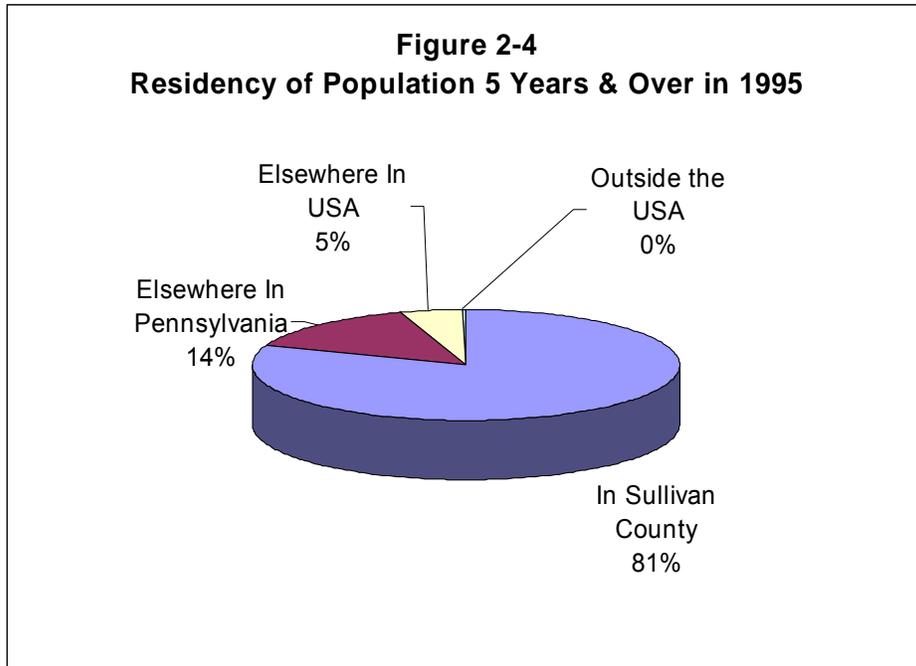




A review of age distribution charts for 1990 and 2000 (Figure 2-3) suggests several trends for the County including outmigration of 15-24 year olds and to a greater extent 25-34 year olds and in-migration of ages 55-64 and older. Note that a population distribution curve not influenced by in or out-migration would have the highest percentage in the 5-14 group with successive age groups diminishing in amount at a greater rate than displayed for Sullivan County.

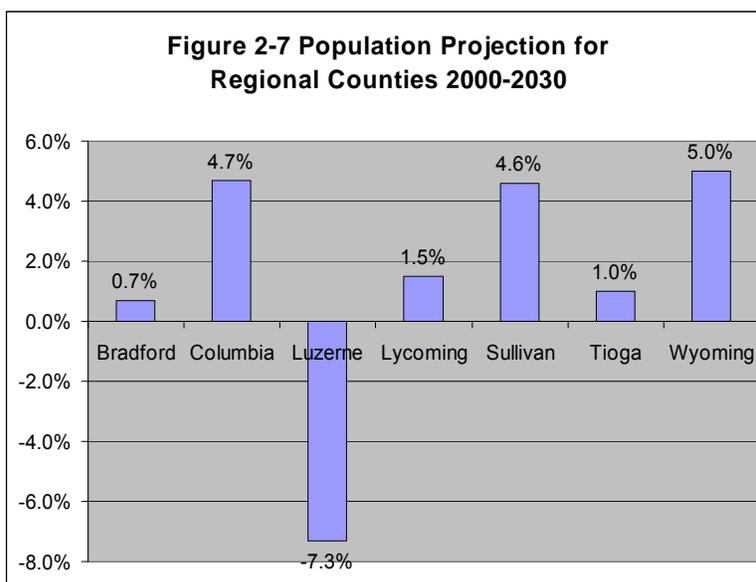
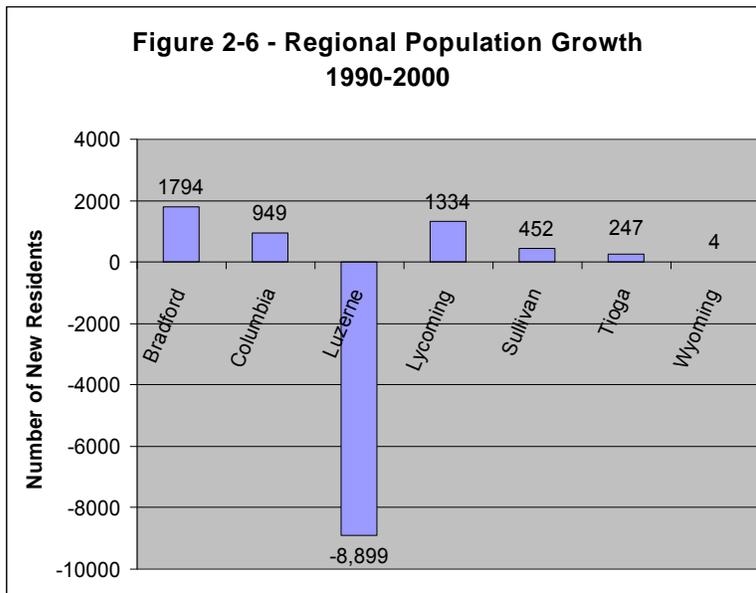
Figure 2-4 Residency of Population 5 Years and Older in 1995 confirms a very stable population with 81% as residents in 1995.

Figure 2-5 Sullivan County Population Per Household shows a reduction from 3.20 to 2.30 persons per household from 1970 to 2000. The trend to smaller families and fewer persons per household is a national trend with which Sullivan County is consistent.



Regional Population Trends

A group of six counties surrounding Sullivan County were selected for the purpose of compiling regional trends. Bradford County experienced the largest increase between the 1990 and 2000 Censuses (see Figure 2-6). Only Luzerne County experienced a population decline for this time period. Population projections are available from the Bureau of Watershed Management of the Pennsylvania Department of Environmental Protection (PA DEP) for 2010 – 2030. These projections are based on 1980-2000 historical data and forecast a 4.6% increase for Sullivan County between 2000 and 2030 (see Figure 2-7).

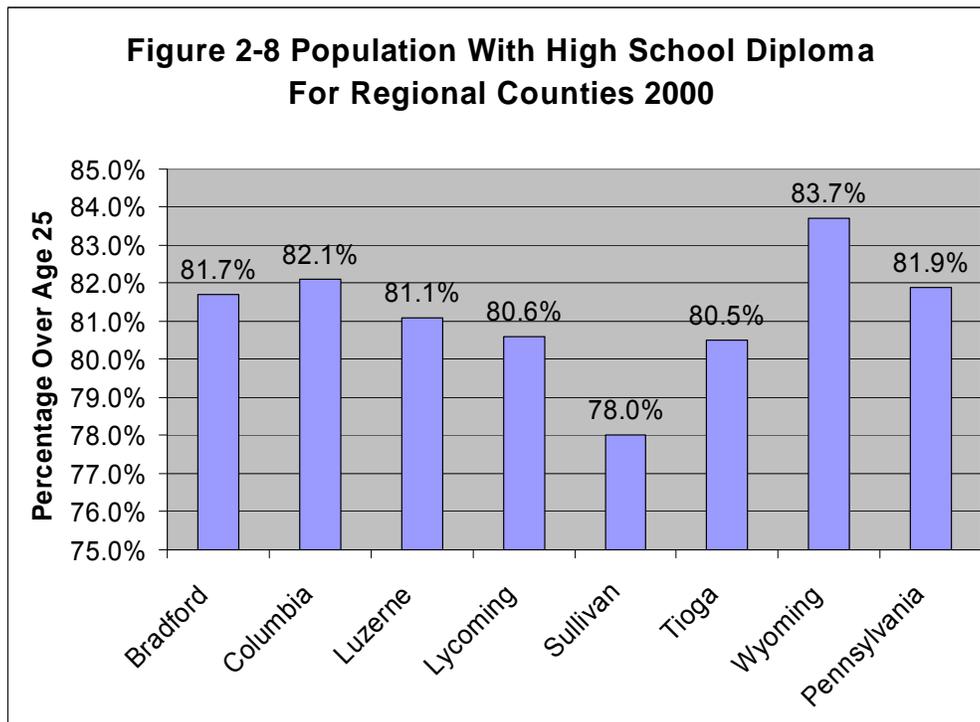


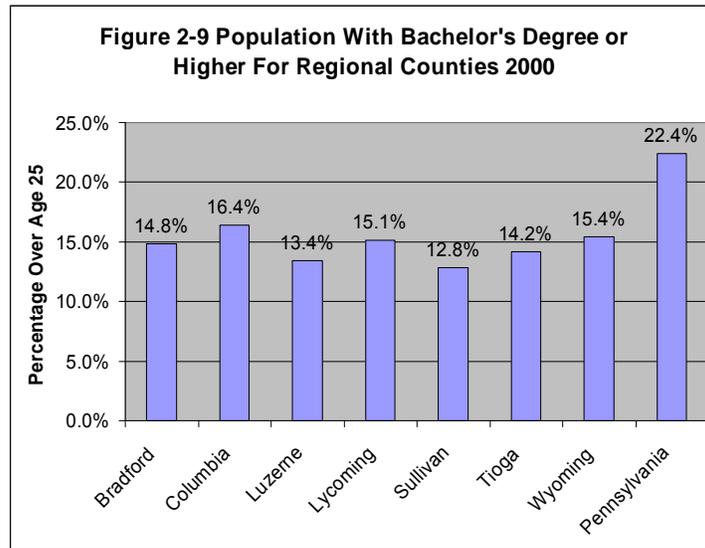
In terms of population density, i.e. persons per square mile, Sullivan County is the most sparsely population county in the regional grouping at 14.6 persons per square mile. The most densely populated county is Luzerne County at 358.3 persons per square mile (see Table 2-2).

Table 2-2 Regional Population Trends

	Population		Change 1990-2000		Land Area Square Miles	Population Density
	1990	2000	Number	Percent		2000 Persons/Sq.Mile
Bradford	60,967	62,761	1794	2.9%	1,150.7	54.5
Columbia	63,202	64,151	949	1.5%	485.6	132.1
Luzerne	328,149	319,250	-8,899	-2.7%	891.0	358.3
Lycoming	118,710	120,044	1334	1.1%	1,234.9	97.2
Sullivan	6,104	6,556	452	7.4%	450.0	14.6
Tioga	41,126	41,373	247	0.6%	1,133.8	36.5
Wyoming	28,076	28,080	4	0.0%	397.2	70.7

Another statistic based on U.S. Census Bureau data is Education Attainment. Charts are provided that indicate the percentage of the population over age 25 that have obtained a High School Diploma or a Bachelor’s Degree for the regional county grouping and Pennsylvania (see Figures 2-8 and 2-9).





Sullivan County Municipalities

Table 2-3 Municipal Age Profile 1990-2000 Sullivan County Municipalities

Municipality	Total Population			Median Age		Under Age 18			Age 65 & Over		
	1990	2000	% Change 1990-2000	1990	2000	1990	2000	% Change 1990-2000	1990	2000	% Change 1990-2000
Cherry Twp.	1481	1718	16.0%	36.4	41.4	356	403	13.2%	242	323	33.5%
Colley Twp.	600	647	7.8%	22.0	21.7	148	187	26.4%	130	126	-3.1%
Davidson Twp.	597	626	4.9%	35.9	43.3	121	115	-5.0%	104	122	17.3%
Dushore Boro.	738	663	-10.2%	38.1	42.2	166	139	-16.3%	177	157	-11.3%
Eagles Mere Boro.	123	153	24.4%	48.0	62.4	20	8	-60.0%	30	63	110.0%
Elkland Twp.	565	607	7.4%	34.9	47.0	156	127	-18.6%	100	149	49.0%
Forks Twp.	355	407	14.6%	37.3	45.4	91	81	-11.0%	62	92	48.4%
Forksville Boro.	160	147	-8.1%	30.4	43.5	47	26	-44.7%	20	26	30.0%
Fox Twp.	300	332	10.7%	40.9	43.3	62	61	-1.6%	53	58	9.4%
Hillsgrove Twp.	337	265	-21.4%	47.0	43.8	71	50	-29.6%	116	52	-55.2%
Laporte Boro.	328	290	-11.6%	64.0	58.7	50	39	-22.0%	160	128	-20.0%
Laporte Twp.	213	373	75.1%	42.9	46.2	48	71	47.9%	40	76	90.0%
Shrewsbury Twp.	307	328	6.8%	37.0	43.0	74	59	-20.3%	41	62	51.2%
Sullivan County	6104	6556	7.4%	38.2	43.0	1410	1366	-3.1%	1275	1434	12.5%
Pennsylvania				35.0	38			-4.6%			4.9%

Municipal Age Profile Trends 1990-2000 (see Table 2-3 and Figure 2-10):

-Cherry Township (+237) and Laporte Township (+160) experienced the highest increases. The only municipalities with losses included Dushore Borough (-75), Forksville Borough (-13), Hillsgrove Township (-72) and Laporte Borough (-38).

-Eagles Mere and Laporte Boroughs have extremely high Median Ages. There are many other municipalities with moderately high Median Ages.

-Only the Townships of Cherry, Colley and Laporte have increased the number of residents under age 18.

-The age category 65+ increased 12.5% for Sullivan County, more than double the Pennsylvania rate. Many municipalities show significant increases in this age group, however Dushore and Laporte Boroughs and Hillsgrove Township all had considerable losses in 65+. These municipalities also had losses in their total population numbers.

Table 2-4 Population Profile 1990-2000 Sullivan County Municipalities

Municipality	Population		% Change 1990- 2000	Land Area (sq. mi)	Persons Per Square Mile	Median Age	% Age 65 & Over	Minority %
	1990	2000						
Cherry Twp.	1481	1718	16.0%	57.6	29.8	41.4	18.8%	1.0%
Colley Twp.	600	647	7.8%	58.0	11.2	21.7	19.5%	29.5%
Davidson Twp.	597	626	4.9%	78.3	8.0	43.3	19.5%	1.6%
Dushore Boro.	738	663	-10.2%	0.9	736.7	42.2	23.7%	2.3%
Eagles Mere Boro.	123	153	24.4%	2.1	72.9	62.4	41.2%	0.7%
Elkland Twp.	565	607	7.4%	38.5	15.8	47.0	24.5%	3.8%
Forks Twp.	355	407	14.6%	43.9	9.3	45.4	22.6%	0.5%
Forksville Boro.	160	147	-8.1%	1.5	98.0	43.5	17.7%	4.8%
Fox Twp.	300	332	10.7%	38.5	8.6	43.3	17.5%	0.6%
Hillsgrove Twp.	337	265	-21.4%	28.4	9.3	43.8	19.6%	1.5%
Laporte Boro.	328	290	-11.6%	1.1	263.6	58.7	44.1%	1.0%
Laporte Twp.	213	373	75.1%	53.3	7.0	46.2	20.4%	2.9%
Shrewsbury Twp.	307	328	6.8%	47.8	6.9	43.0	18.9%	1.2%
Sullivan County	6104	6556	7.4%	450.0	14.6	43.0	21.9%	4.4%
Pennsylvania			3.4%		265.1	38.0	15.6%	14.6%

Population Profile Trends (see Table 2-4):

-Davidson Township (78.3 sq. mi.) is the largest in land area. Several other Township have land areas exceeding 50 square miles including Colley Township (58.0 sq. mi.), Cherry Township (57.6 sq. mi.) and Laporte Township (53.3 sq. mi.)

-There are two Townships that have more persons per square mile than the County overall. They are Cherry Township (29.8) and Elkland Township (15.8).

-The only municipality with a significant minority population is Colley Township (29.5%). This is likely due to the location of the Red Rock Job Corps Center near Lopez.

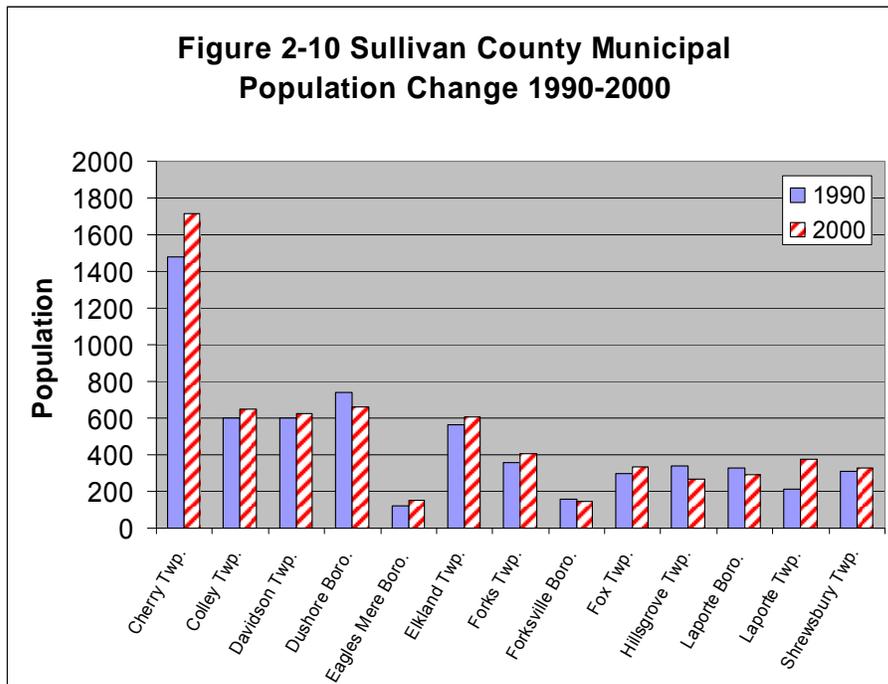


Table 2-5 Population Per Household Sullivan County Municipalities 1970-2000

Municipality	Population In Households				Total Households				Population Per Household			
	1970	1980	1990	2000	1970	1980	1990	2000	1970	1980	1990	2000
Cherry Twp.	1586	1654	1481	1718	475	574	571	706	3.34	2.88	2.59	2.43
Colley Twp.	550	414	351	364	202	185	169	179	2.72	2.24	2.08	2.03
Davidson Twp.	698	649	597	626	200	232	223	269	3.49	2.80	2.68	2.33
Dushore Boro.	709	na	738	663	243	275	355	341	2.92	na	2.08	1.94
Eagles Mere Boro.	157	164	123	153	55	68	56	84	2.85	2.41	2.20	1.82
Elkland Twp.	512	na	565	545	169	196	203	214	3.03	na	2.78	2.55
Forks Twp.	300	342	355	407	85	113	133	171	3.53	3.03	2.67	2.38
Forksville Boro.	158	137	160	147	48	52	63	67	3.29	2.63	2.54	2.19
Fox Twp.	334	295	300	332	93	98	116	135	3.59	3.01	2.59	2.46
Hillsgrove Twp.	211	258	268	250	60	96	102	113	3.52	2.69	2.63	2.21
Laporte Boro.	207	219	209	207	74	90	89	95	2.80	2.43	2.35	2.18
Laporte Twp.	136	235	213	373	46	85	84	152	2.96	2.76	2.54	2.45
Shrewsbury Twp.	330	313	307	328	88	105	116	134	3.75	2.98	2.65	2.45
Sullivan County	5888	5946	5667	6113	1838	2169	2280	2660	3.20	2.74	2.49	2.30
Pennsylvania											2.57	2.48

Municipalities that have less than the County Population Per Household number (2.30) include Colley Township (2.03), Dushore (1.94), Eagles Mere (1.82), Forksville (2.19), Hillsgrove Township (2.21) and Laporte (2.18). See Table 2-5. Note that the Sullivan County number of households grew by +822 from 1970-2000 although the population in households only increased by 225. A household as defined by the Census Bureau is basically an independent living unit including both apartments and single family residences. Households do not include group quarters facilities (e.g. nursing homes, dormitories, etc.)

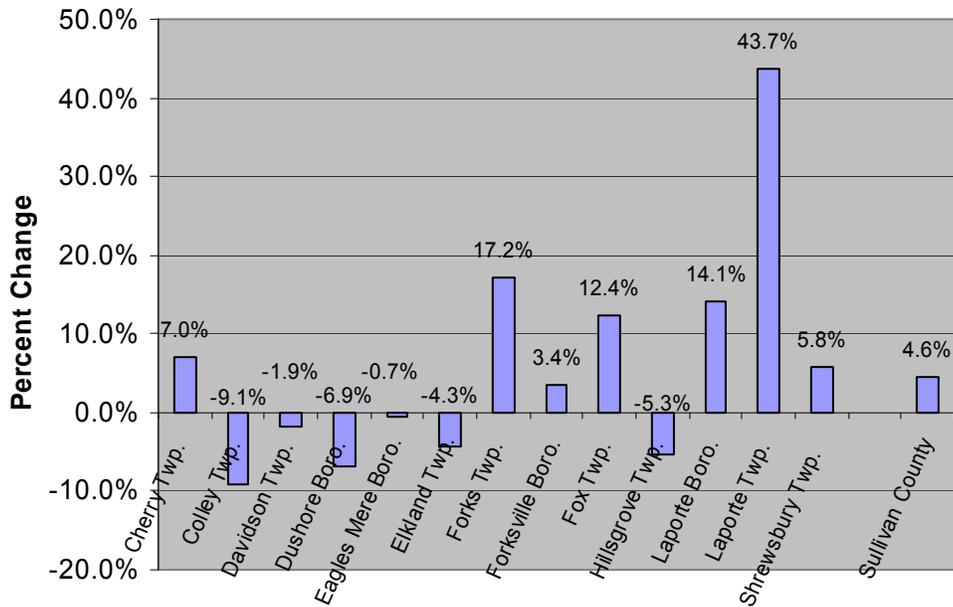
Population Projections

Municipalities with the greater projected growth between 2000 and 2030 based on PA DEP, Bureau of Watershed Management prepared projections include Cherry Township (+120), Forks Township (+70) and Laporte Township (+163). These projections are based on 1980-2000 U.S. Census data and were prepared by DEP in 2006 for the State Water Plan. See Table 2-6 and Figure 2-11. The large 43.7% projection forecast for Laporte Township is based on an actual population increase from 136 in 1970 to 373 in 2000, an increase of 237 residents or 174%.

Table 2-6 Municipal Population Projection 2010-2030

	2000	2010	2020	2030	% Change 2000-2030
Cherry Twp.	1718	1721	1857	1838	6.98%
Colley Twp.	647	593	597	588	-9.12%
Davidson Twp.	626	609	618	614	-1.92%
Dushore Boro.	663	657	612	617	-6.94%
Eagles Mere Boro.	153	142	155	152	-0.65%
Elkland Twp.	607	576	587	581	-4.28%
Forks Twp.	407	437	479	477	17.20%
Forksville Boro.	147	155	150	152	3.40%
Fox Twp.	332	349	374	373	12.35%
Hillsgrove Twp.	265	279	244	251	-5.28%
Laporte Boro.	290	330	325	331	14.14%
Laporte Twp.	373	429	544	536	43.70%
Shrewsbury Twp.	328	334	348	347	5.79%
Sullivan County	6556	6610	6891	6859	4.62%

Figure 2-11 Population Projection for Sullivan County Municipalities 2000-2030



Sullivan County Housing

Table 2-7 Housing Units By Type for Sullivan County Municipalities - 2000

Municipality	Total Units	Type of Units - Number								
		1 Unit Detached	1 Unit Attached	2 Units	3-4 Units	5-9 Units	10-19 Units	20 or more Units	Mobile Homes	Other Housing
Cherry Twp.	1185	921	17	33	19	11	0	0	169	15
Colley Twp.	664	596	4	0	0	0	0	0	58	6
Davidson Twp.	649	531	0	5	5	5	0	0	91	12
Dushore Boro.	394	212	0	49	24	53	9	43	4	0
Eagles Mere Boro.	345	330	5	3	0	7	0	0	0	0
Elkland Twp.	471	394	0	0	0	0	0	0	70	7
Forks Twp.	412	328	0	0	2	0	0	0	77	7
Forksville Boro.	117	82	0	2	14	6	0	0	13	0
Fox Twp.	587	405	0	0	0	0	0	0	167	15
Hillsgrove Twp.	312	213	3	3	0	0	0	0	83	10
Laporte Boro.	191	179	3	7	0	0	0	0	2	0
Laporte Twp.	411	389	5	2	0	0	0	0	15	0
Shrewsbury Twp.	279	257	3	0	0	0	0	0	16	3
Sullivan County	6017	4837	40	104	62	82	9	43	765	75

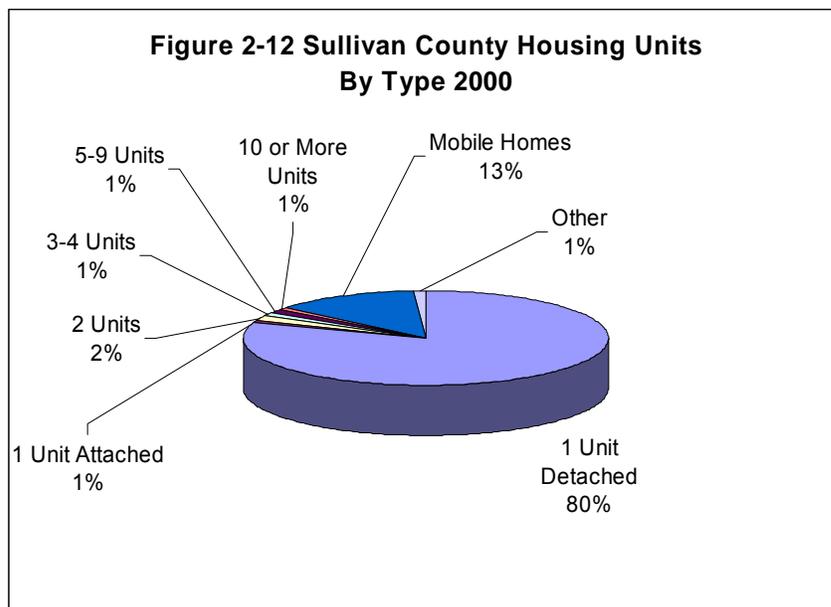
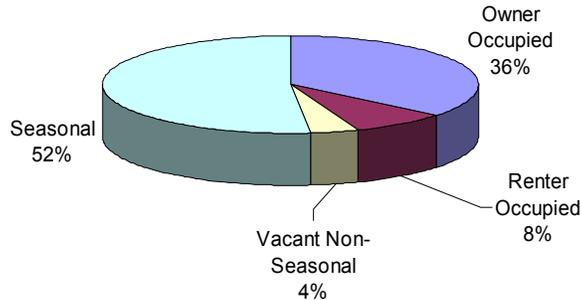


Figure 2-13 - Sullivan County Housing By Tenure 2000



Sullivan County Housing Trends

-93% of the units, including mobile homes, are single unit detached housing (see Table 2-7 and Figure 2-12).

-13% of the units are mobile home units

-Of the occupied units, 19.2% are renter occupied and 80.8% are owner occupied (See Table 2-8).

-52% of the total housing stock in Sullivan County is seasonal housing (see Figure 2-13). There are nearly as many total housing units (6,017) as there are residents (6,556) in the County

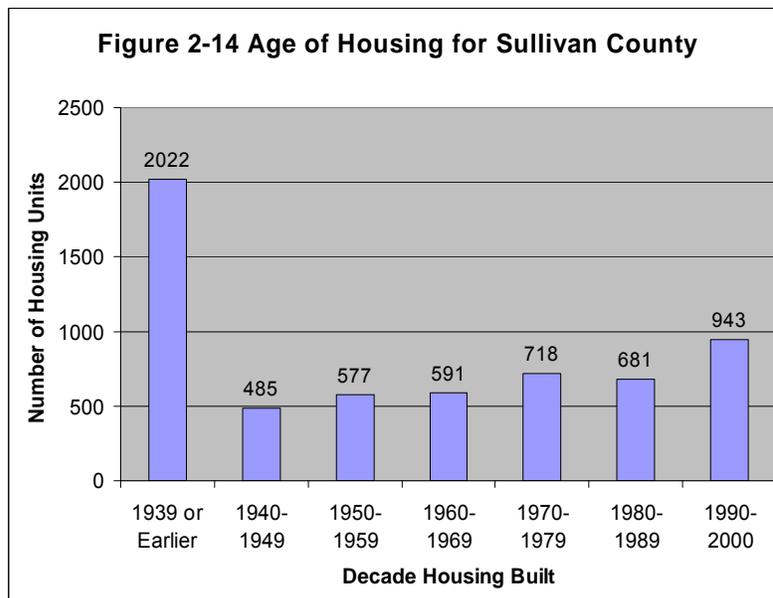
-Dushore Borough and Cherry Township have the majority of the multi-family housing inventory in the County

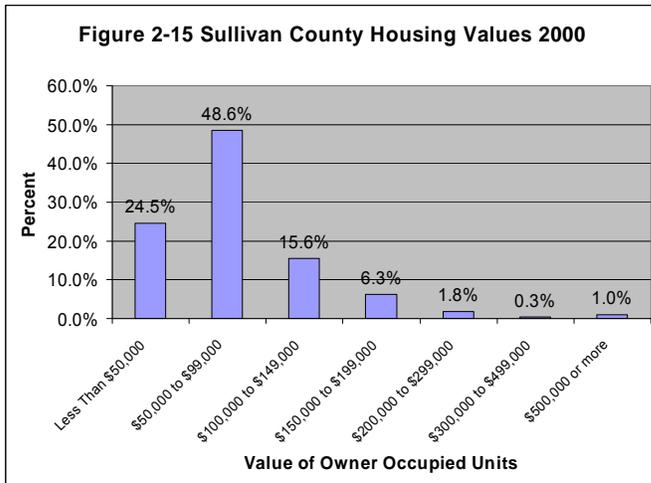
-Municipalities with large numbers of seasonal units include: Fox Township (413), Cherry Township (398), Colley Township (349) and Davidson Township (317). 76.7% of the units in Eagles Mere and 73.6% of those in Fox Township are seasonal.



Table 2-8 Sullivan County Municipal Housing Profile - 2000

Municipality	Total Housing Units	Occupied Housing					Vacant Non-Seasonal & Seasonal Units				
		Total	Owner Units		Renter Units		Total	Vacant N-S		Seasonal	
			Total	Percent	Total	Percent		Total	Percent	Total	Percent
Cherry Twp.	1184	706	618	87.5%	88	12.5%	478	80	6.8%	398	33.6%
Colley Twp.	542	179	154	86.0%	25	14.0%	363	14	2.6%	349	64.4%
Davidson Twp.	602	269	230	85.5%	39	14.5%	333	16	2.7%	317	52.7%
Dushore Boro.	395	341	159	46.6%	182	53.4%	54	47	11.9%	7	1.8%
Eagles Mere Boro.	378	84	77	91.7%	7	8.3%	294	4	1.1%	290	76.7%
Elkland Twp.	503	214	180	84.1%	34	15.9%	289	15	3.0%	274	54.5%
Forks Twp.	401	171	147	86.0%	24	14.0%	230	4	1.0%	226	56.4%
Forksville Boro.	94	67	42	62.7%	25	37.3%	27	6	6.4%	21	22.3%
Fox Twp.	561	135	114	84.4%	21	15.6%	426	13	2.3%	413	73.6%
Hillsgrove Twp.	340	113	91	80.5%	22	19.5%	227	7	2.1%	220	64.7%
Laporte Boro.	271	95	84	88.4%	11	11.6%	176	8	3.0%	168	62.0%
Laporte Twp.	453	152	141	92.8%	11	7.2%	301	16	3.5%	285	62.9%
Shrewsbury Twp.	293	134	112	83.6%	22	16.4%	159	13	4.4%	146	49.8%
Sullivan County	6017	2660	2149	80.8%	511	19.2%	3357	243	4.0%	3114	51.8%
Pennsylvania				71.3%		28.7%			6.2%		2.8%





Sullivan County Housing Trends

- 66% of the housing stock has been built since 1940 (see Figure 2-14).
- Nearly 16% of the total housing stock was built in the 1990-2000 decade.
- Based on U.S. Census 2000 data, the majority of the units fall within the \$50,000 to \$99,999 value range (see Figure 2-15).

Regional Housing Trends

- The median values range from \$72,000 to \$93,900 with Sullivan at \$74,900 (see Figure 2-16).
- Sullivan County has by far the highest percentage of Seasonal Dwelling Units.
- Sullivan County also has the largest number of seasonal units at 3,114 (see Figure 2-17).

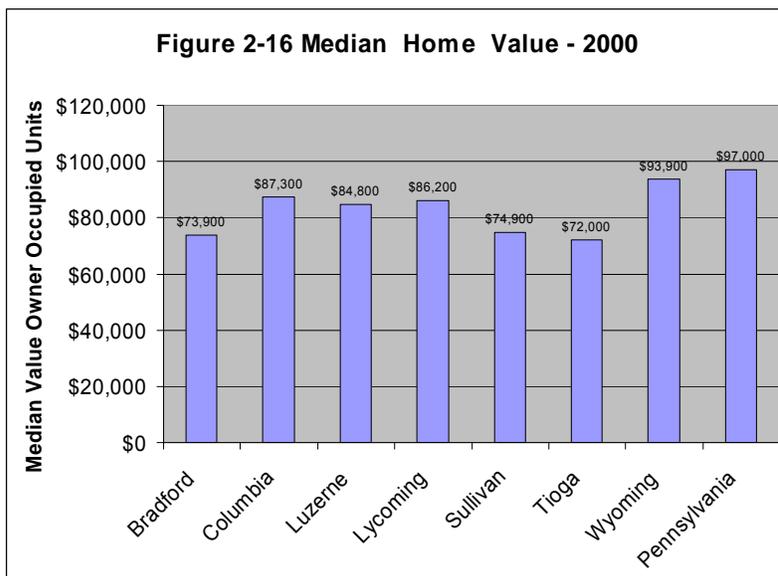
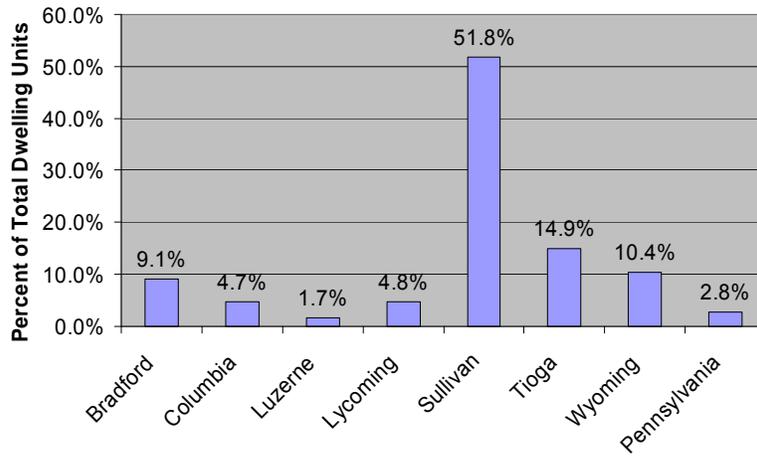
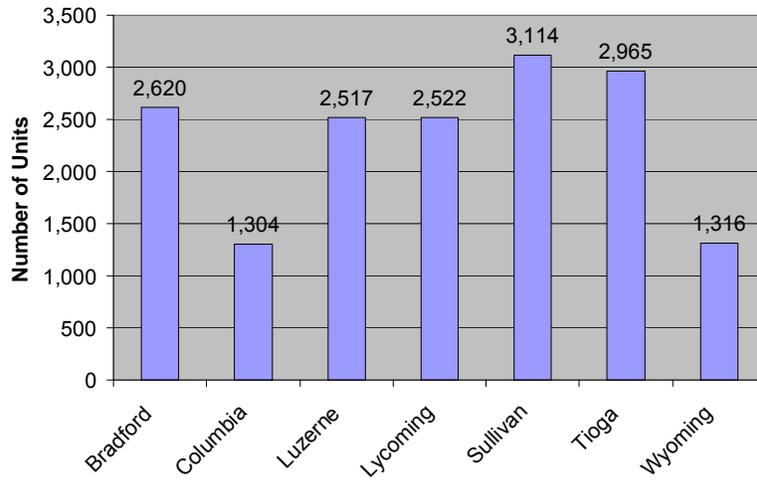


Figure 2-17 Seasonal Dwelling Units 2000 - Percent of Total Units

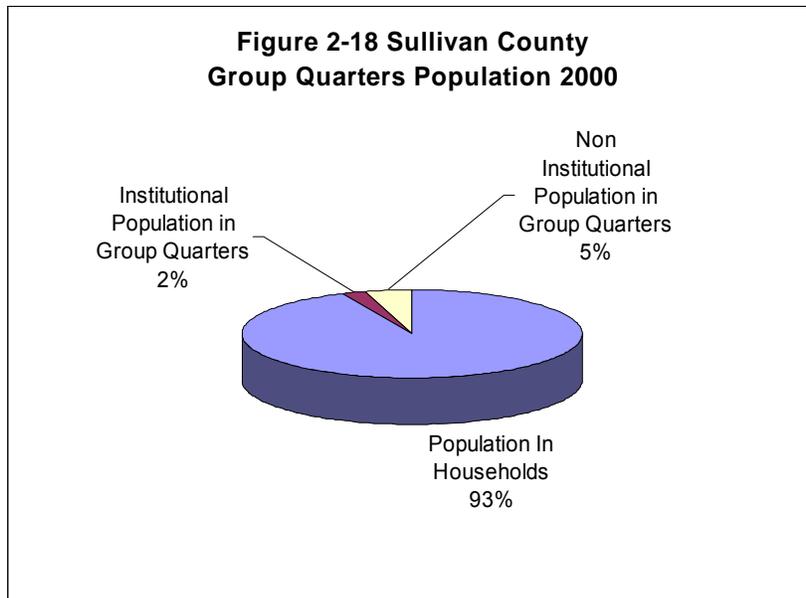


Seasonal Dwelling Units 2000 - Number



**Table 2-9 Household and Group Quarters Population Data -
Sullivan County Municipalities - 2000**

Municipality	Total Population	Population In Households	Population In Group Quarters	% In Group Quarters	Institutionalized Population	Noninstitutional Population
Cherry Twp.	1718	1718	0	0.0%	0	0
Colley Twp.	647	364	283	43.7%	0	283
Davidson Twp.	626	626	0	0.0%	0	0
Dushore Boro.	663	663	0	0.0%	0	0
Eagles Mere Boro.	153	153	0	0.0%	0	0
Elkland Twp.	607	545	62	10.2%	62	0
Forks Twp.	407	407	0	0.0%	0	0
Forksville Boro.	147	147	0	0.0%	0	0
Fox Twp.	332	332	0	0.0%	0	0
Hillsgrove Twp.	265	250	15	5.7%	0	15
Laporte Boro.	290	207	83	28.6%	83	0
Laporte Twp.	373	373	0	0.0%	0	0
Shrewsbury Twp.	328	328	0	0.0%	0	0
Sullivan County	6556	6113	443	6.8%	145	298



Population Residing In Group Quarters

Group quarter populations include residents in group quarters living arrangements. The category non-institutional group quarters includes group homes, college dormitories and military quarters. The category institutionalized group quarters includes correctional institutions, nursing homes and juvenile institutions where formal, authorized, supervised care or custody is provided. Group quarters facilities in Sullivan County include the Red Rock Job Corp Center in Colley Township, Dar Way Elder Care & Rehabilitation Center in Elkland Township, Bahr's Personal Care Home in Hillsgrove and the Highlands Care Center in Laporte.



Natural and Historic Resources

A large section of Sullivan County is found on a high section of the Appalachian Plateau in Northcentral Pennsylvania (see Figure 2-19). The northern portion of the County is comprised of a lower glaciated plateau landform. The southern edge of the county is marked by the Allegheny Front where the high plateau makes a steep drop down to the Ridge and Valley Province¹. The County is dissected by steep mountain stream valleys. Open agricultural land is found in the narrow valley bottoms and on the northern lower plateau. Sullivan County is comprised of a highly attractive landscape including narrow stream valleys, mountain lakes and bogs, extensive forests and rolling farmland.

Agriculture and Forestry Resources

The amount of land devoted to agriculture is relatively small, approximately 10% of the County or 27,800 acres based on the 2007 U.S. Census of Agriculture. A second data source, The USGS 2005 Land Cover of PA Map (see Figure 2-27), indicates an even lesser amount of land in agriculture at 6%. The amount of acres devoted to crop cultivation is about 14,500 acres or about 5% according to the Census and about 1.4% according to the USGS. Important farmland is most often located in a creek bottom setting. Forest lands comprise 85% to 90% of the County.



¹ A Natural Areas Inventory of Sullivan County, Pennsylvania, 1995

Water Resources

The majority of the County's streams flow in a southwesterly direction to the West Branch Susquehanna River. Muncy Creek and the Loyalsock Creek drain the majority of the County in this fashion (see Figures 2-20 and 2-21). The eastern and southern edges of the County, located on the aforementioned high plateau correspond to headwater areas for Mehoopany and Fishing Creeks which flow to the main stem Susquehanna River at Mehoopany and Bloomsburg, respectively. A small portion of the headwaters of Lycoming Creek extends into Fox Township and the Towanda Creek tributaries Schrader Creek and South Branch extend into Fox and Cherry Townships respectively. A feature of the glaciated plateau topography is the extensive forest lands and scattered lakes, bogs and marsh wetlands.



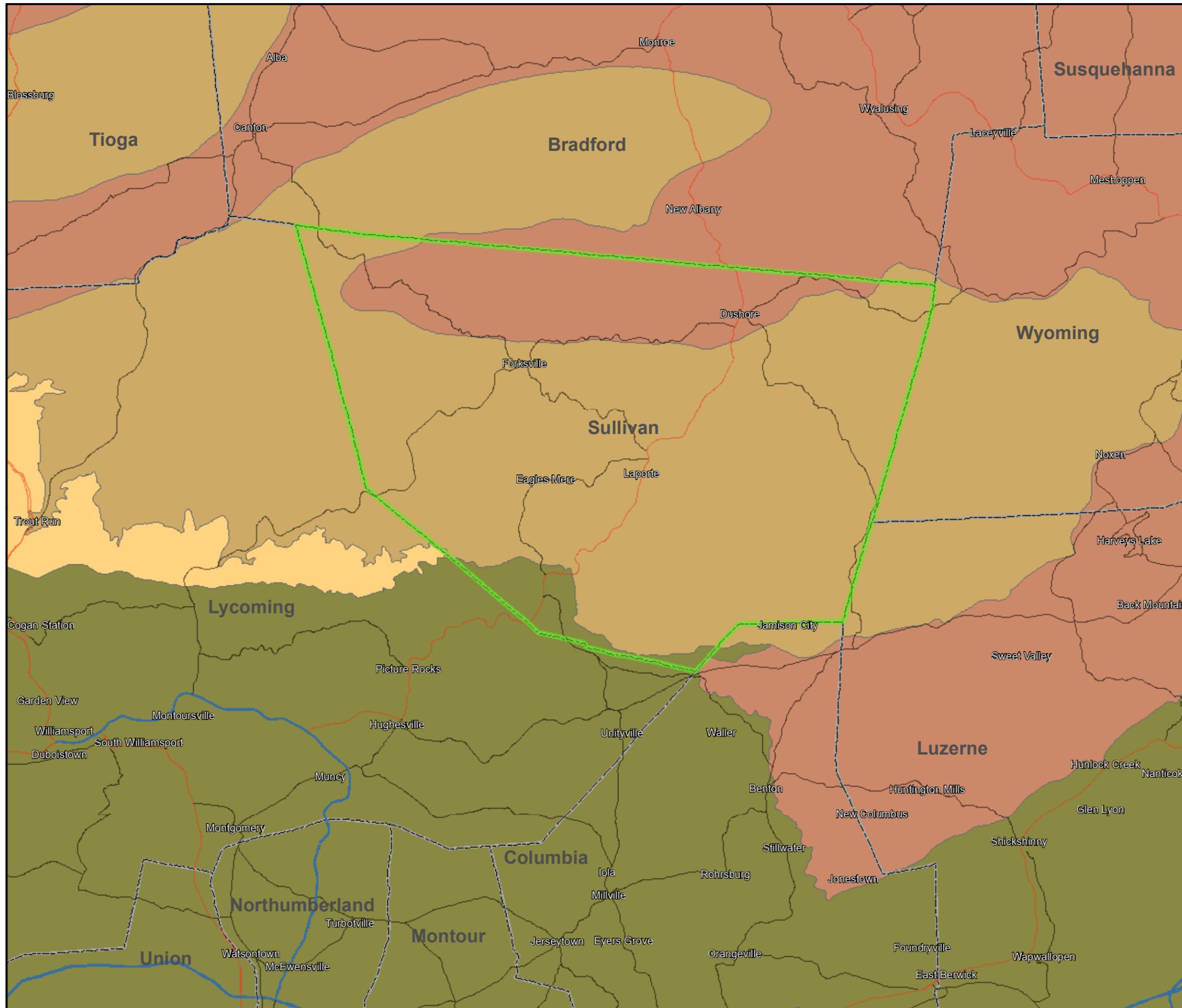
Mineral Resources

Sullivan County is predominately underlain by sandstone and shale on which rock, sand and clays were deposited during glacial periods. The high plateau sections have some small pockets of coal much of which has been removed by strip mining. There are likely many opportunities for the recovery of sand and gravel as is common in glacial terrain.

The entire County is underlain by Marcellus shale, a bedrock formation that has recently become of interest for natural gas recovery through a deep well directional drilling and hydraulic fracturing (hydrofrac) process (see Figure 2-22). Based on recently developed wells in adjoining counties it is believed there is great potential for gas recovery in Sullivan County, with corresponding economic benefits. Of equal concern is the potential water resource and land use impacts resulting from the rapid development of this resource.



Physiographic Regions Figure 2-19



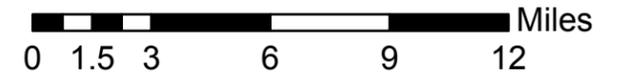
-  Sullivan County
-  County Boundary

Roads

-  Interstate
-  US Highway
-  Major

Physiographic Section

-  Appalachian Mountain
-  Deep Valleys
-  Glaciated High Plateau
-  Glaciated Low Plateau

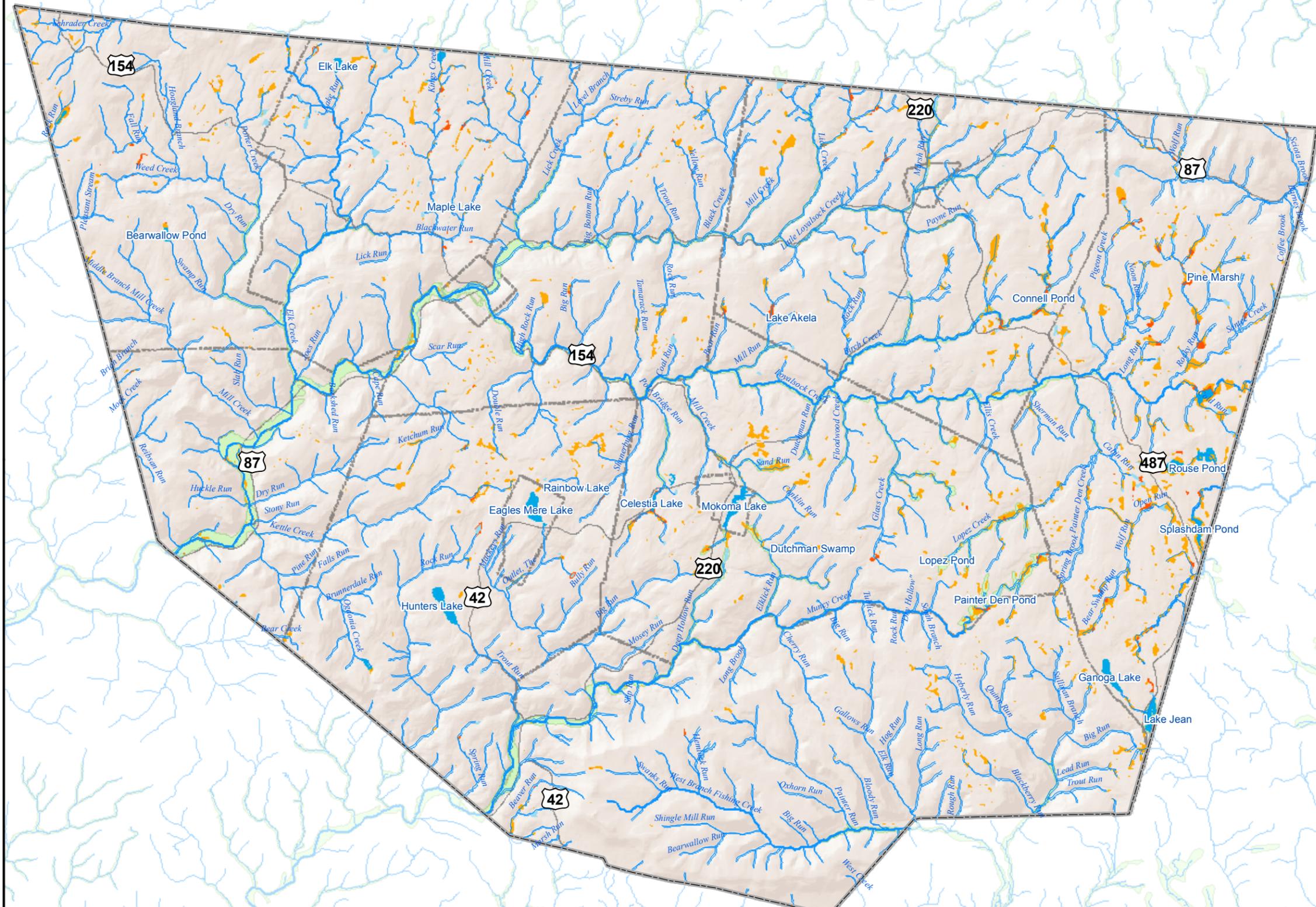


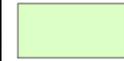
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Water Resources

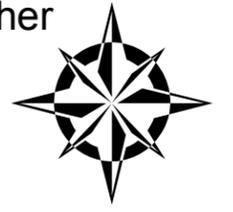
Figure 2-20



-  County Boundary
-  Municipalities
-  Floodplain
-  Streams
-  Main Roads

National Wetland Inventory

- Type**
-  Freshwater Emergent Wetland
 -  Freshwater Forested/ Shrub Wetland
 -  Freshwater Pond
 -  Lake
 -  Other

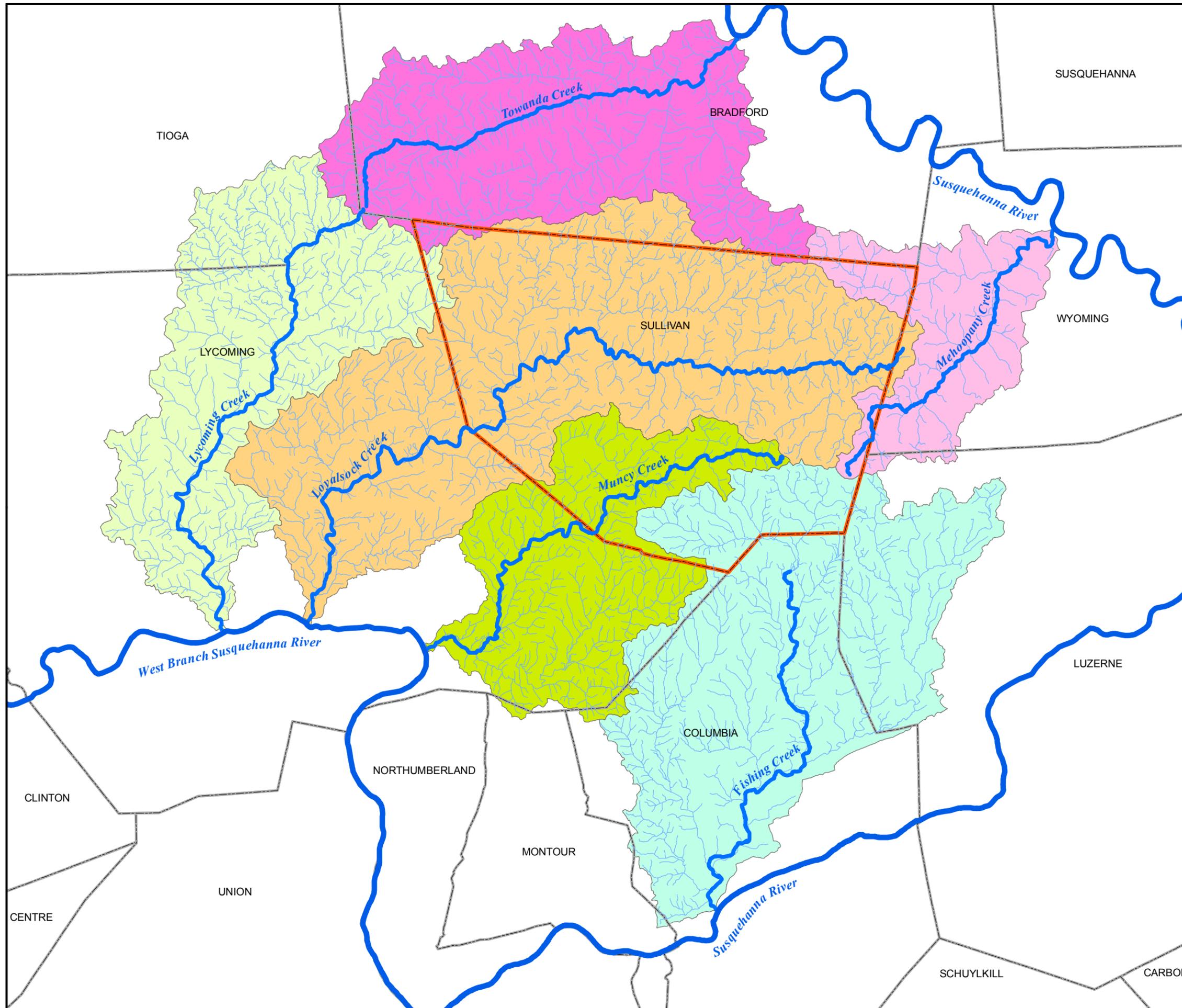


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Watersheds

Figure 2-21

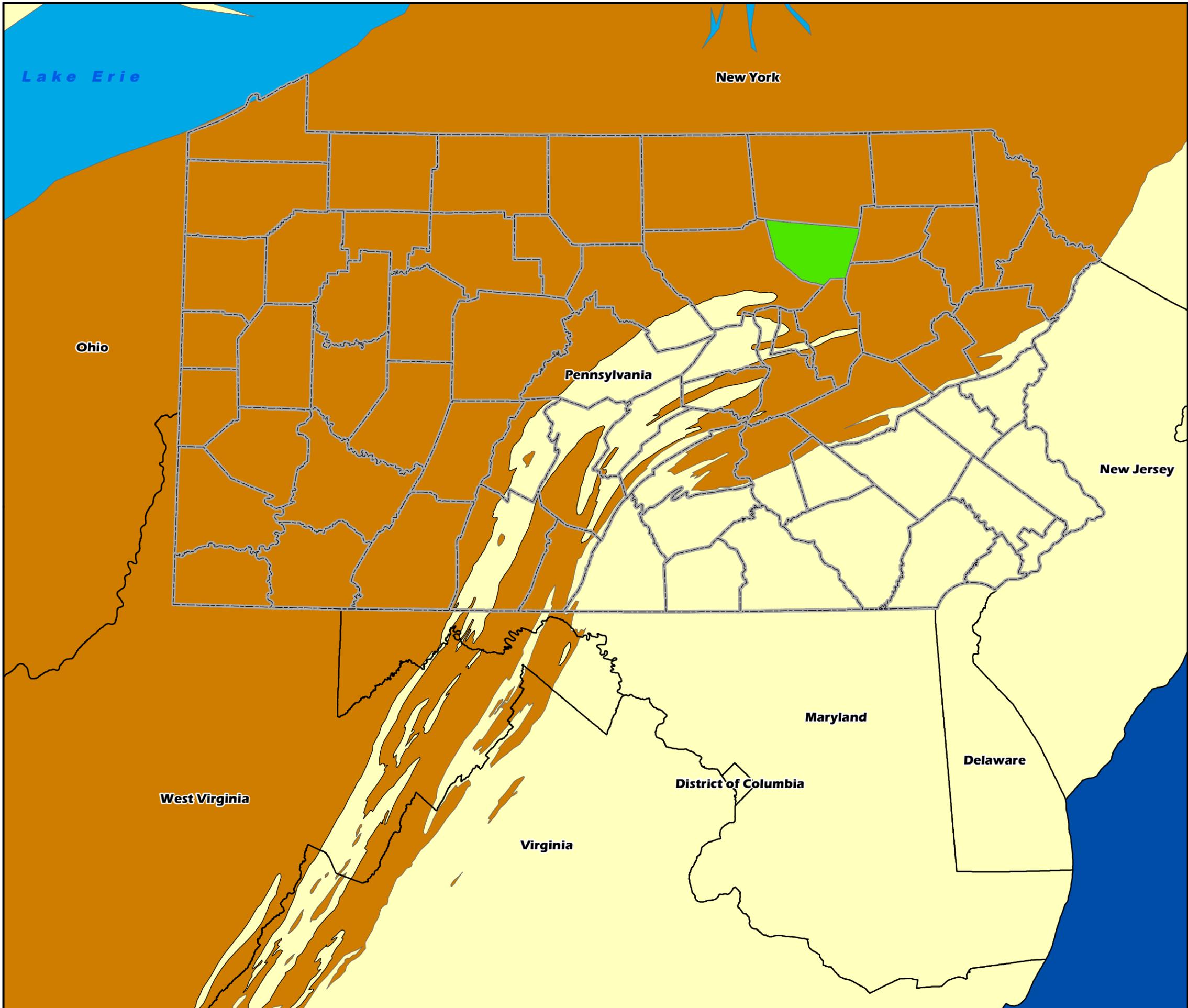


- River
 - Creeks
 - Tributaries
 - Sullivan County
 - County Borders
- Watersheds**
- FISHING CREEK
 - LOYALSOCK CREEK
 - LYCOMING CREEK
 - MEHOOPANY CREEK
 - MUNCY CREEK
 - TOWANDA CREEK



Prepared By: Sullivan County Planning and Development Department





Marcellus Shale Occurrence

Figure 2-22

-  State Boundary
-  County Boundary
-  Sullivan County
-  Marcellus Shale



Prepared By: Sullivan County Planning and Development Department



Natural Areas Inventory

The Sullivan County Natural Areas Inventory is a document prepared by the Pennsylvania Science Office of the Nature Conservancy. It contains information on the locations of rare, threatened and endangered species and of the highest quality natural areas in the County². See Figure 2-24. Based on the report the following eleven sites are the most critical in Sullivan County for maintaining biological diversity into the future. The Inventory, which is on file at the Sullivan County Office of Planning and Development, includes additional descriptive detail on the sites and provides management recommendation to best insure their protection. The inventory also includes more than 40 additional sites of importance to the County.

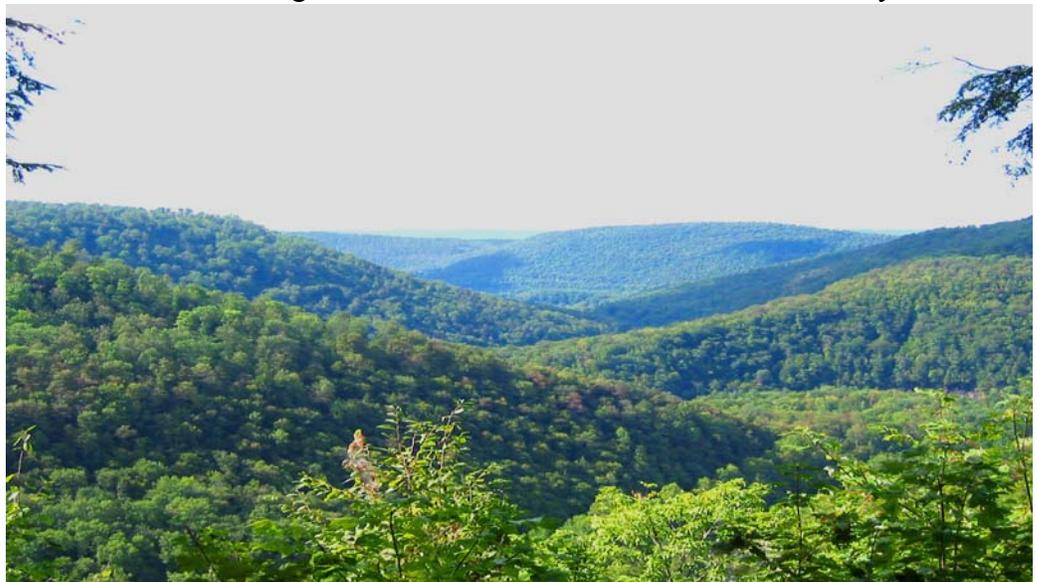
- ▶ Elk Lake (Elkland Township)
- ▶ Mehoopany Creek Headwaters (Colley Twp.)
- ▶ Little Rouse Pond (Colley Township)
- ▶ Big Rouse Pond (Colley Township)
- ▶ Crystal Lake Camp Wetlands (Hillsgrove, Shrewsbury Townships & Lycoming County)
- ▶ Lincoln Falls (Elkland Township)
- ▶ Lopez Pond (Laporte Township)
- ▶ Lake John (Colley Township)
- ▶ Heberly Run (Davidson Township)
- ▶ Buttermilk Falls (Fox Township)
- ▶ Beaver Lake (Davidson Township)

² Ibid

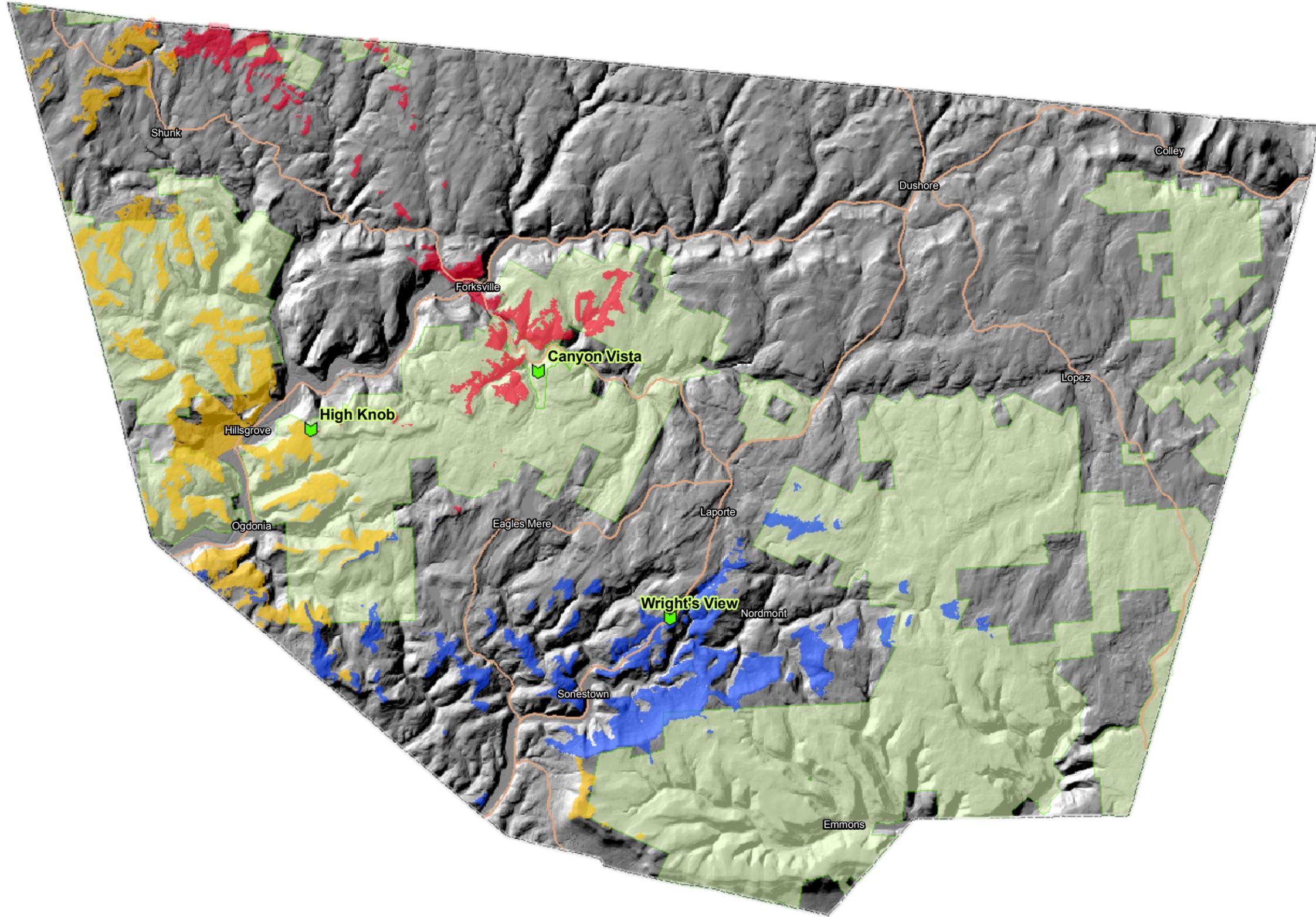


Scenic Views

Sullivan County has three remarkable high elevation scenic views that are highly prized community assets. They are identified as Canyon Vista, High Knob and Wright's View on the Scenic Vistas Map (see Figure 2-23). In addition, this map portrays the viewshed for each vista and the degree to which the viewshed is located on land in state versus private ownership. Of interest is the degree of protection afforded the vista based on degree of state versus private land in the viewshed. While significant portions of the High Knob and Canyon Vista viewsheds are located on state park, forests or game land property, this is not the case with Wright's View which is found almost exclusively on private land.

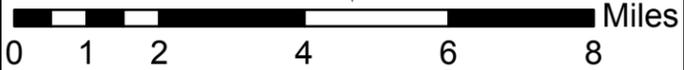
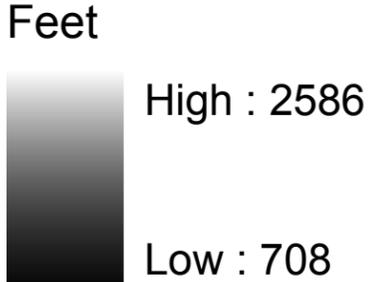


Scenic Vistas Figure 2-23



- County Boundary
- Scenic Vistas
- Highway
- Wright's View
- High Knob
- Canyon Vista
- State Owned Land

Hillshade



Prepared By: Sullivan County Planning and Development Department





Historic and Cultural Resources

The following history of Sullivan County is taken from the Pennsylvania State Archives³.

Created on March 15, 1847 from part of Lycoming County and named for Senator Charles C. Sullivan, Butler District, who took an active part in procuring passage of the bill. Laporte, the county seat, was laid out in 1850 and incorporated as a borough in 1853. It was named for John La Porte, surveyor general of Pennsylvania from 1845 to 1851.

The area was included in the New Purchase from the Indians in 1768, but Connecticut settlers who had been ousted from the Wyoming Valley entered and had to be run off by Pennsylvania agents. Pennsylvania settlers were themselves pushed out by the Indian and Tory attacks of 1778–1780. The Genesee Road from New York opened up the area, and in 1794 a French refugee founded Dushore. A woolen industry was productive from 1802 until about 1900. Lumber and the related leather tanning industry were most productive from 1850 to 1900. Coal was discovered and mined by the Sullivan and State Line Railroad after 1871. Eagles Mere became a famous tourist resort in the late nineteenth century. The population peaked at 12,134 in 1900. Today tourism and some lumber and leather production survives. Farms cover 11 percent of the land but agricultural receipts rank low among the sixty-seven counties. State game lands and forest lands are extensive.



³ www.phmc.state.pa.us/Bah/DAM/counties/browse.asp?catid=57

Table 2-10 - Genealogy of Sullivan County Municipalities

Name of Borough	Incorporated	Town Laid Out or Settled	Incorporated From
Dushore	1859		
Eagles Mere	April 20, 1899	1877	Shrewsbury Township
Forksville	December 22, 1880		Forks Township
Laporte	1853	1850	
Name of Township	Incorporated	Settled	Incorporated From
Cherry	1824	1816	Shrewsbury Township
Colley	1849	1823	Cherry Township
Davidson	1833	1806-1808	Incorporated while part of Lycoming County
Elkland	1804	1798	Incorporated while part of Lycoming County
Forks	1833	1794	Incorporated while part of Lycoming County
Fox	1839	1800	Incorporated while part of Lycoming County
Hillsgrove	1847	1786	Incorporated while part of Lycoming County
Laporte	1850	1830	Cherry, Davidson, & Shrewsbury Township
Shrewsbury	1803	1799	Incorporated while part of Lycoming County

Museums and Historic Sites

Sullivan County's pride in its heritage is demonstrated by its four museums and numerous National Register Historic Sites. The museums include, in addition to the

County Historical Society Museum at Laporte, the Eagles Mere Air Museum, the Endless Mountains War Memorial Museum and the New Eagles Mere Historical Museum.

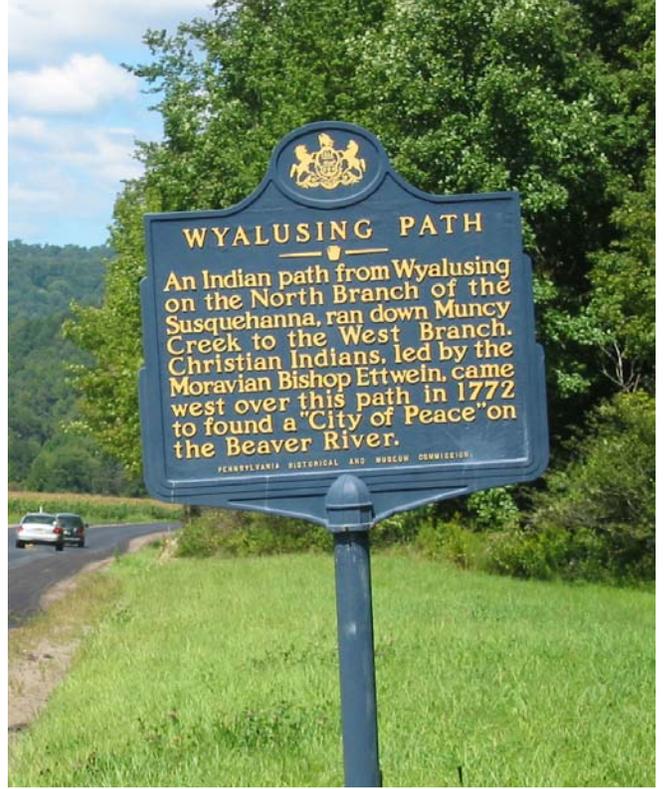
Sullivan County Historical Society & Museum

The Sullivan County Historical Society (SCHS) is housed in their Museum Building which is located behind the County Courthouse in Laporte. The SCHS also restored and now maintains the Baldwin House as a house museum illustrating life in the County before 1880⁴. The Baldwin House (circa 1850) is considered to be one of the earliest structures in Laporte. The Society's collection includes County and local government records, family histories and genealogies, school records and old school texts, photographs, old maps, a collection of local newspapers, old tools: lumbering, mining, farming, household implements and crafts, old toys, furniture, clothing, Eagles Mere glass and displays about local towns and industries.

The New Eagles Mere Museum

Sullivan County is indeed fortunate in having a second community museum, now located in the restored General Store building in the heart of Eagles Mere. The 2,500 square foot museum is located to the rear of the Museum Shop and presents a very informative story on Eagles Mere including exhibits on the Glass Works era (1804 to 1830), the farming era (1830 to 1880), the period of the narrow gauge railroad (1892 to 1926), and the big hotels' era (1880-1960) and Eagles Mere today. See <http://www.eaglesmere.org/emmuseum.html> for additional information.

⁴www.rootsweb.ancestry.com/~pasulliv/SullivanCountyHistoricalSociety/SCHS.html



National Register Sites

A number of County sites (see Figure 2-24) are listed on the National Register of Historic Places including:

- ▶ Eagles Mere Historic District
- ▶ Forksville Covered Bridge (Forks Township)
- ▶ Hillsgrove Covered Bridge (Hillsgrove Township)
- ▶ Clemuel Ricketts Mansion (Colley Township – Lopez)
- ▶ Sonestown Covered Bridge (Davidson Township)
- ▶ Sullivan County Courthouse (Laporte)
- ▶ World’s End State Park Cabin District

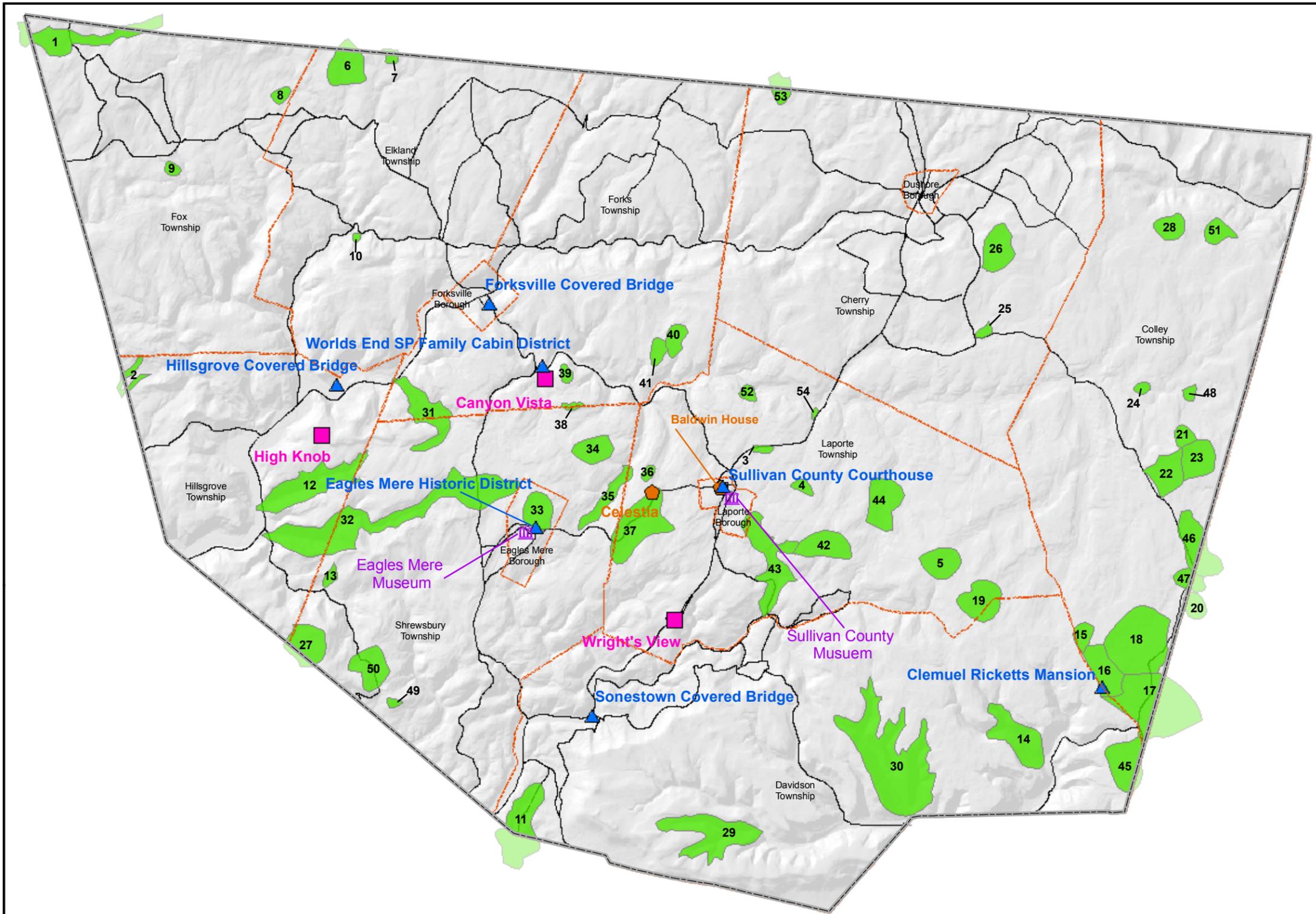


Natural and Historic Sites Figure 2-24

-  Sullivan County
-  Municipalities
-  Natural Areas
-  Roads
-  National Register Historical Sites
-  Local Historical Sites
-  Scenic Vistas
-  Museum



Prepared By: Sullivan County Planning and Development Department



1 Schrader Creek	14 Heberly Run Site	28 Briskey Mountain Beaver Pond	42 Dutchman's Swamp
2 Noon Branch of Wolf Run	15 Bear Swamp	29 Shingle Mill Run	43 Elklick Run
3 Laporte Bog	16 Ganoga Lake	30 Elk Run	44 Glass Creek Woods
4 Cranberry Swamp	17 Lake Jean	31 Ketchum Creek	45 Ricketts Glen Swamp
5 Lopez Pond	18 Mehoopany Creek Headwaters	32 Kettle Creek	46 Splashdam Pond Site
6 Elk Lake	19 Painters Den Pond	33 Eagles Mere Lake	47 Ricketts Village Woods
7 Williams Lake	20 County Line Swamp	34 Eagles Mere Swamp	48 Shumans Lake
8 Piatt Swamp	21 Little Rouse Pond	35 Shanersburg Run	49 Ticklish Rock
9 Buttermilk Falls	22 Big Rouse Pond	36 Celestial Lake Woods	50 Deer Lake
10 Lincoln Falls	23 Lake John	37 Celestial Lake Swamp	51 Briskey Mountain
11 Beaver Lake	24 Long Run Spruce Swamp	38 Devils Garden	52 The Haystacks
12 Dry Run Gorge	25 Bernice Wetland	39 Canyon Vista	53 Beaver Pond
13 Angel Falls	26 Kinsley Corners Swamp	40 Sones Pond	54 Dutchman Falls
	27 Crystal Lake Camp Wetlands	41 Tamarack Run Swamp	

Endless Mountains War Memorial Museum

Located in Sonestown, this private museum is dedicated to the “recognition of the unselfish devotion and outstanding heroism exhibited by our nations veterans, a heartfelt tribute to their service.” According to the website (<http://www.freewebs.com/pawarmemorial/index.htm>) the museum houses military artifacts including Civil War, WW1, Korean War and Vietnam- Army and home front memorabilia., spans 100 years and 5 separate conflicts in military history, and features militaria from numerous countries, including Great Britain, Canada, Germany, Japan, Vietnam, and the U.S. among others.

Eagles Mere Air Museum

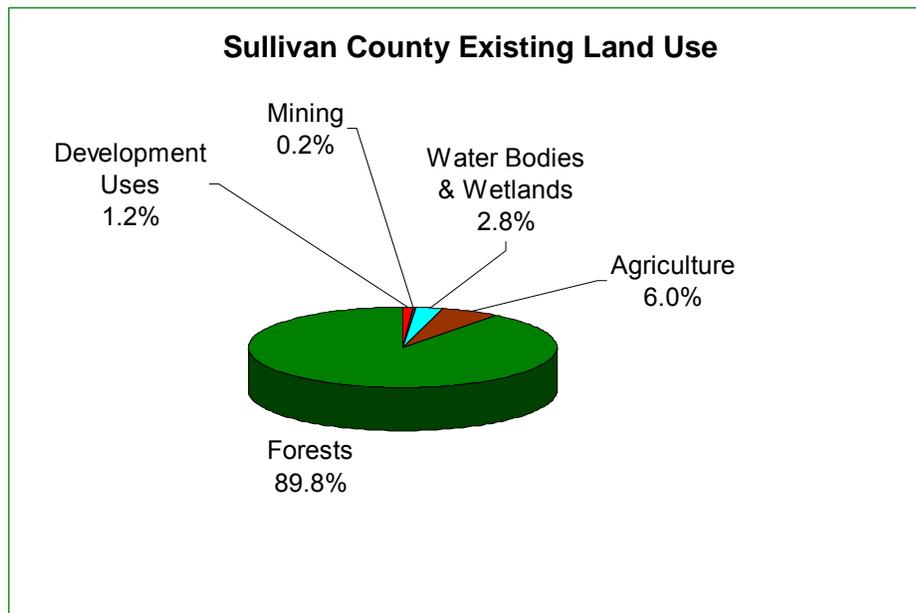
The Eagles Mere Air Museum is located at Merritt Field along Rt. 42 between Eagles Mere and Laporte and is presented on its website (<http://www.eaglesmereairmuseum.org/index.html>). It is a most unique museum in that it is comprised of a living (operating) collection of air craft and air craft engines from the “golden age of flying”, i.e. 1908 to 1935, and related artifacts. The museum includes approximately 20 vintage aircraft, additional engines of the era, and aircraft related toys, posters and other historical flying related objects. Actual flying demonstrations of vintage aircraft are provided on a seasonal basis.



Existing Land Use

Based on the USGS 2005 Land Cover of PA Map development uses, including Roads, Residential, Institutional, Industrial and Commercial properties make up 1.2% of the land areas of Sullivan County (see Figures 2-25 and 2-27). The other groupings include Water Bodies and Wetlands (2.8%), Agriculture (6%), Mining (0.2%) and Forest (89.8%).

Figure 2-25

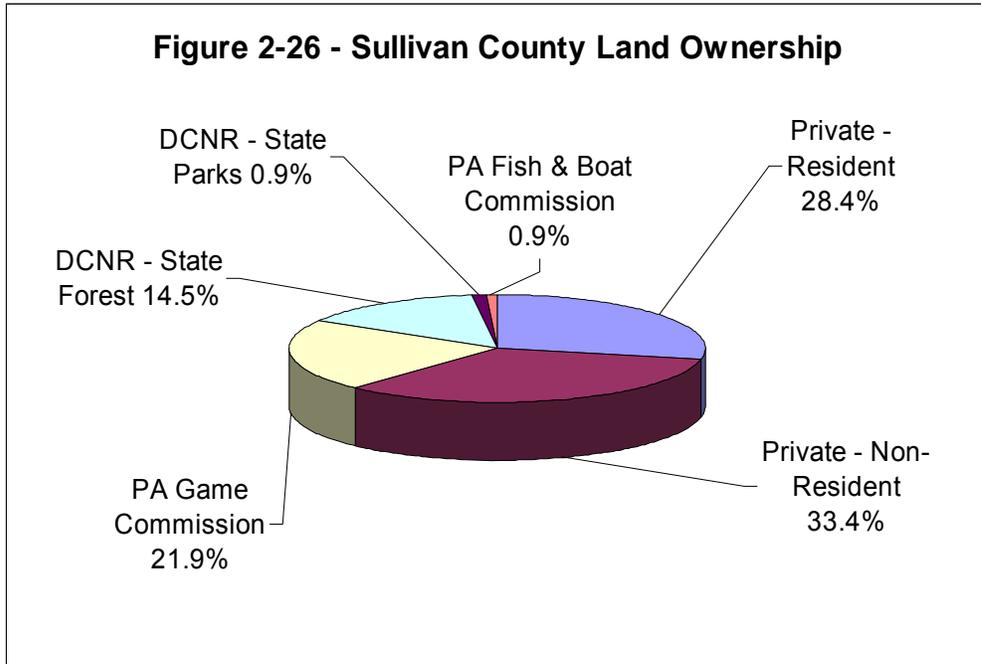


The pattern for development uses, although highly scattered, is predominately located along roadways and streams. Agriculture is found predominately in the northern 1/3 of the County, although significant blocks of agricultural activity are found elsewhere, primarily in the Loyalsock and Muncy Creek stream valleys.

Land Ownership in Sullivan County

State and non-resident land ownership is extensive in the County at approximately 70% of the total land area. County residents occupy approximately 28% of the County's land area. A pie chart (Figure 2-16) and maps (Figures 2-28 and 2-29) titled Landowner

Residency and Public Lands in Sullivan County are provided to display the information in graphic format. This data reflects both the extensive woodland and seasonal / recreational character of the County.



Lot Development Activity

Figure 2-30, **New Parcels** was developed to portray the extensive amount of subdivision activity that is occurring within Sullivan County. This map identifies lot divisions for the time periods indicated. The data for this map is derived from the Assessment Office parcel identification numbering system which identified both the parent parcel and newly created sub-parcels. The map reflects subdivision activity only and does not necessarily correspond to new homes or structures. Building a home is only one possible reason for a subdivision to occur. Land may be divided to settle an estate, for one farm owner to sell land to another, for future development activity or simply to own a parcel of land for hunting or recreation purposes. Still the amount of land division is extensive and is occurring throughout the entire private land holding of the County. Subdivision is regulated under the Sullivan County Subdivision and Land Development Ordinance administered by the Sullivan County Planning Commission.



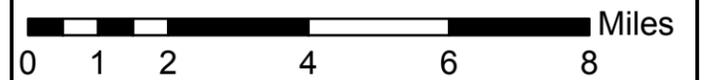
Land Use / Land Cover Figure 2-27

 County Boundary

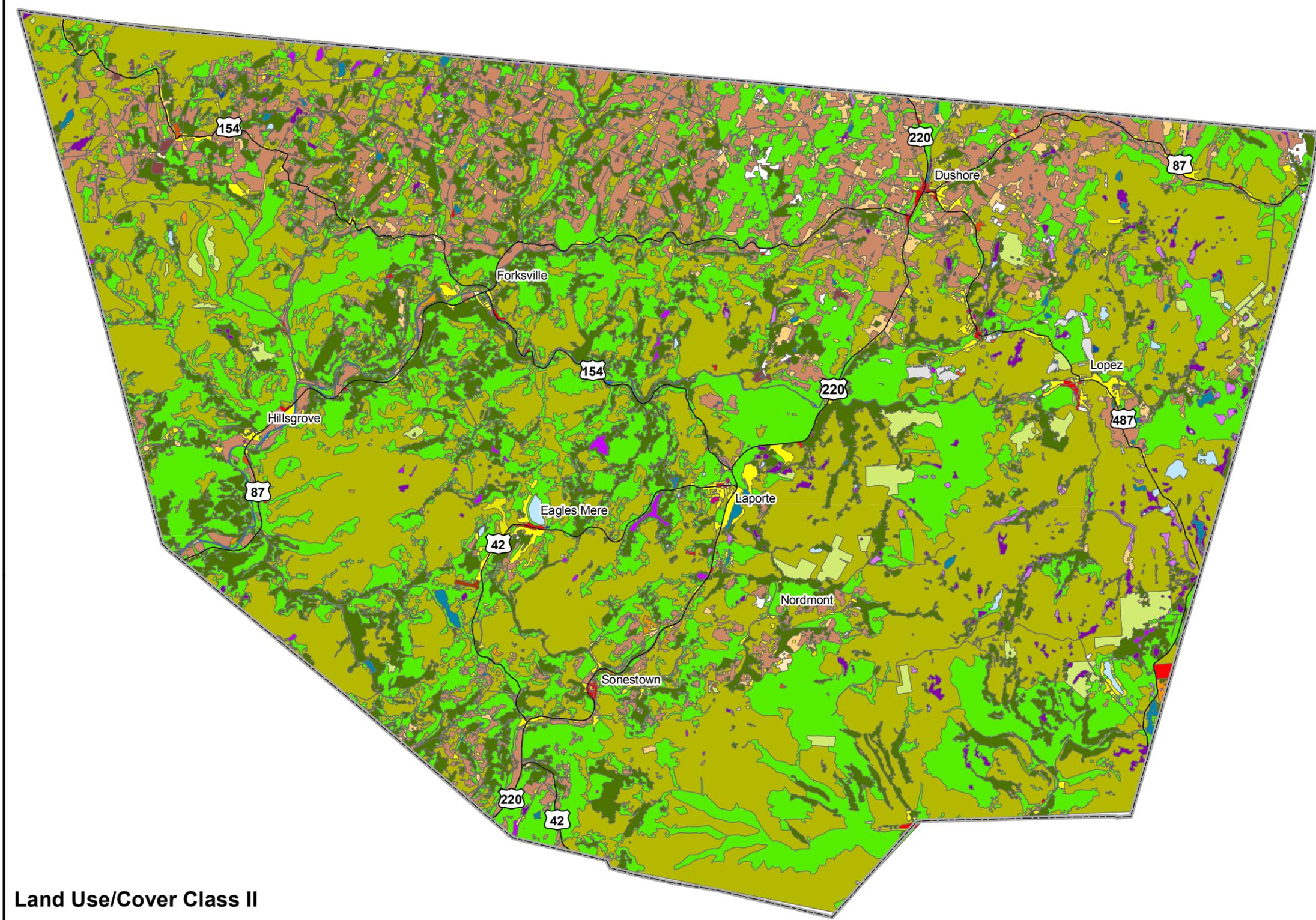
 Roads

Land Use/Cover Class I

-  Urban or Built-up Land
(7,279.79 Ac. 2.52%)
-  Agricultural Land
(29,098.02 Ac. 10.06%)
-  Forest Land
(242,426.69 Ac. 83.80%)
-  Rangeland
(3,285.89 Ac. 1.14%)
-  Water
(2,704.67 Ac. 0.93%)
-  Wetland
(3,412.45 Ac. 1.18%)
-  Barren Land
(458.40 Ac. 0.16%)



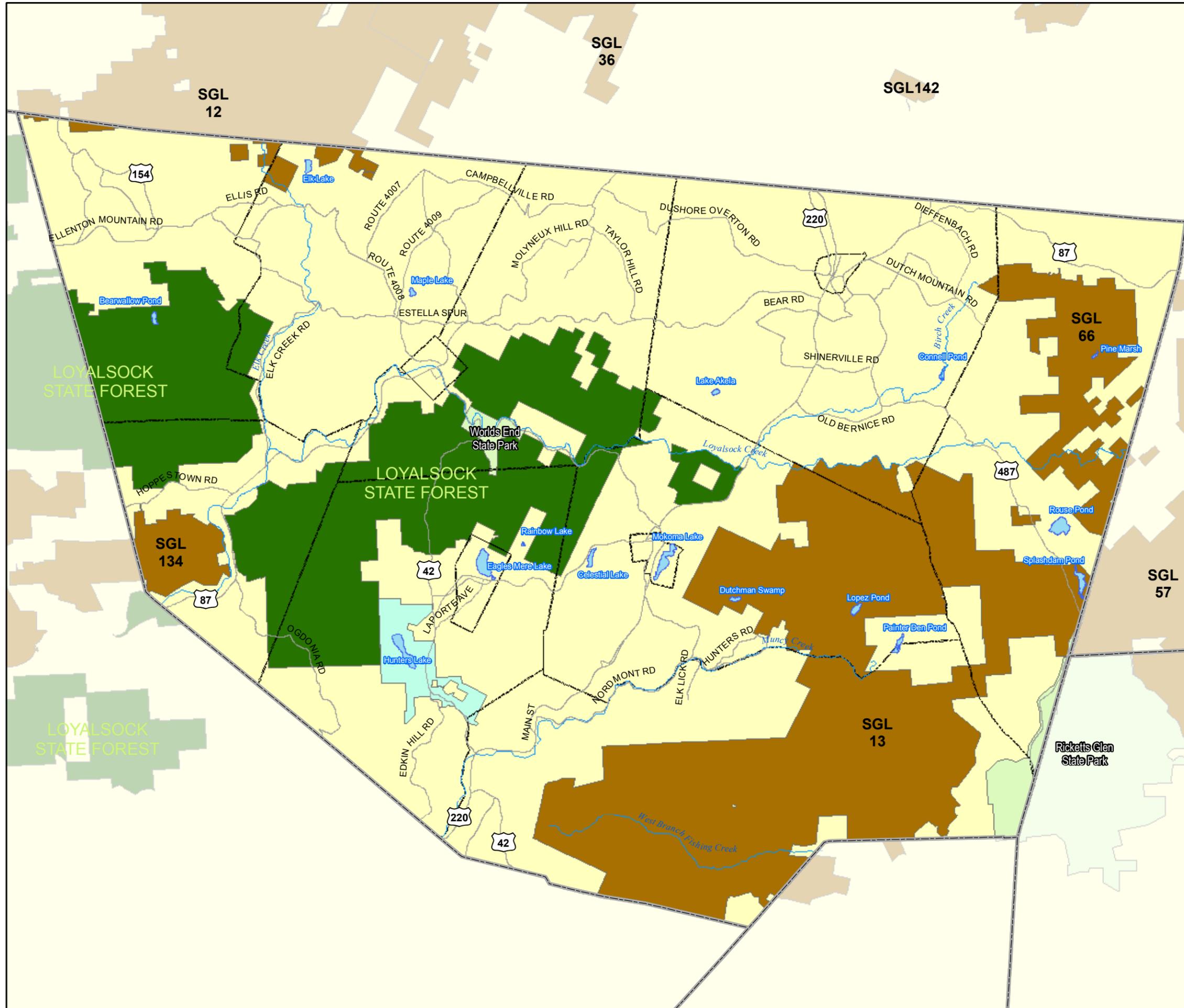
Prepared By: Sullivan County Planning and Development Department



Land Use/Cover Class II

- | | | | |
|---|--|--|--|
|  Urban or Built-up Land
(560.13 Ac. - 0.19%) |  Agricultural Land
(285.22 Ac. - 0.10%) |  Forest Land
(42.15 Ac. - 0.02%) |  Reservoirs
(1,180.94 Ac. - 0.41%) |
|  Residential
(4,917.60 Ac. - 1.70%) |  Cropland and Pasture
(28,255.20 Ac. - 9.77%) |  Deciduous Forest Land
(123,038.48 Ac. - 42.53%) |  Wetland
(575.82 Ac. - 0.20%) |
|  Commercial and Services
(82.58 Ac. - 0.03%) |  Orchards/Groves/Vineyards/Nurseries/Horticultural
(5.27 Ac. - 0.002%) |  Evergreen Forest Land
(35,401.95 Ac. - 12.24%) |  Forested Wetland
(2,062.74 Ac. - 0.71%) |
|  Industrial
(90.18 Ac. - 0.03%) |  Other Agricultural Land
(552.32 Ac. - 0.19%) |  Mixed Forest Land
(80,090.70 Ac. - 27.68%) |  Nonforested Wetland
(773.89 Ac. - 0.27%) |
|  Transportation, Communications, and Utilities
(1,245.69 Ac. - 0.43%) |  Rangeland
(195.94 Ac. - 0.07%) |  Clear-Cut Forest
(3,870.71 Ac. - 1.34%) |  Barren Land
(9.23 Ac. - 0.003%) |
|  Industrial and Commercial Complexes
(105.85 Ac. - 0.04%) |  Herbaceous Rangeland
(310.29 Ac. - 0.11%) |  Water
(47.28 Ac. - 0.02%) |  Beaches
(14.43 Ac. - 0.005%) |
|  Municipal/Emergency/Religious
(60.59 Ac. - 0.02%) |  Shrub and Brush Rangeland
(2,706.80 Ac. - 0.94%) |  Streams and Canals
(751.29 Ac. - 0.26%) |  Strip Mines, Quarries, and Gravel Pits
(434.74 Ac. - 0.15%) |
|  Recreational
(217.76 Ac. - 0.08%) |  Mixed Rangeland
(72.88 Ac. - 0.03%) |  Lakes
(725.17 Ac. - 0.25%) |  UNKNOWN
(616.78 Ac. - 0.21%) |

Public Lands in Sullivan County Figure 2-28



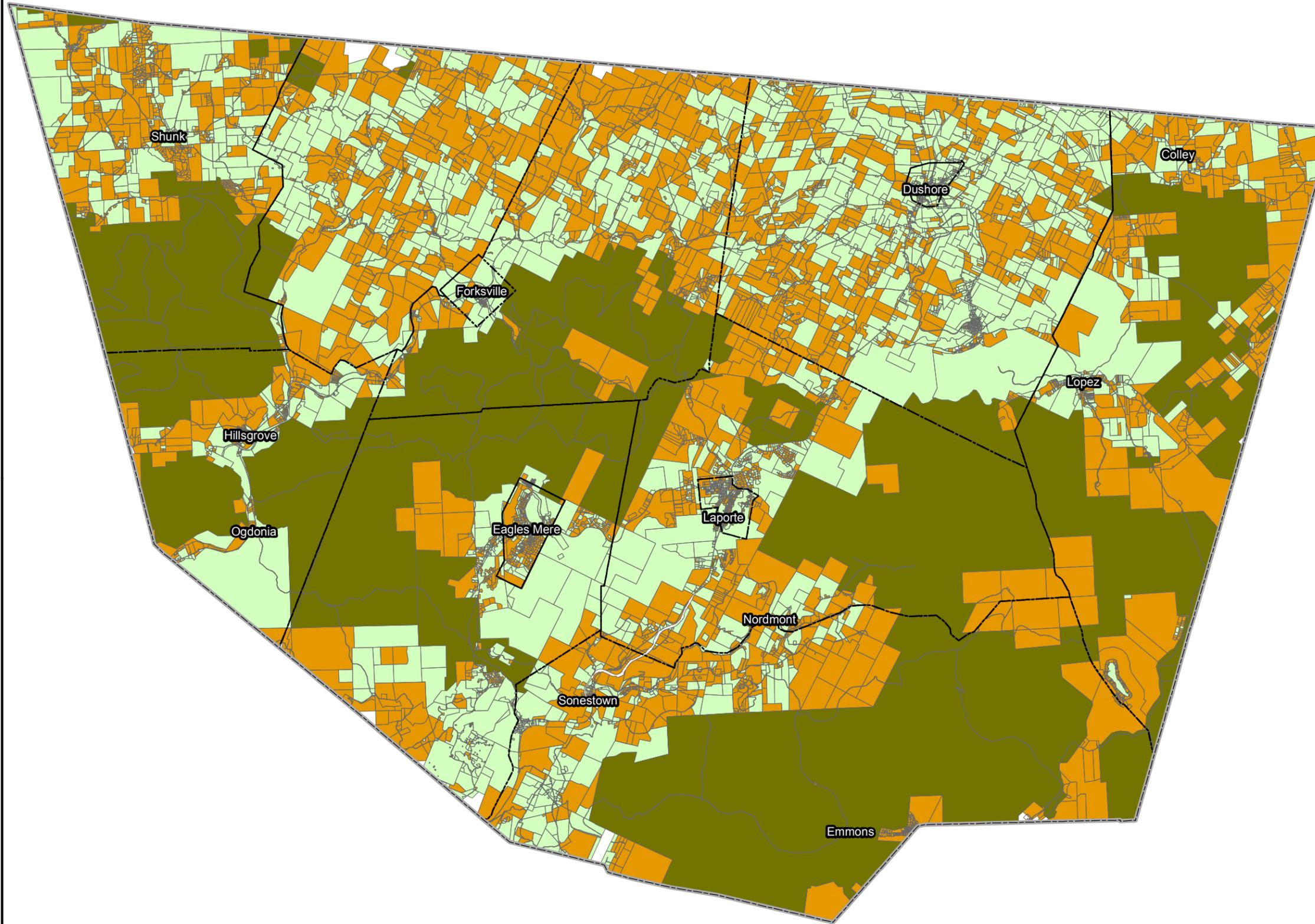
- County Boundary
- Municipalities
- Roads
- Streams
- Lakes & Ponds
- PA Fish & Boat Property
2,522 Acres (0.87%)
- PGC State Gamelands
61,114 Acres (21.12%)
- DCNR State Parks
2,568 Acres (0.89%)
- DCNR State Forest
40,460 Acres (13.89%)



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Development Department



Landowner Residency Figure 2-29



 County Boundary
 Municipalities

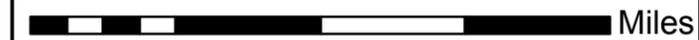
Parcel Ownership

 **Non-Resident**
94,411 Acres (33%)

 **Resident**
84,325 Acres (30%)

 **State**
107,000 Acres (37%)

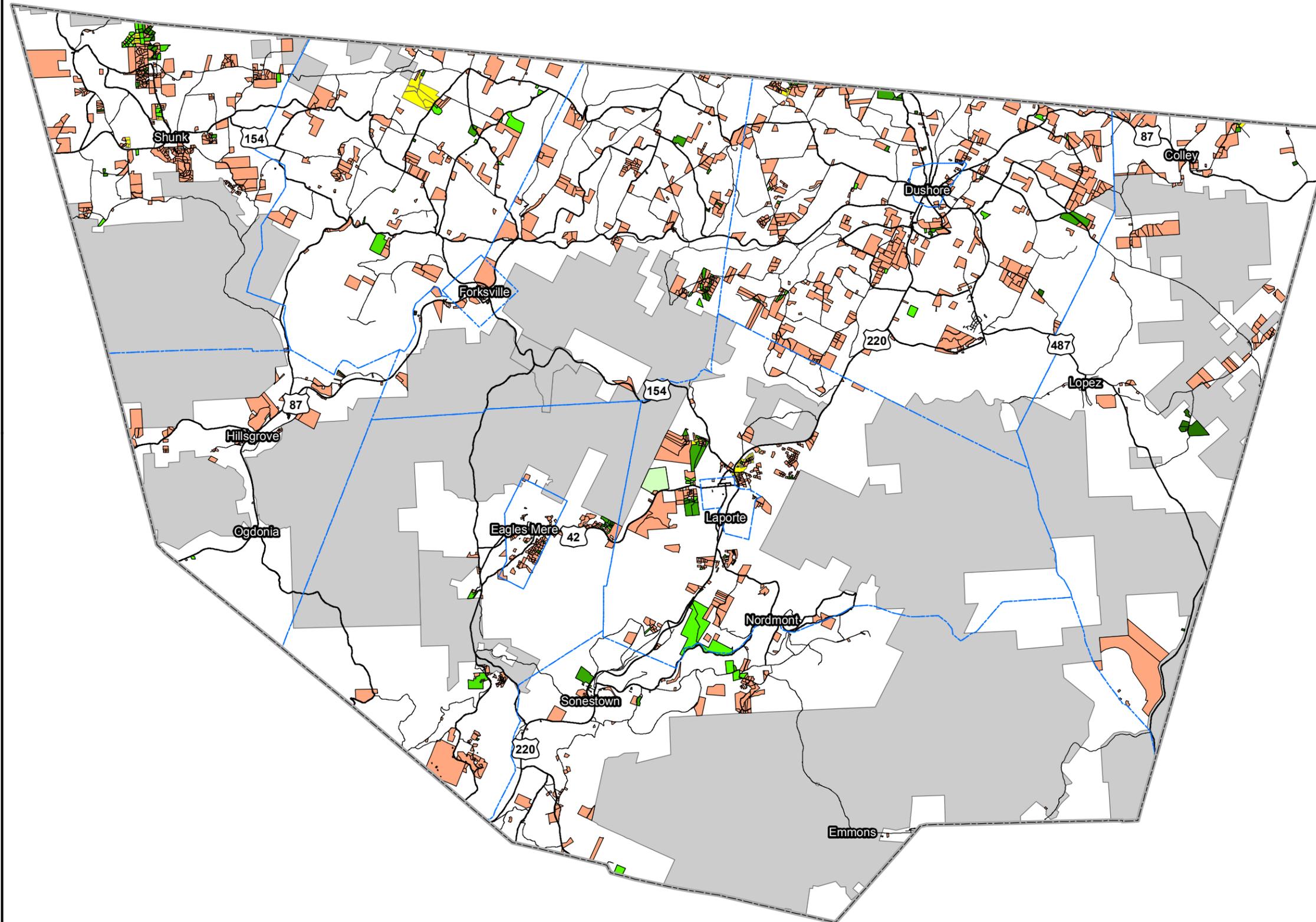


 Miles
0 1 2 4 6 8

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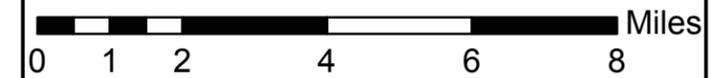
New Lots Figure 2-30



- County Boundary
- Municipalities
- Roads
- State Owned Land
- Lots Subdivided 1988 - 2004
- Unsold Lots

New Lots

- 2005
- 2006
- 2007
- 2008
- 2009
- 2010



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Development Department



Agricultural Land Use

Two maps are included in the plan related to Agriculture including Figure 2-31, Important Agricultural Areas and Figure 2-32, Prime Agricultural Soils. Important Agricultural Areas includes:

- prime agricultural soils in agricultural use;
- agricultural security areas; and
- areas where agricultural preservation easements purchased by the County and State.

Prime Agricultural Soils displays all of the prime agricultural soils (USDA Classes 1, 2, and 3 regardless of land use. Some of these areas may be developed and significant tracts are in woodland use.

Agricultural Security Areas

The *Agricultural Security Areas* (ASA) Map shows that the Townships of Fox, Elkland, at when apForks and Cherry have all established Agricultural Areas in Sullivan County. Act 43 of 1981 authorized farmers to propose local agricultural security areas to their municipality thproved offer farm owners a number of features and benefits including:

- ASA's are initiated by petition of farm landowners;
- They must have a minimum of 250 acres;
- May include non-adjacent farmland parcels;
- ASA's must be renewed every 7 years to remain in effect;
- Participation is voluntary;
- Participation entitles landowners to special consideration regarding impact of local laws on farming operations, modification of state agency guidelines and rules, and condemnation of farmland by governmental units; and

- The purchase of development rights program becomes an option only to those farms within an ASA.

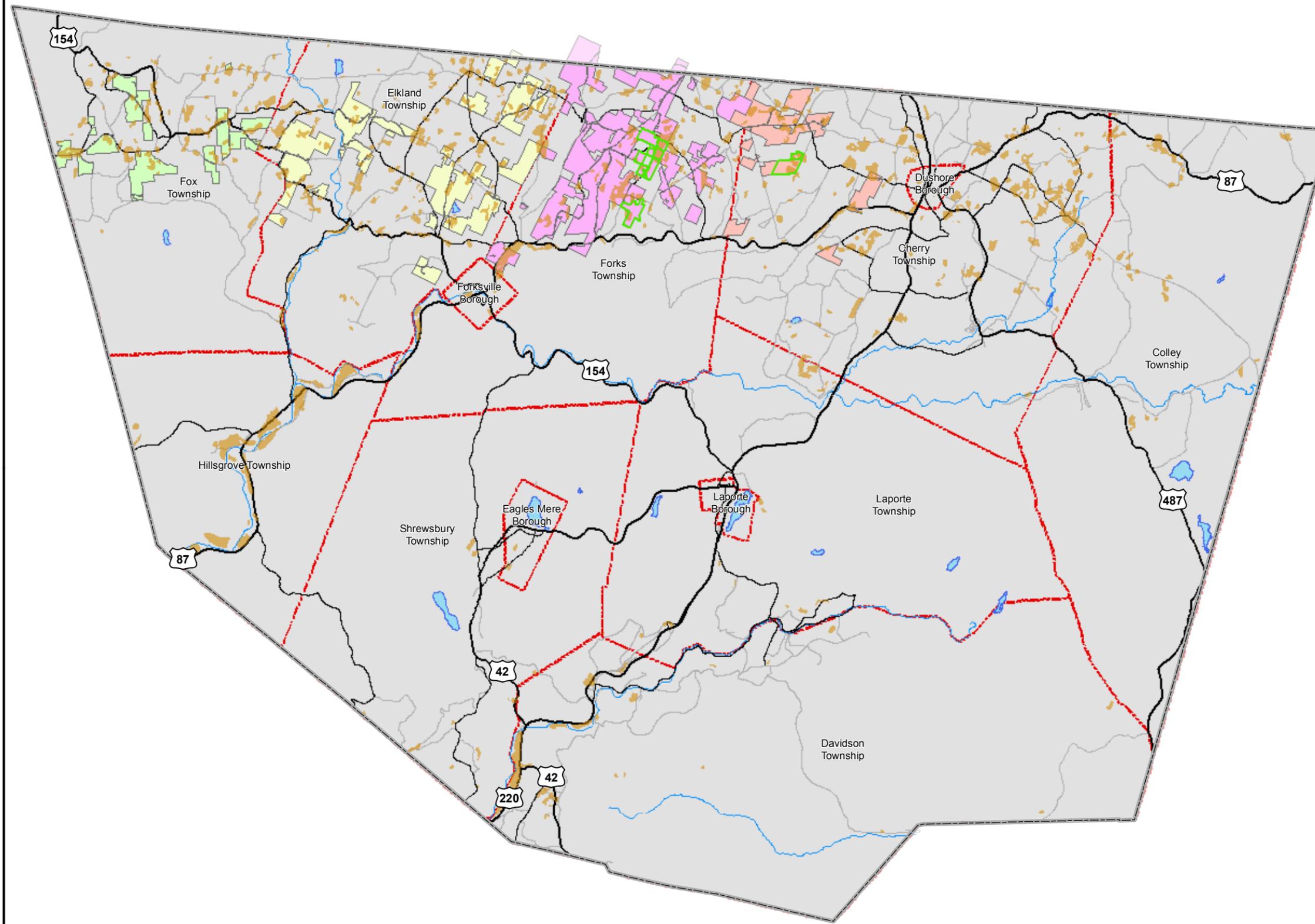
Approximately 11,500 acres of land is included within the four municipalities. Forks Township has both the most concentrated and largest Agricultural Security Area with 4,496 acres. As noted above farmland within an ASA may be considered for the purchase of development rights (agricultural preservation) program. There are five farms totaling 501 acres that have been accepted into this program in Sullivan County.

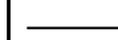
Based on the Important Agricultural Areas Map (Figure 2-31) it appears that it may be feasible to extend the amount of Agricultural Security Area in the County, in particular in Hillsgrove, Shrewsbury, Davidson and Cherry Townships.



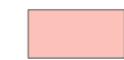
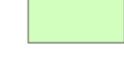
Important Agricultural Areas

Figure 2-31



-  County Boundary
-  Municipalities
-  Roads
-  Streams
-  Lakes / Ponds
-  Agricultural Easements
-  Prime Agricultural Soils In Use

Agriculture Security Lands

-  Cherry Township
-  Elkland Township
-  Forks Township
-  Fox Township



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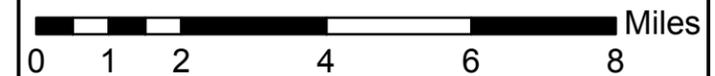
Prime Agricultural Soils

Figure 2-32

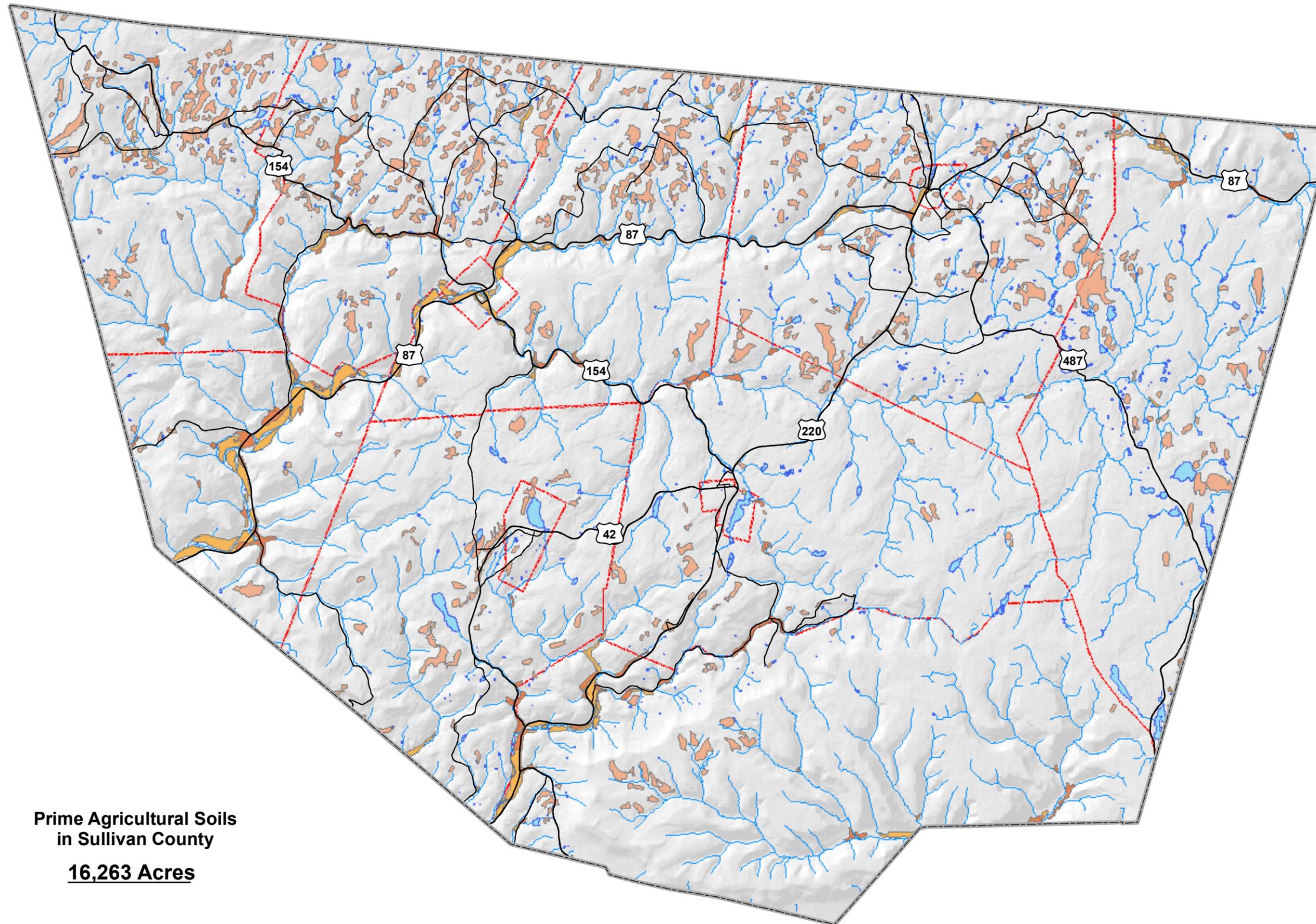
-  County Boundary
-  Municipalities
-  Roads
-  Streams
-  Lakes / Ponds

Prime Agricultural Soils

-  BaB Braceville silt loam, 0 to 8 percent slopes
-  CnB Chenango gravelly loam, 0 to 8 percent slopes
-  Ln Linden soils
-  MaB Mardin channery silt loam, 3 to 8 percent slopes
-  WbB Wellsboro channery silt loam, 3 to 8 percent slopes
-  WrB Wyoming gravelly sandy loam, 3 to 8 percent slopes



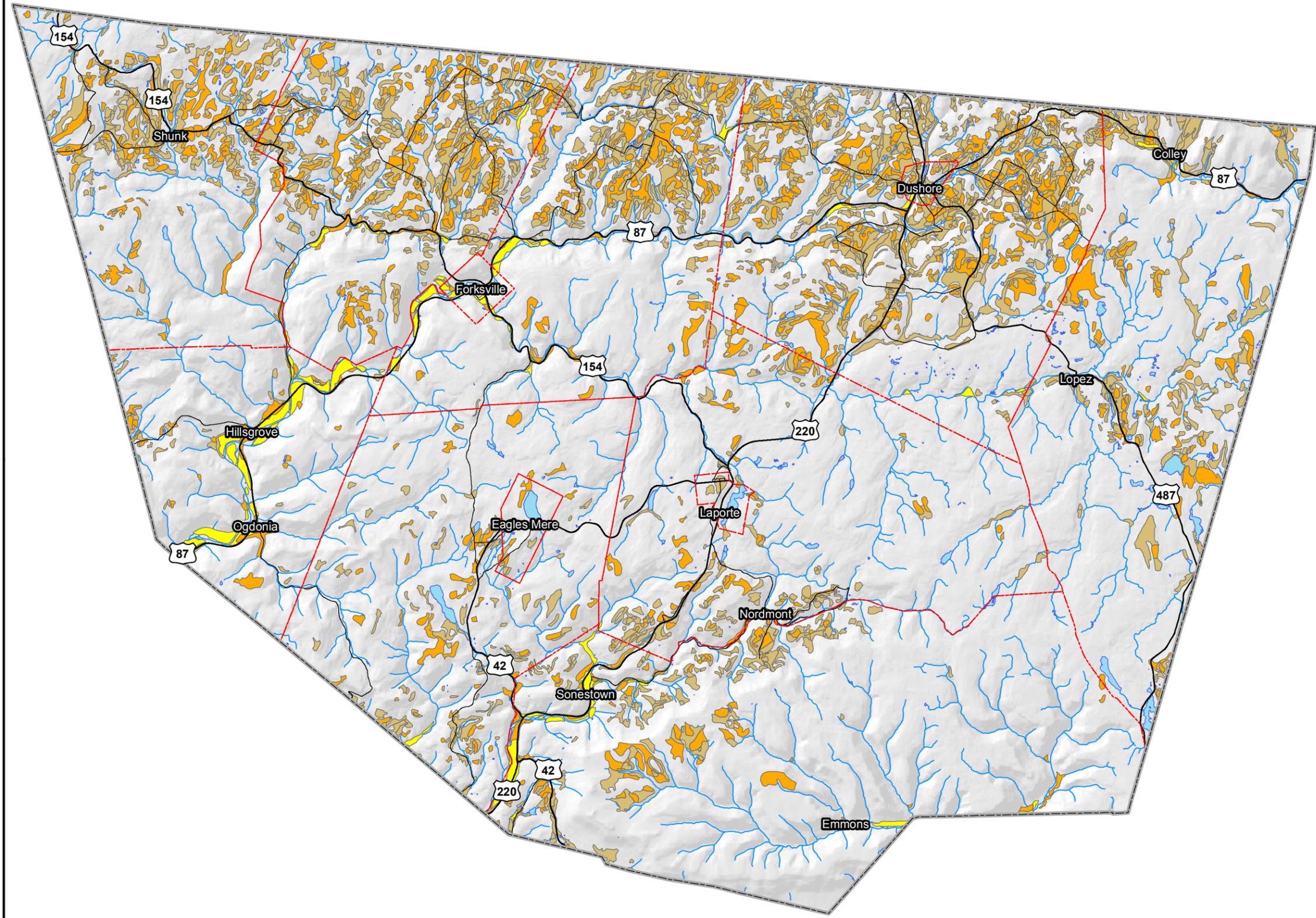
Prepared By: Sullivan County Planning and Development Department



**Prime Agricultural Soils
in Sullivan County**
16,263 Acres

Agricultural Soil Capability

Figure 2-32a

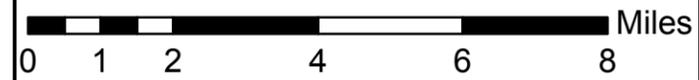


-  County Boundary
-  Municipalities
-  Roads
-  Streams
-  Lakes / Ponds

Land Capability Class

-  **Class 1**
Few limitations that restrict their use
-  **Class 2**
Moderate limitations that reduce the choice of plants or that require moderate conservation practices
-  **Class 3**
Severe limitations that reduce the choice of plants or that require special conservation practices, or both

* CAPABILITY CLASS SCALE INCLUDES 1 - 8 *

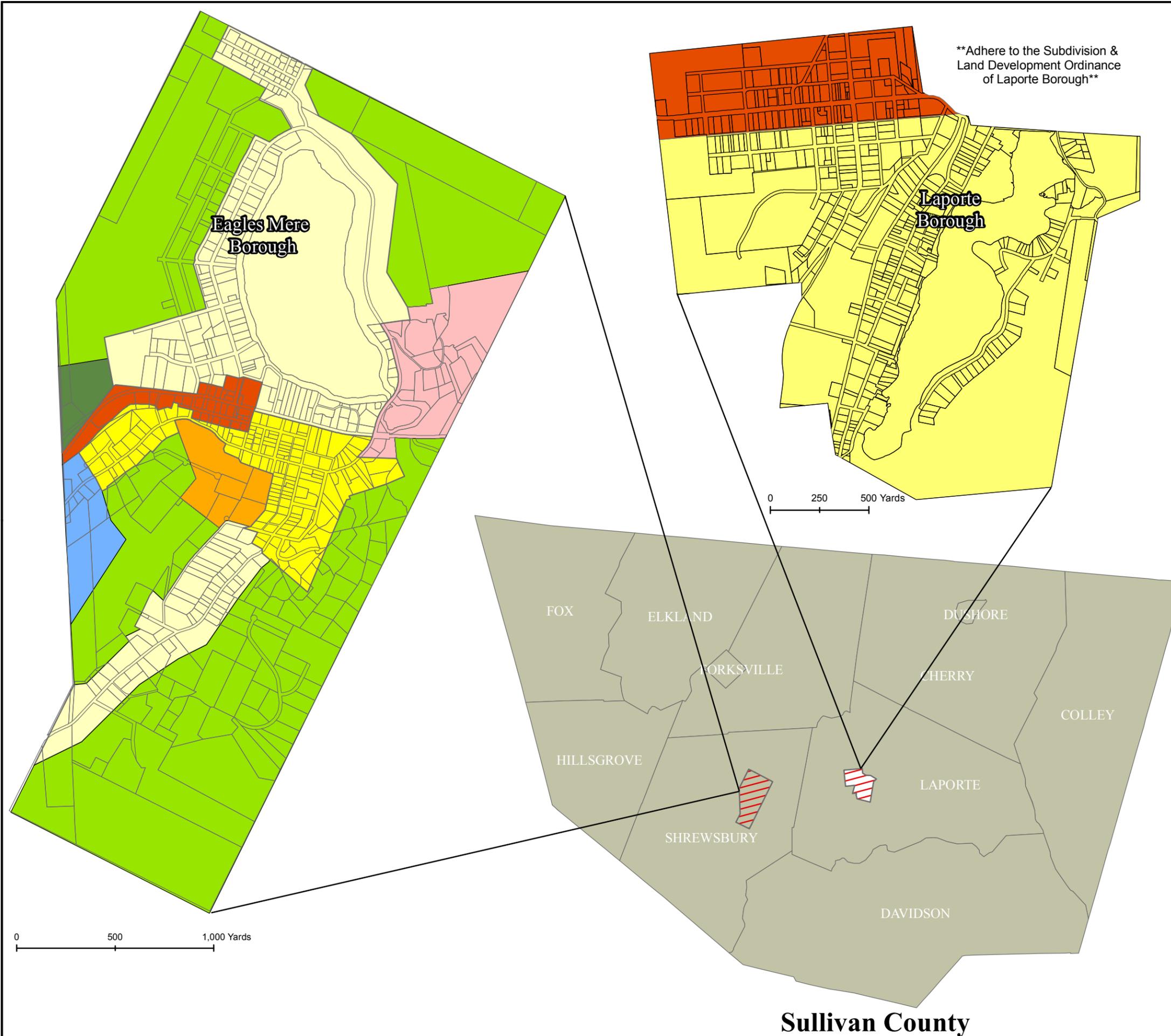


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Land Use Regulations

Figure 2-33



Sullivan County

County Sub-Division & Land Development Ordinance

Local Zoning Ordinance

Eagles Mere

Parcel

Zone

- Commercial
- Commercial / Recreational
- New Residential
- New Residential and Recreational
- Residential (Low Density)
- Residential (Medium Density)
- Residential (Mobile Home)
- Residential (Multi-Family)

Laporte

Parcel

Zone

- Commercial
- Residential



Miles
0 2.5 5 10

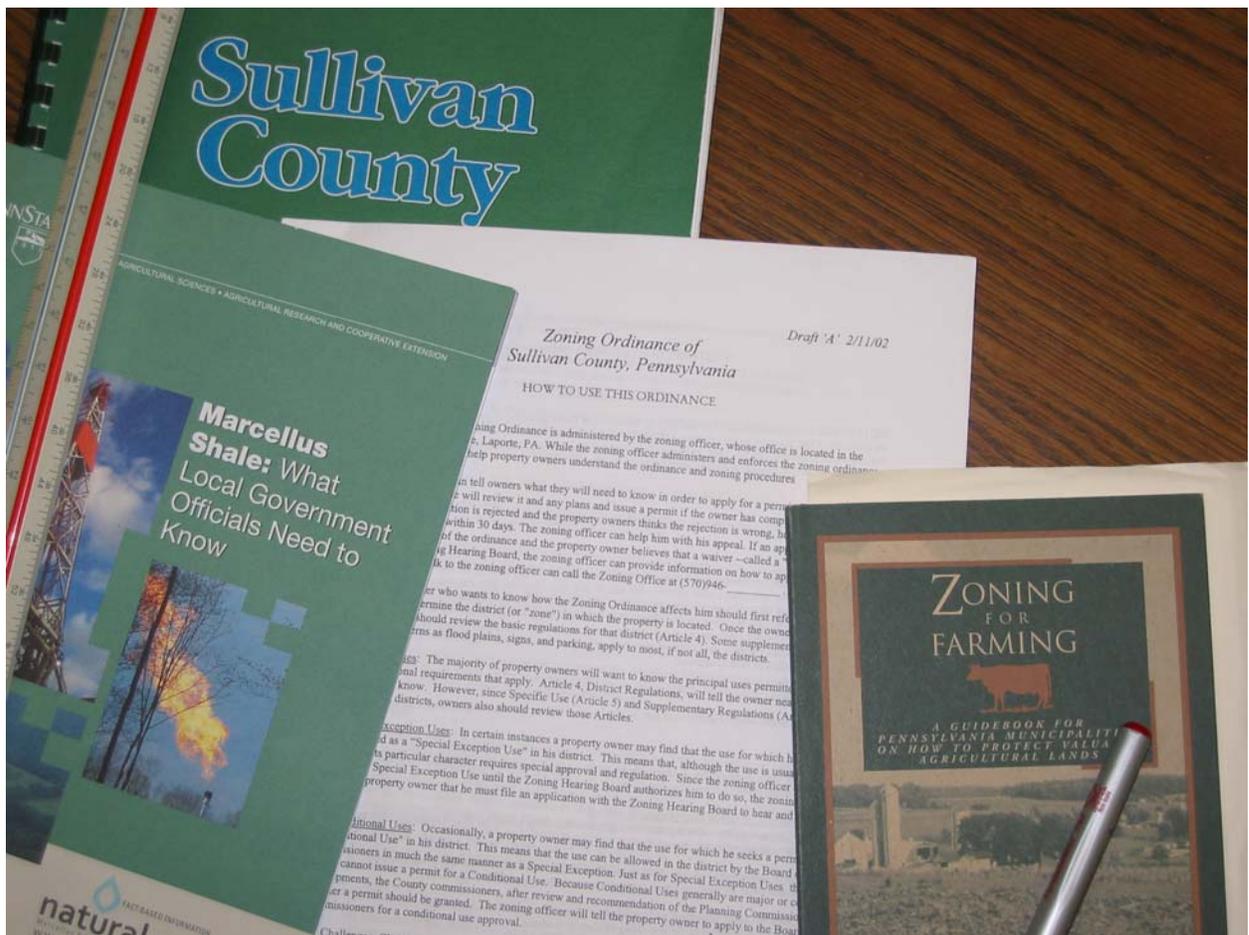
Prepared By: Sullivan County Planning and Development Department



Sullivan County

Land Use Regulations In Sullivan County

The application of zoning regulations in Sullivan County is limited to the Boroughs of Eagles Mere and Laporte. Dushore Borough is currently developing this regulatory tool. The entire County is under the jurisdiction of the Sullivan County Subdivision and Land Development Ordinance, most recently amended in 2002. See Figure 3-33

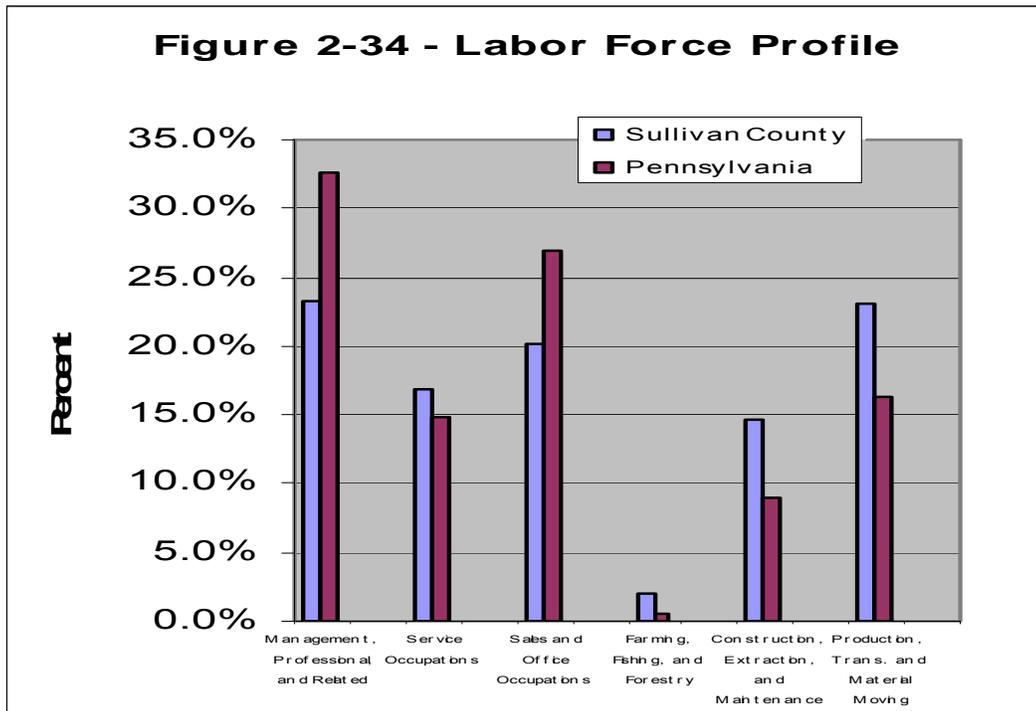


Economic Profile

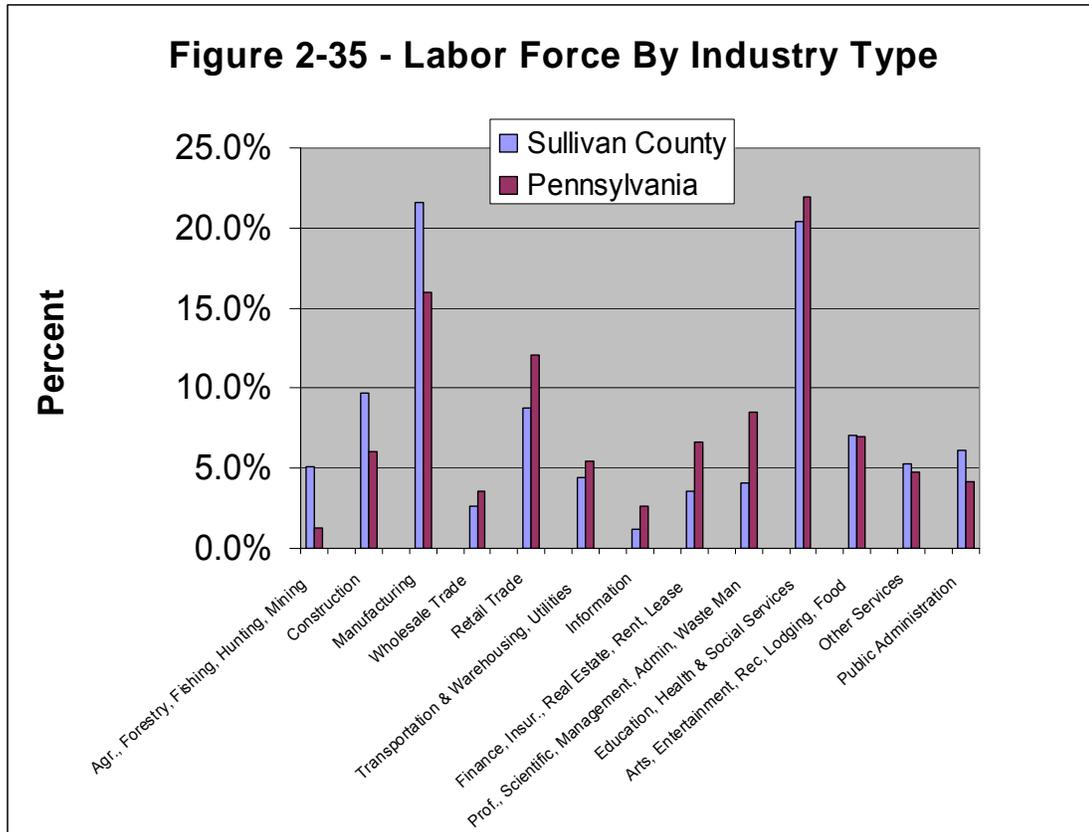
In addition to the 2000 Census, two other sources of County economic data are U.S. Department of Commerce - County Business Patterns and PA Department of Labor & Industry (Center for Workforce Information & Analysis). County Business Patterns is an annual series that provides sub-national economic data by industry. The series is useful for studying the economic activity of small areas; analyzing economic changes over time; and as a benchmark for statistical series, surveys, and databases between economic censuses. The series excludes data on self-employed individuals, employees of private households, railroad employees, agricultural production employees, and most government employees.

Some of the Department of Labor & Industry data is reported for the County and projections are typically reported for Northern Tier Work Force Investment Area (Bradford, Sullivan, Susquehanna, Tioga and Wyoming Counties). The following is a list of trends derived from all three data sources.

►Based on the 2000 Population Census there were more than 2,700 employed persons residing in Sullivan County. The two top labor force segments are Management, Professional and Related (23.2%) and Production, Transportation and Material Moving (23.0%). See Labor Force Profile (see Figure 2-34). The Sullivan County Labor Force is concentrated in the Cherry Township and Dushore areas. Davidson, Elkland and Colley Townships are two additional areas of labor force concentrations.



► Another way of classifying jobs is by industry type for employed civilians over age 16. The two leaders sectors for both Sullivan County and Pennsylvania are Manufacturing and Education/Health/Social Services. See Chart Labor Force By Industry Type (Figure 2-35).



► The number of individuals working in Sullivan County has increased modestly between 1986 and 2007 from 1,224 to 1,448 (Total Wage Earning Employees). See Figure 2-36. There has been an increase in the number of establishments from 140 to 184 for the same time period as shown in Figure 2-38 (Total Wage Paying Establishments). Total wages have grown from nearly \$14.9 million to \$30.9 million (Total Annual Wages). See Figure 2-37.

Figure 2-36 - Total Wage Earning Employees Sullivan County 1986-2007

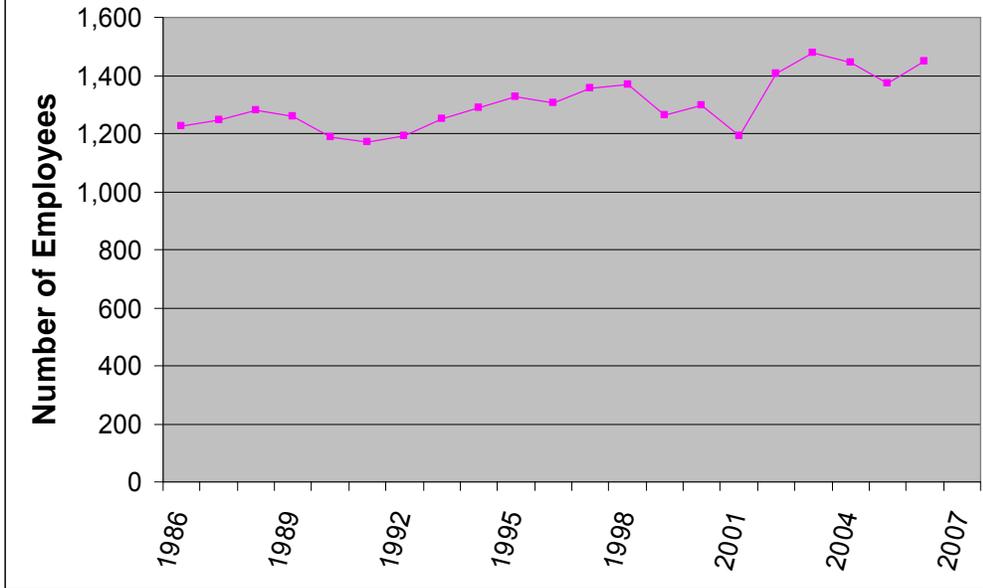
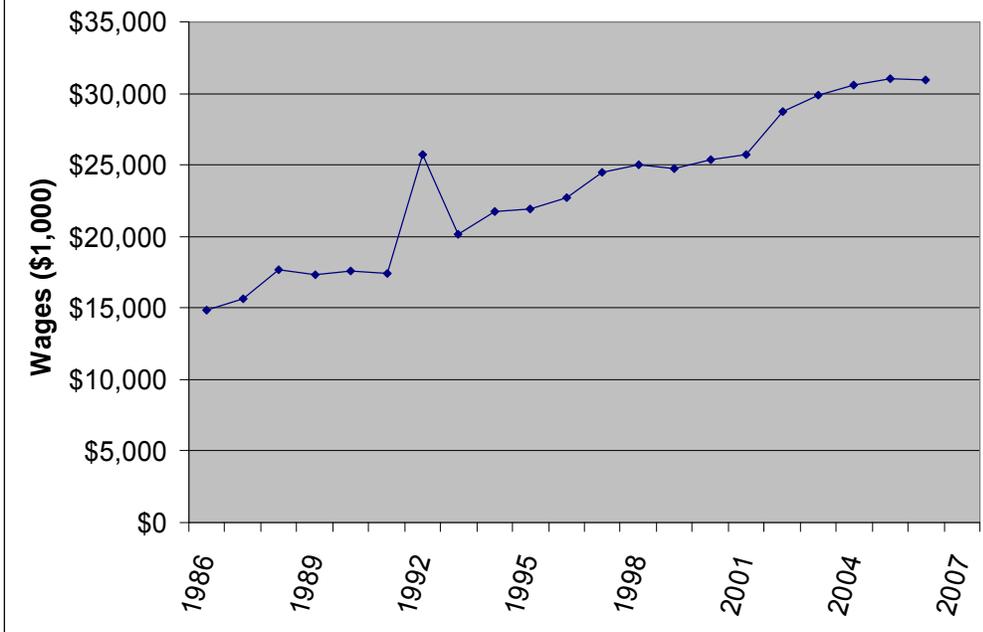
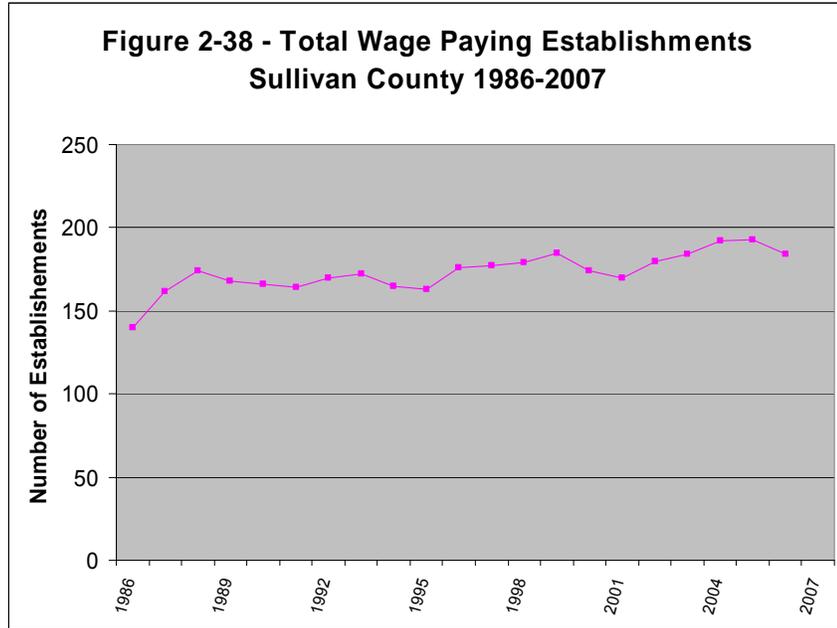


Figure 2-37 - Sullivan County Total Annual Wages 1986-2007





► Summary business data by industry for 1986 and 2006 is presented below in table format to illustrate the changing character of the labor force in the Sullivan County economy. The three leading categories for both time periods are Manufacturing, Health Care and Social Services (Services) and Retail Trade. However, Manufacturing has dropped from first in 1986 to third highest in 2006. See Tables 2-11 and 2-12.

Table 2-11

SULLIVAN COUNTY BUSINESS PATTERNS 1986 BY INDUSTRY

SIC Code	Industry	Number of Employees	Annual Payroll (\$1,000)	Total Establishments
	Total	1,244	14,833	140
7	Agricultural services, forestry, fisheries	20-99	0	3
10	Mining	0-19	0	1
15	Contract Construction	66	1,423	17
19	Manufacturing	474	6,518	19
40	Transportation and other public utilities	20-99	0	6
50	Wholesale Trade	33	337	9
52	Retail Trade	191	1,711	38
60	Finance, insurance and real estate	44	443	10
70	Services	328	3,403	25
99	Unclassified establishments	26	157	12

Note: Payroll data for SIC Codes 7, 10 and 40 withheld to avoid disclosure of individual establishments.

Table 2-12**SULLIVAN COUNTY BUSINESS PATTERNS 2006 BY INDUSTRY CODE**

Source: U.S. Census Bureau

Industry Code (NAICS)	Industry Code Description	Number of Employees	Annual Payroll (\$1,000)	Total Establishments
	Total	1,448	30,925	184
11	Forestry, fishing, hunting, agriculture support	13	165	1
21	Mining	0-19	0	1
22	Utilities	0-19	0	1
23	Construction	78	2,124	23
31	Manufacturing	100-249	0	9
42	Wholesale Trade	20-99	0	6
44	Retail Trade	279	4,020	31
48	Transportation, warehousing	85	2,317	12
51	Information	20-99	0	4
52	Finance & insurance	20-99	0	6
53	Real estate & rental & leasing	0-19	0	5
54	Professional, scientific & technical services	16	226	7
56	Admin, support, waste mgt, remediation services	20-99	0	5
62	Health care and social assistance	434	10,857	19
71	Arts, entertainment & recreation	20-99	0	3
72	Accommodation & food services	132	1,536	24
81	Other services (except public administration)	47	851	22

Note: Payroll data for codes 21, 22, 31, 42, 51, 52, 53, 56 and 71 withheld to avoid disclosure of individual establishments.

Table 2-13 - Sullivan County
Top Five Industry Categories 2007 and % Change 2001-2007

NAICS	Industry Code	2001	2007	% Change
Industry Code	Description			2001-2007
62	Health Care & Social Assistance	409	426	4.2%
	Local Government		252	
44-45	Retail	189	189	0.0%
31-33	Manufacturing	227	160	-29.5%
72	Accommodations and Food Service	121	125	3.3%
Sullivan Co. Total*		1190	1274	7.1%

*Local, State & Federal Government not included in total

Table 2-13 and 2-14 are from the Pennsylvania Department of Labor & Industry (Center for Workforce Information & Analysis) data base and provide similar conclusions to the federal County Business Patterns data. Health Care & Social Assistance is the #1 category for Sullivan County. Manufacturing has shown a 29.5% decline between 2001 and 2007. Note that Local Government is the second highest category in 2007 and that this category is not included in the County Business Patterns data. Furthermore, the Local Government category does not include employees classified in Education Services (e.g. Sullivan County School District), a category for which data is suppressed due to a small number of employer units. The following is a list of the top ten major employers of Sullivan County at the end of the 3rd quarter 2008.

Industry Sector

Management And Training Corporation	Health Care and Social Assistance
The Highlands Care Center	Health Care and Social Assistance
Sullivan County School District	Education Services
Darway Elder Care Rehabilitation	Health Care and Social Assistance
Hoffman/ New Yorker INC	Manufacturing
Dept Of Conservation & Natrl Resources	Public Administration
Bayada Nurses INC	Health Care and Social Assistance
Sullivan County	Public Administration
Eagles Mere Country Club	Arts, Entertainment and Recreation
Dwight Lewis Lumber Co INC	Manufacturing

Table 2-14 - Projected Job Changes for Northern Tier Work Force Investment Area*

*Bradford, Sullivan, Susquehanna, Tioga & Wyoming Counties

Industry Sectors With Greatest Projected Loss of Jobs

NAICS Industry Code	Industry Code Description	2004	2014	Numerical Change 2004-2014	% Change 2004-2014
31-33	Manufacturing	12770	11860	-910	-7.1%
44-45	Retail	7120	7010	-110	-1.5%
Industry Sectors With Highest Projected Growth					
62	Health Care & Social Assistance	8730	9760	1030	11.8%
61	Educational Services	6360	6930	620	9.7%
48-49	Transportation & Warehousing	2790	3110	320	11.5%

The three industry sectors with the highest growth forecast for the Northern Tier Work Force Investment Area are Health Care & Social Assistance, Education, and Transportation and Warehousing.

- Sullivan County has the lowest median household and family income and the second lowest median per capita income as shown in Table 2-15 and Figure 2-39 below. Incomes are higher in Luzerne and Wyoming Counties for this grouping. The median family income for Sullivan County is nearly \$12,000 less than for Pennsylvania overall.



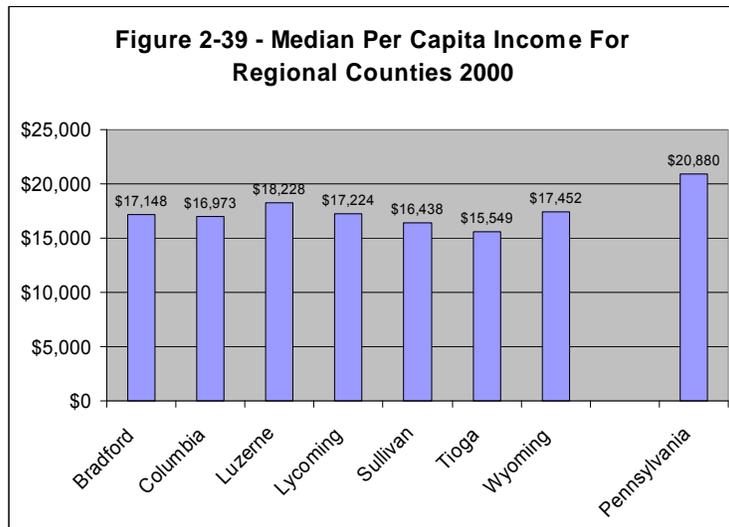
Table 2-15

**INCOME PROFILE FOR SULLIVAN COUNTY MUNICIPALITIES,
REGIONAL COUNTIES and PENNSYLVANIA - 2000**

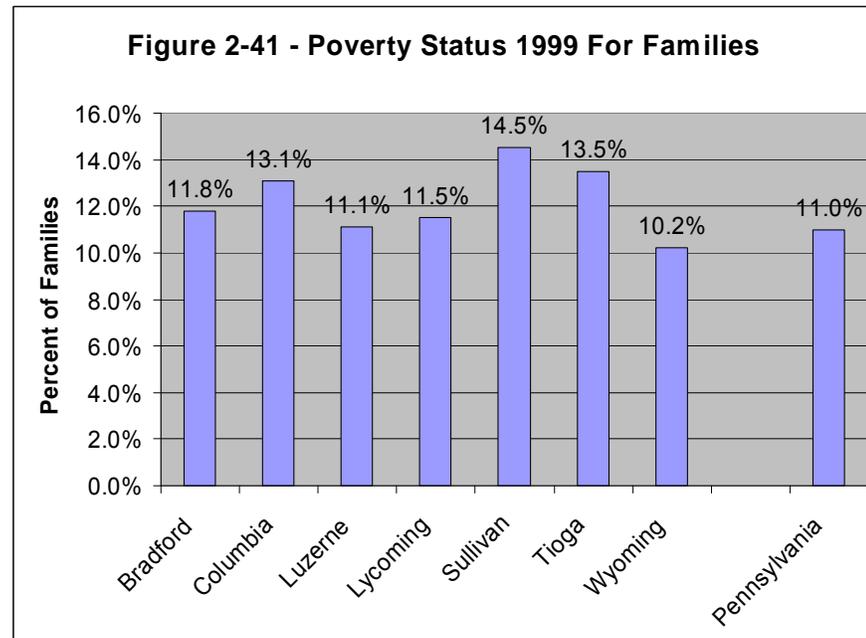
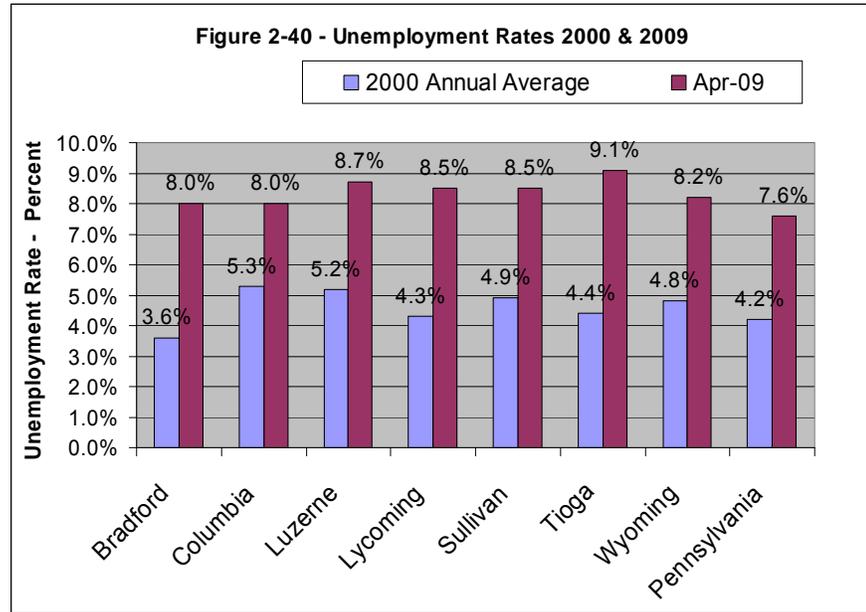
Source: U.S. Census Bureau

Municipality	Median Household Income	Median Family Income	Per Capita Income
Cherry Twp.	\$30,279	\$36,071	\$16,706
Colley Twp.	\$23,542	\$33,333	\$10,979
Davidson Twp.	\$32,857	\$36,875	\$14,483
Dushore Boro.	\$26,635	\$41,563	\$17,448
Eagles Mere Boro.	\$40,833	\$63,750	\$29,052
Elkland Twp.	\$35,893	\$40,000	\$18,568
Forks Twp.	\$27,969	\$28,333	\$15,451
Forksville Boro.	\$26,625	\$31,563	\$13,943
Fox Twp.	\$26,875	\$38,125	\$13,971
Hillsgrove Twp.	\$29,375	\$36,250	\$18,471
Laporte Boro.	\$43,750	\$52,500	\$18,762
Laporte Twp.	\$30,000	\$36,875	\$16,845
Shrewsbury Twp.	\$31,750	\$40,625	\$18,640
Sullivan County	\$30,279	\$37,196	\$16,438
Pennsylvania	\$40,106	\$49,184	\$20,880

	Median Household Income	Median Family Income	Median Per Capita Income
Bradford	\$35,038	\$40,664	\$17,148
Columbia	\$34,094	\$41,398	\$16,973
Luzerne	\$33,771	\$43,335	\$18,228
Lycoming	\$34,016	\$41,040	\$17,224
Sullivan	\$30,279	\$37,196	\$16,438
Tioga	\$32,020	\$37,907	\$15,549
Wyoming	\$36,365	\$42,824	\$17,452
Pennsylvania	\$40,106	\$49,184	\$20,880

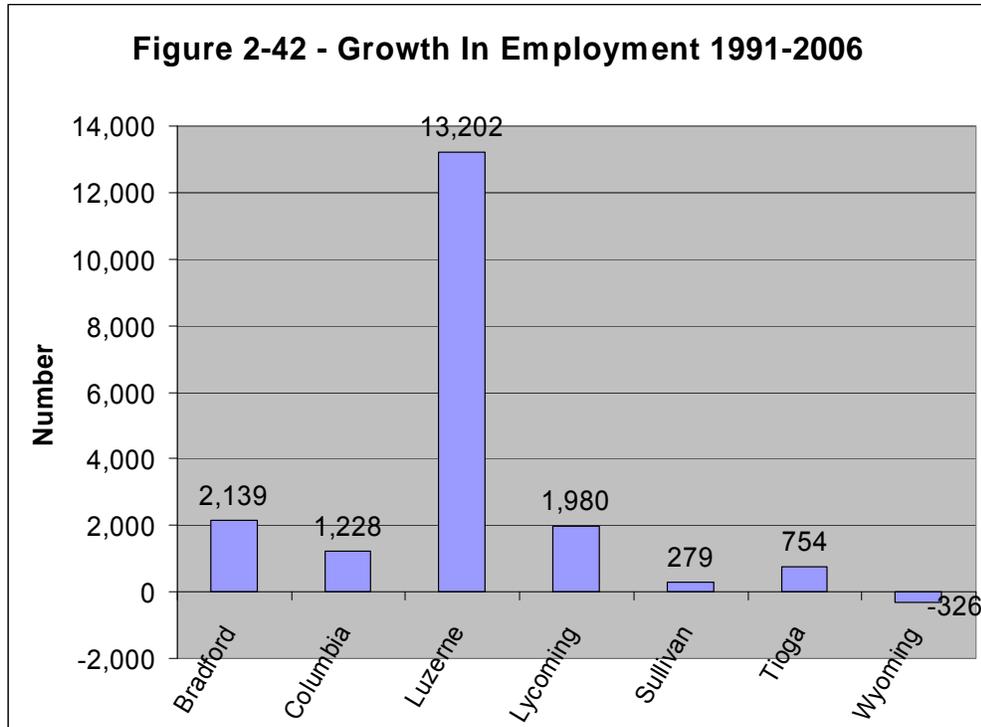


•Figure 2-41 chart Poverty Status for Families 1999 shows that the percent of families not reaching the poverty level threshold is fairly uniform within the region. 14.5% of the Sullivan County families are at or below the poverty level.

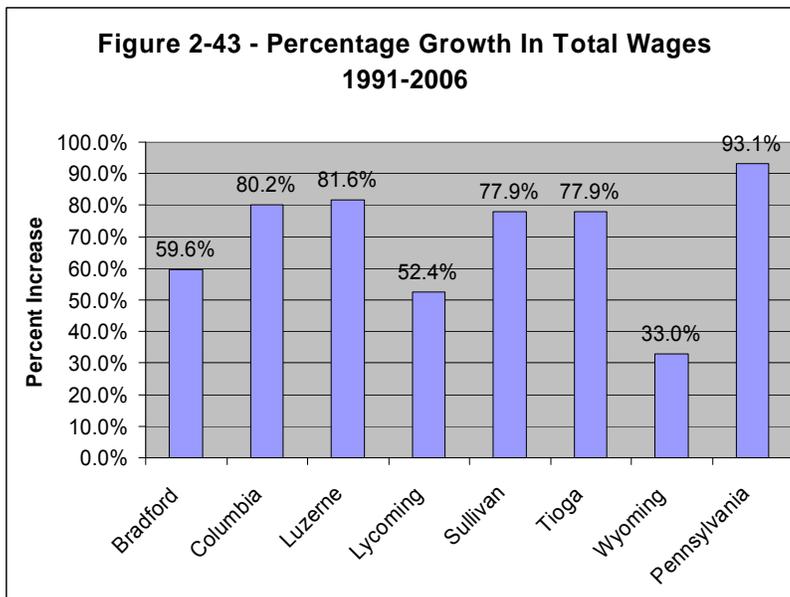


•Unemployment Rates 2000 & 2009 (Figure 2-40) shows that unemployment rates are very consistent throughout the study grouping and with Pennsylvania. Sullivan County is ranked 3rd highest in unemployment rate at 8.5% as of April 2009 Census.

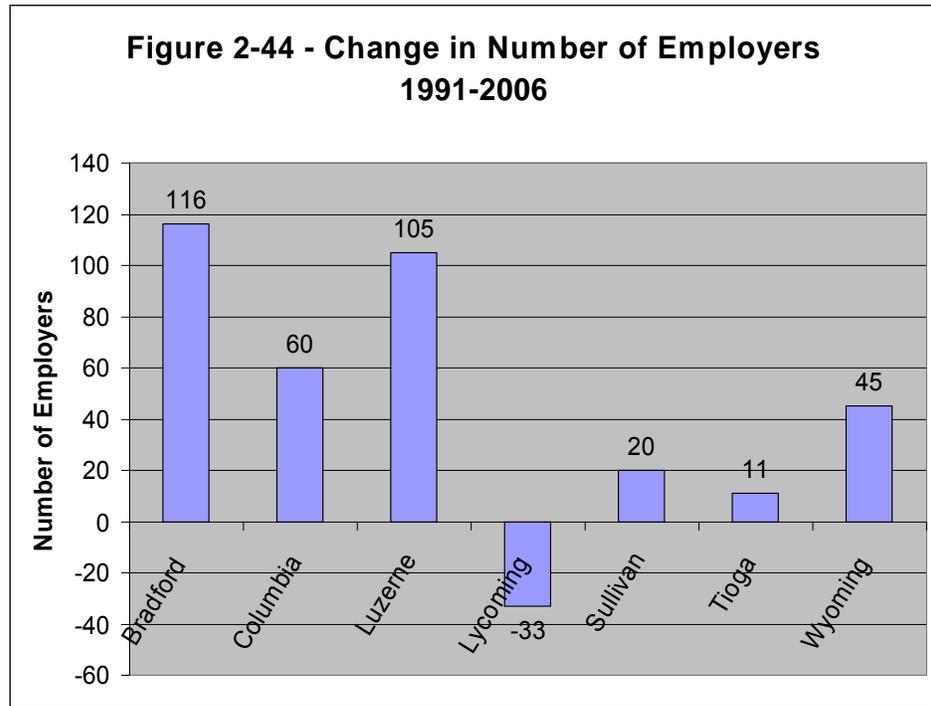
•In terms of job growth Luzerne and Bradford are the leading counties. Sullivan County jobs have increased by 279 during the timeframe 1991-2006. See Figure 2-42.



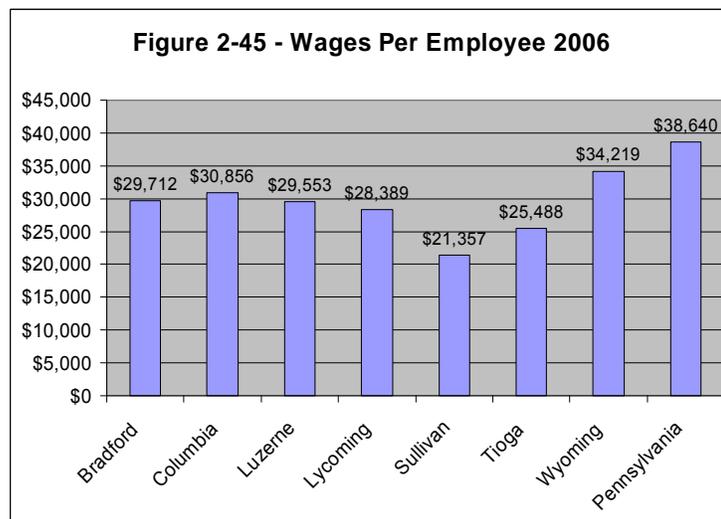
•For the percentage growth in wages Luzerne and Columbia lead the way. Sullivan and Tioga Counties are tied for third in this rating at 77.9%. See Figure 2-43.



•Bradford County has shown the greatest increase in number of employers. Sullivan County is fifth on this list with an increase of 20. See Figure 2-44.



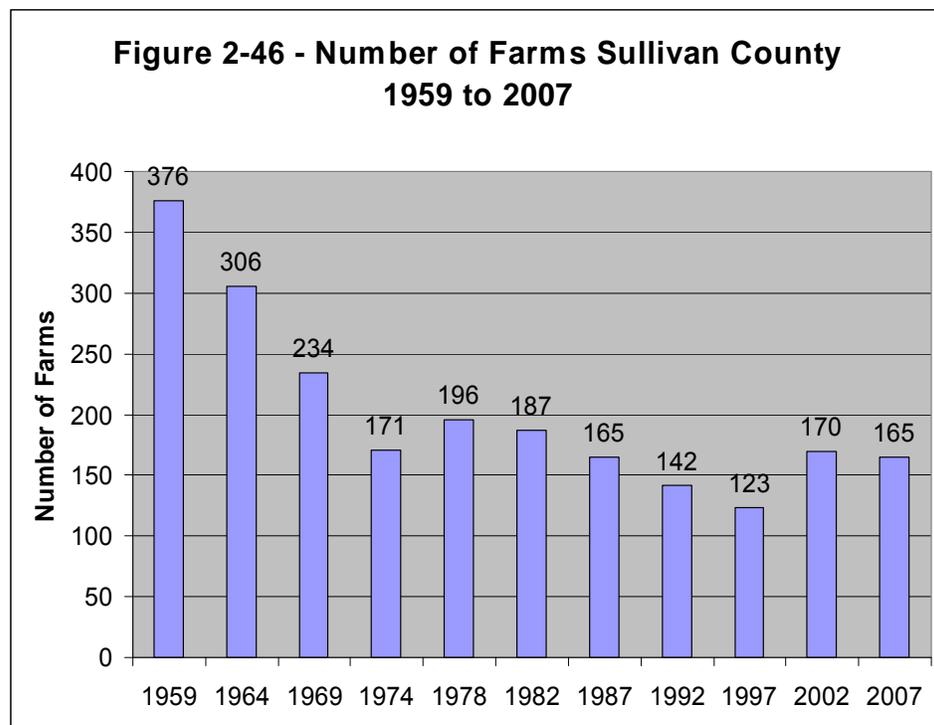
•All counties in the region show considerable lower wages per employee than for Pennsylvania. Sullivan County has the lowest in the region at \$21,357. See Figure 2-45.



Trends in Agriculture

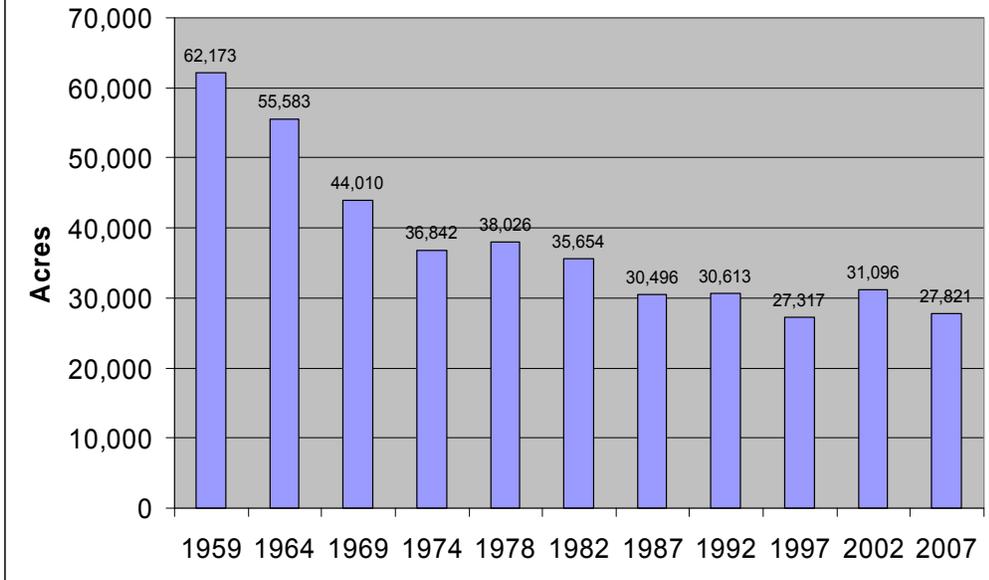
The U.S. Census of Agriculture was researched for data on Sullivan County farms. The data was compiled from 1959 through 2007. The following trends have been identified from the data.

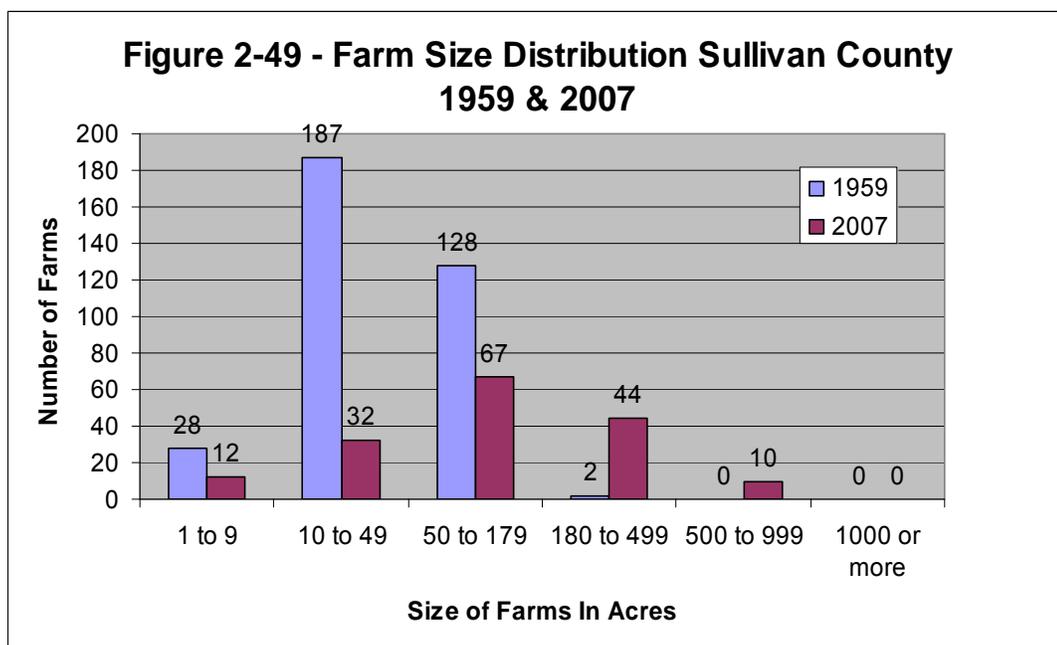
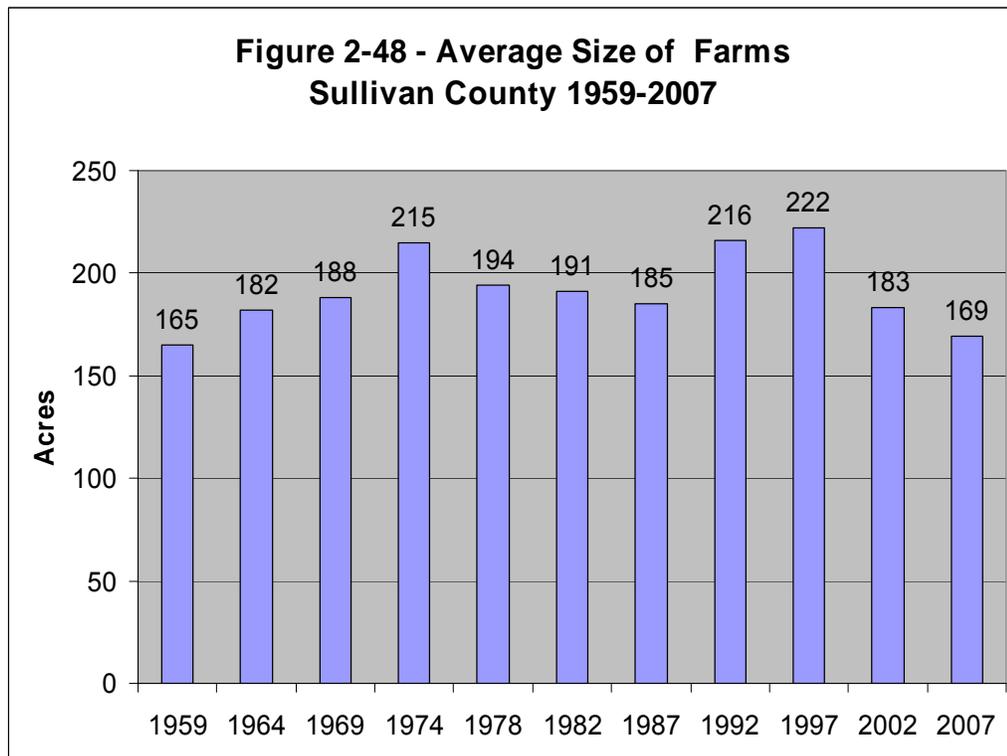
- The total number of farms has been reduced from 376 to 165, a 56% reduction since 1959. See Figure 2-46. Note that the number of farms actually increased by 47 between 1997 and 2002.



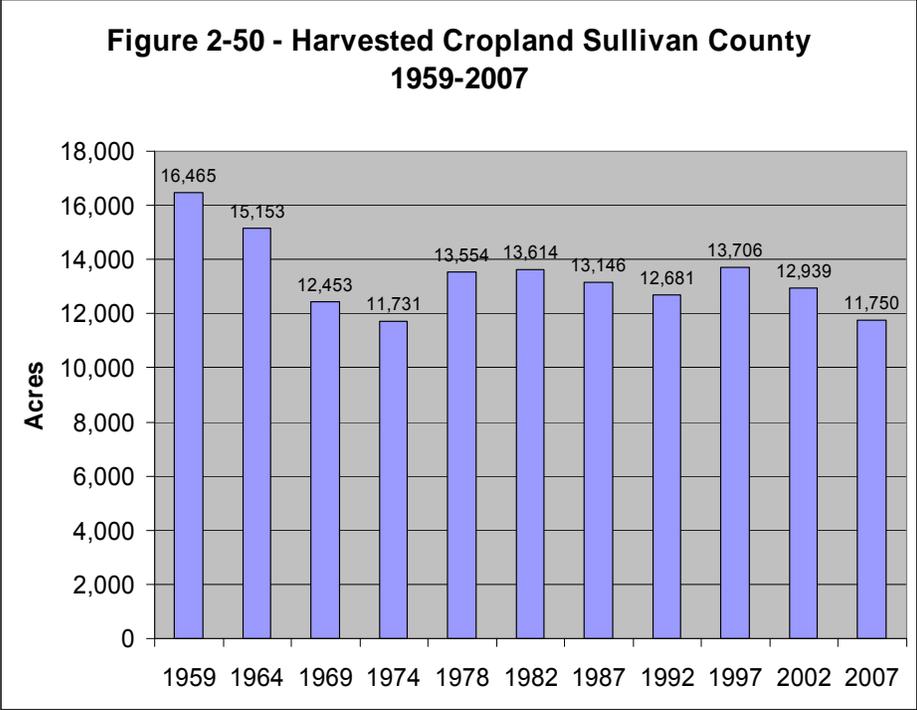
- The amount of land in farms has been reduced from approximately 62,000 to 28,000 acres, a 55% reduction since 1959. See Figure 2-47.

**Figure 2-47 - Land In Farms
Sullivan County 1959-2007**

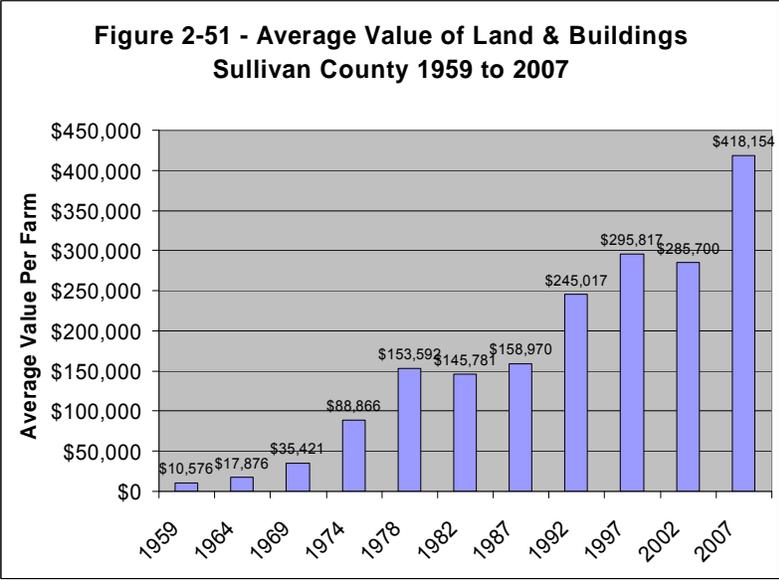




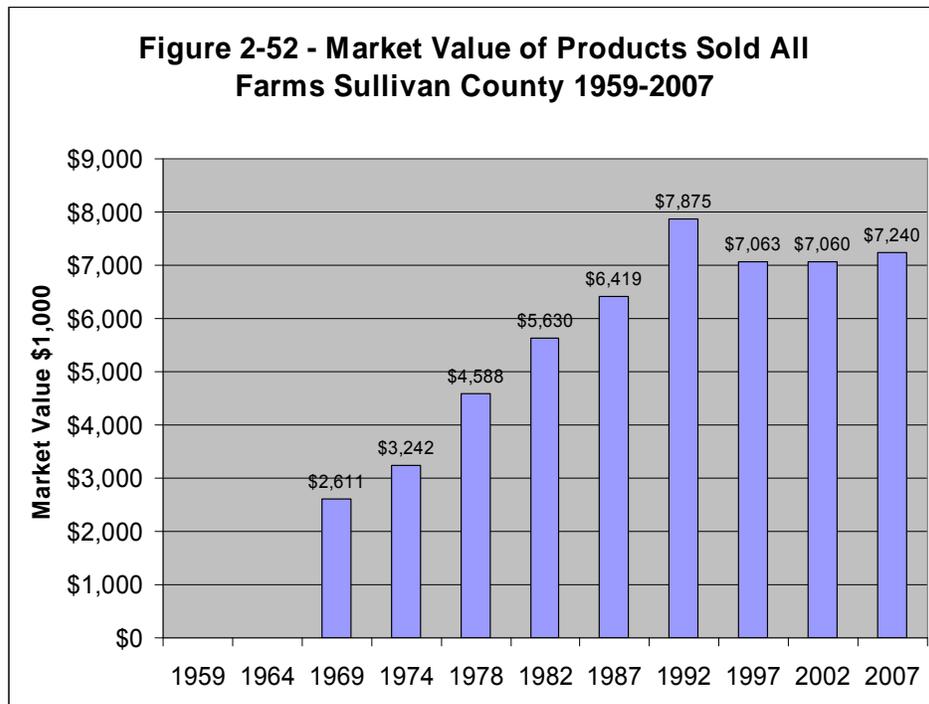
•The amount of land classified as cropland has been reduced by approximately 5,000 acres, 19,408 acres in 1969 versus 14,524 acres in 2007. The amount of harvested cropland has dropped by 29% since 1959, from 16,465 acres in 1959 to 11,750 acres in 2007 (see Figure 2-50).



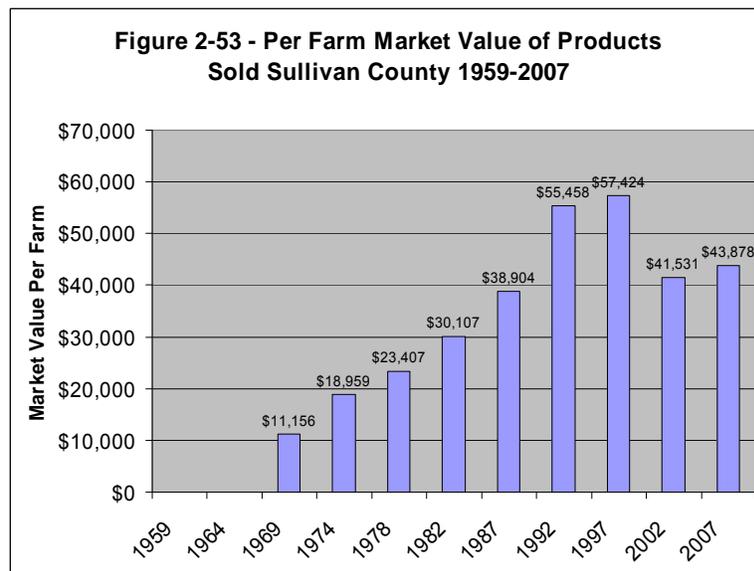
•The average value of land and buildings per farm has increased dramatically, from \$10,576 in 1959 to \$418,154 in 2007, a 3,853% increase. The value of land and buildings per acre has increased from \$78 (1959) to \$2,480 (2007), a 3,079% increase. See Figure 2-51.



•The market value of products sold for the entire county has increased from nearly \$2.6 million (1969) to more than \$7 million (2007), a 177% increase (see Figure 2-52).



•For 2007 the average market value per farm for products sold was \$43,878 (see Figure 2-53). The average total production expense per farm was \$39,610 and the average net cash return per farm was \$7,756.



•Another interesting statistics is the number of days that operators worked off the farm. In 2007 a total of 123 of the farm operators (75%) reported some employment off the farm and 60 (36%) worked away from the farm more than 200 days per year.

Transportation

The transportation network in an area is another important component of a comprehensive plan. In rural Pennsylvania there may be limited transportation features other than roadways, although planning for a transportation network generally includes rail, water, public transportation, bicycle, pedestrian and aviation modes.

A transportation network connects the community to the outside world and is responsible for moving people, goods and services in and out of the area. The transportation system is the backbone of the area and results in safe and reliable access to work, schools, residential areas, shopping, cultural and recreational activities. Transportation facilities are important to rural area in the movement of natural resources and agricultural products to the market place.

There are five inter-county transportation corridors that serve Sullivan County. Route 220, running north and south, connects the regional urban centers of Williamsport and the Towanda/Sayre/Waverly areas. Route 87, designated as the North Sullivan Corridor in the Northern Tier Long Range Transportation Plan, is a rural arterial connecting Montoursville and Mehoopany allowing for an east west traffic flow in Sullivan County. Rural Major Collectors serving the County include Route 42 connecting Laporte to Bloomsburg by way of Eagle Mere, Route 154 connection Laporte to Canton and Route 487 connecting Dushore to Bloomsburg via Red Rock.

Highway Network - Roadway Classification by Function

As the motor vehicle is the dominant form of transportation for the County, roads must be built and maintained to serve existing traffic and potential future traffic growth. The road design is closely aligned with the volume, speed and types of traffic served. To aid in evaluating the road system a function classification system is used. It is a guide for both planning and highway funding purposes.

Interstate: Interstates are limited access roadways that provide for the movement of large volumes of through traffic between regions and urban areas and extend across state boundaries. Sullivan County is off the Interstate network, although Interstate 180 is accessible at Pennsdale (26 miles from Laporte), Interstate 80 at Bloomsburg (35 miles from Laporte) and Interstate 86 (Southern Tier Expressway) at Waverly, NY (48 miles from Laporte).

Principal Arterial: Principal arterials are roads that provide land access while retaining a high degree of through traffic. Similar to the interstate classification they connect regions and urban centers. There are no highways in Sullivan County considered as major arterials.

Minor Arterial: Minor arterials are roads providing land access with a lower level of through traffic and connect rural communities to urban areas. The minor arterials in Sullivan County include PA Routes 87 and Rt. 220.

Rural Major Collectors: The collectors (major and minor) provide both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas and rural residential areas. Collectors connect local roads and arterial roads and provide less mobility than arterials at lower speeds and for a shorter distance. The major collectors in Sullivan County include PA Routes 42, 154, and 487.

Minor Collectors: The minor collectors in Sullivan County include the majority of the SR routes (see Transportation Plan Map) including:

- SR1015 – Ambrosious Rd.
- SR2001 – Beaver Lake Rd.
- SR3001 – Edkin Hill Rd.
- SR4001 – Elk Creek Rd.
- SR4002 – Ellenton Mt. Rd.
- SR4007 – Route 4007
- SR4008 – Route 4008
- SR4010 – Hoppestown Rd.
- SR4016 – Campbellville Rd., Hottensteins Hill Rd.
- SR4017 – Taylor Hill Rd.

Local Roads/Streets: The local roads and streets provide a high level of access to abutting land but limited mobility. Movement of traffic on such roads is usually slower and the volume of traffic is considerably lower than on higher level roadways. Most township or borough roads or streets are considered to be part of the local network. In addition there are less traveled SR routes in this category.

The functional classification information is illustrated in Figure 2-54, Roadway Classification Plan.

Mileage Statistics

The Road Mileage Statistics table for Sullivan County municipalities including local and PennDOT maintained roads is presented below.

Table 2-16

Road Mileage Statistics – Sullivan County Municipalities

Municipality	Road Mileage				2000 Population	Local Miles Per Capita
	Local	State	Turnback*	Total		
Cherry Twp.	72.62	49.97	9.30	122.61	1718	0.04
Colley Twp.	31.33	17.83	12.78	49.16	647	0.05
Davidson Twp.	44.12	19.25	17.07	63.37	626	0.07
Dushore Boro.	2.40	4.09		6.49	663	0.004
Eagles Mere Boro.	7.23	2.41	1.93	9.64	153	0.05
Elkland Twp.	32.84	32.28	0.42	65.12	607	0.05
Forks Twp.	33.41	34.68	2.24	68.09	407	0.08
Forksville Boro.	0.95	3.24		4.29	147	0.006
Fox Twp.	31.59	18.44	2.49	50.03	332	0.10
Hillsgrove Twp.	6.21	15.52		21.73	265	0.02
Laporte Boro.	6.01	3.16		9.17	290	0.02
Laporte Twp.	18.07	21.78	1.18	39.85	373	0.05
Shrewsbury Twp.	11.47	21.85		33.32	328	0.03
Total	298.25	244.50	47.41	542.87	6556	0.05

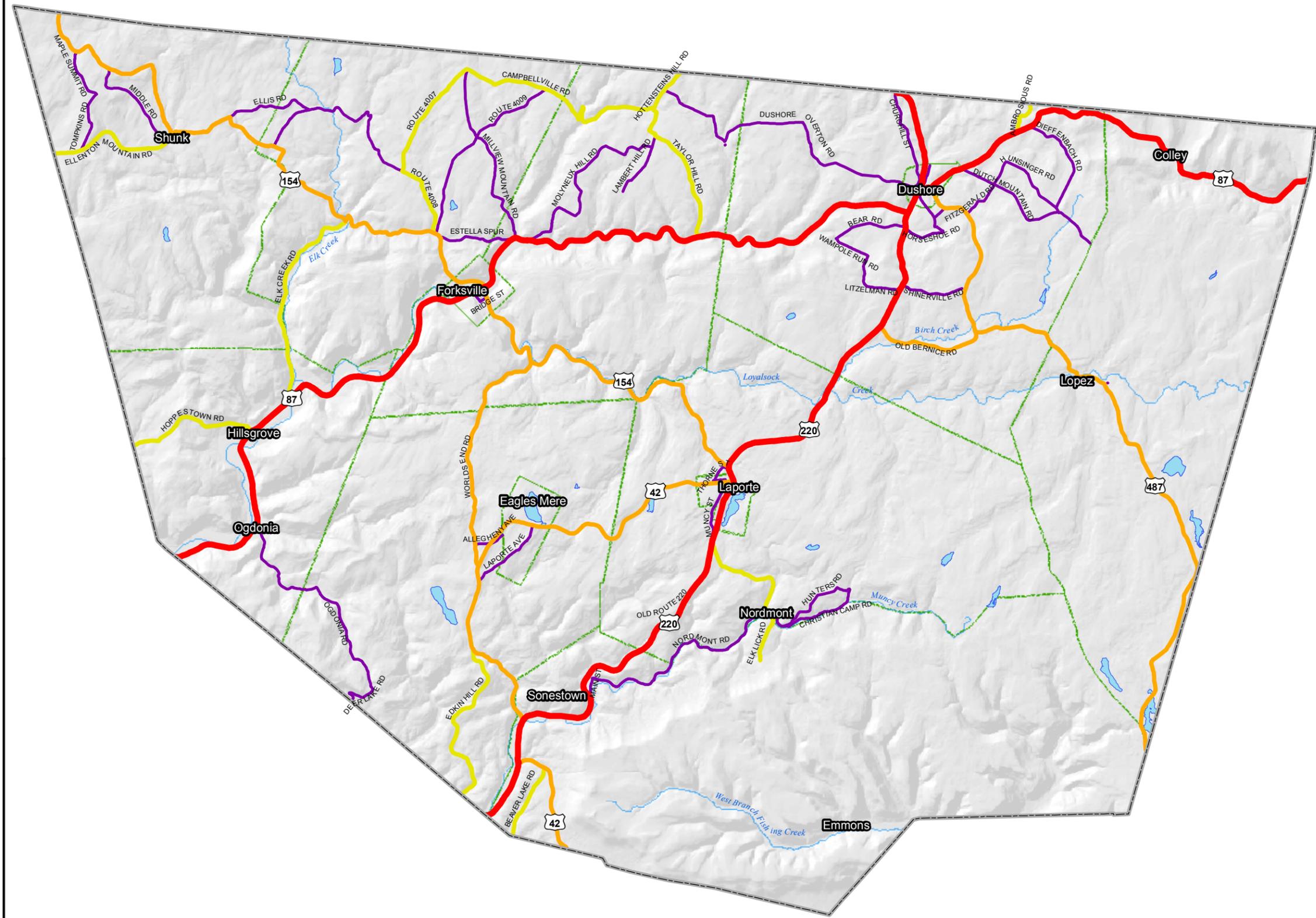
*PennDOT Turnback mileage included in Local Road Mileage figure.

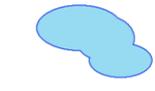
Source: Pennsylvania Department of Transportation

- ▶ There are over 244 miles of State maintained highways in Sullivan County.
- ▶ There are over 298 miles of township and borough maintained roads in the County. This includes the approximately 48 miles that are being maintained by townships under the PennDOT Turn Back program.
- ▶ Cherry Twp. (72.62 miles) and Davidson Twp. (44.12 miles) maintain the most roads in Sullivan County. In addition Colley, Elkland, Forks and Fox Townships all maintain more than 30 miles of roadway.

Roadway Classification

Figure 2-54



-  County Boundary
-  Municipalities
-  Lakes / Ponds
-  Streams

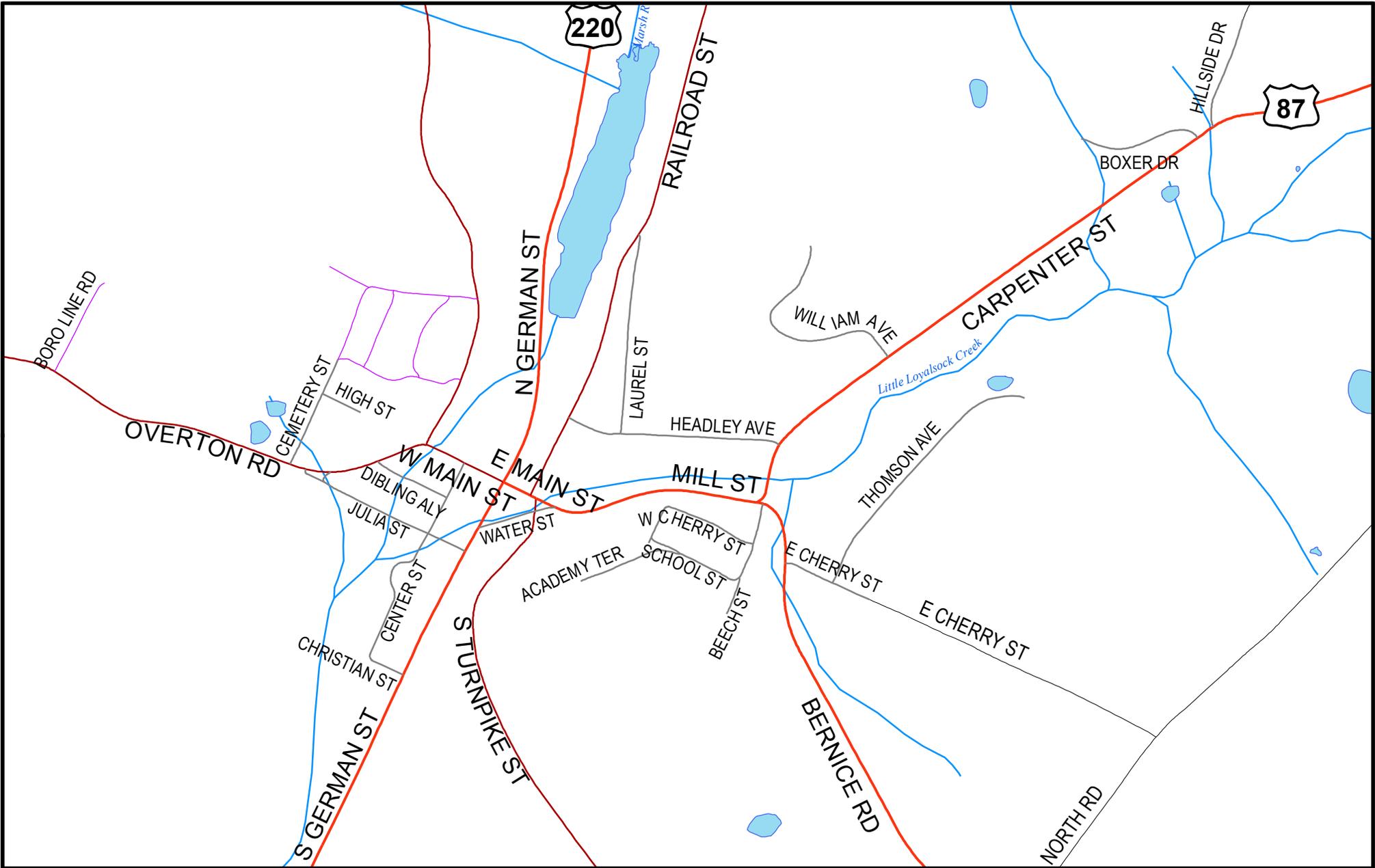
Federal Functional Class

-  Rural Minor Arterial
-  Rural Major Collector
-  Rural Minor Collector
-  Rural Local Access



Prepared By: Sullivan County Planning and Development Department

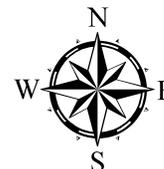
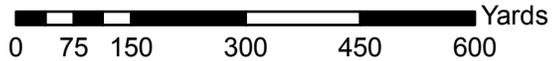




- Roads**
- PADOT SR1
 - PADOT SR2
 - Township
 - Borough
 - Forest
 - Private

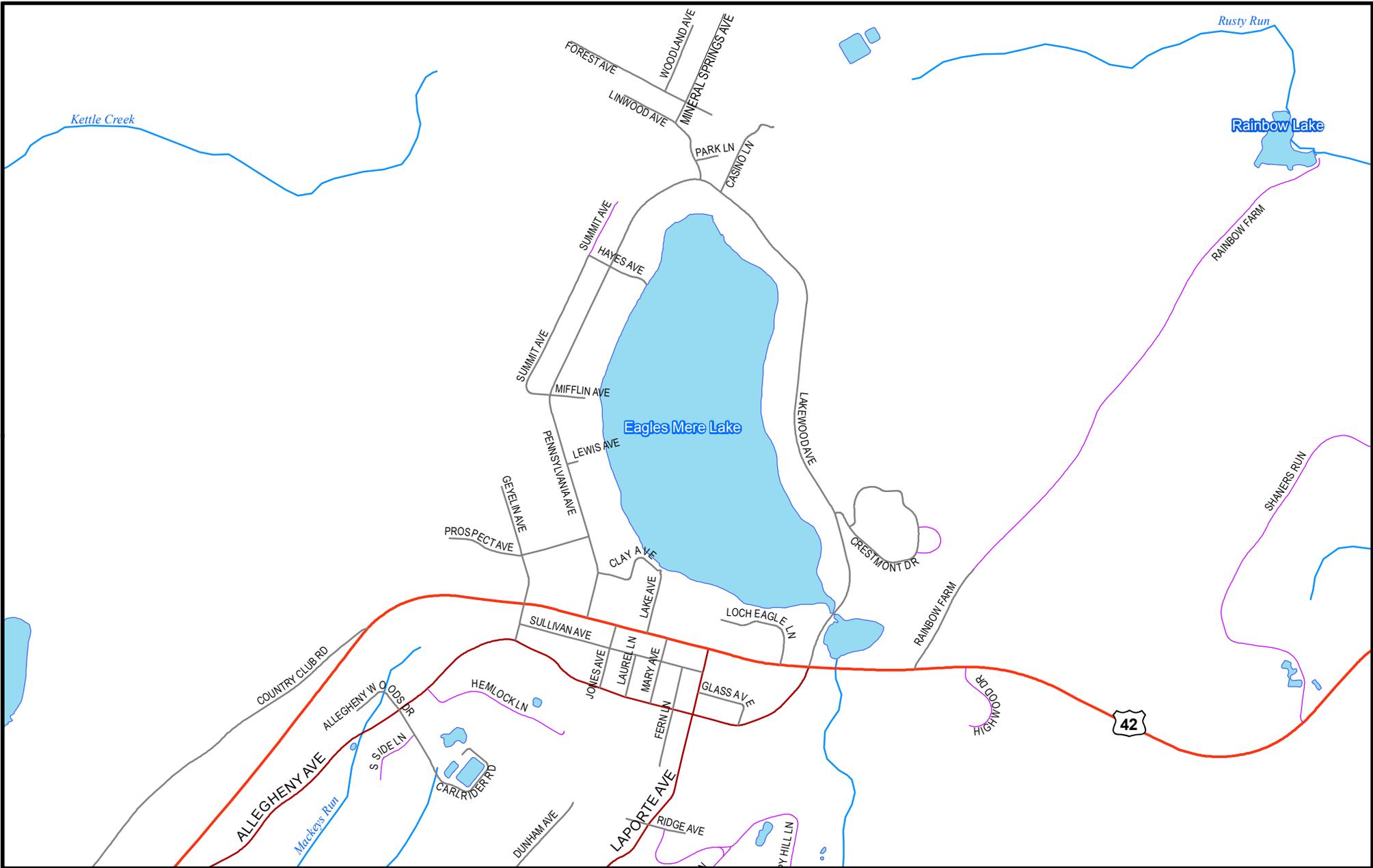
Dushore Borough

Figure 2-55



Prepared By: Sullivan County Planning and Development Department

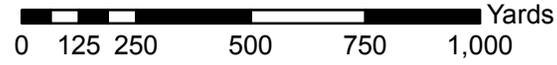




- Roads**
- PADOT SR1
 - PADOT SR2
 - Township
 - Borough
 - Forest
 - Private

Eagles Mere Borough

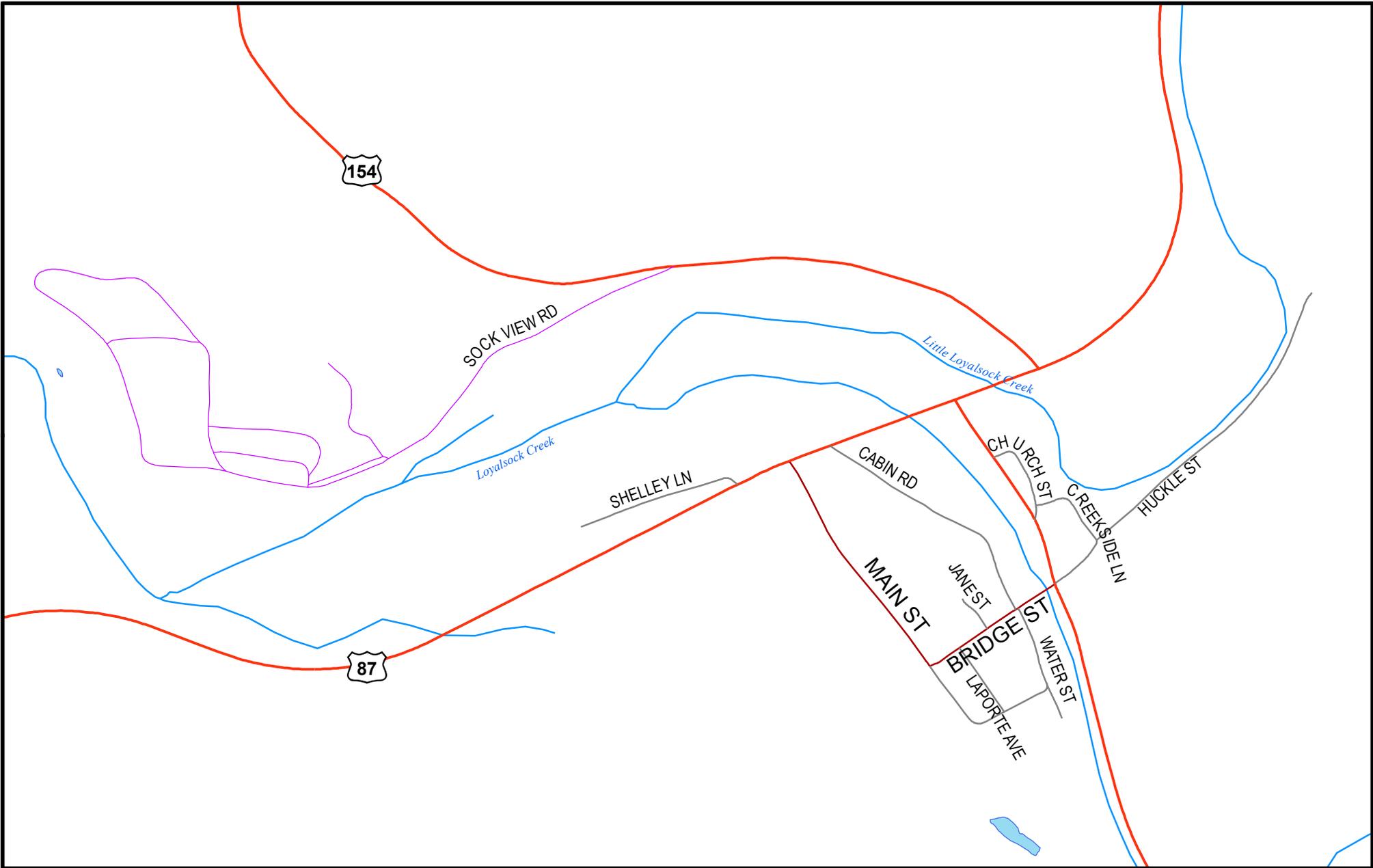
Figure 2-56



Prepared By: Sullivan County Planning and Development Department







Roads

- PADOT SR1
- PADOT SR2
- Township
- Borough
- Forest
- Private

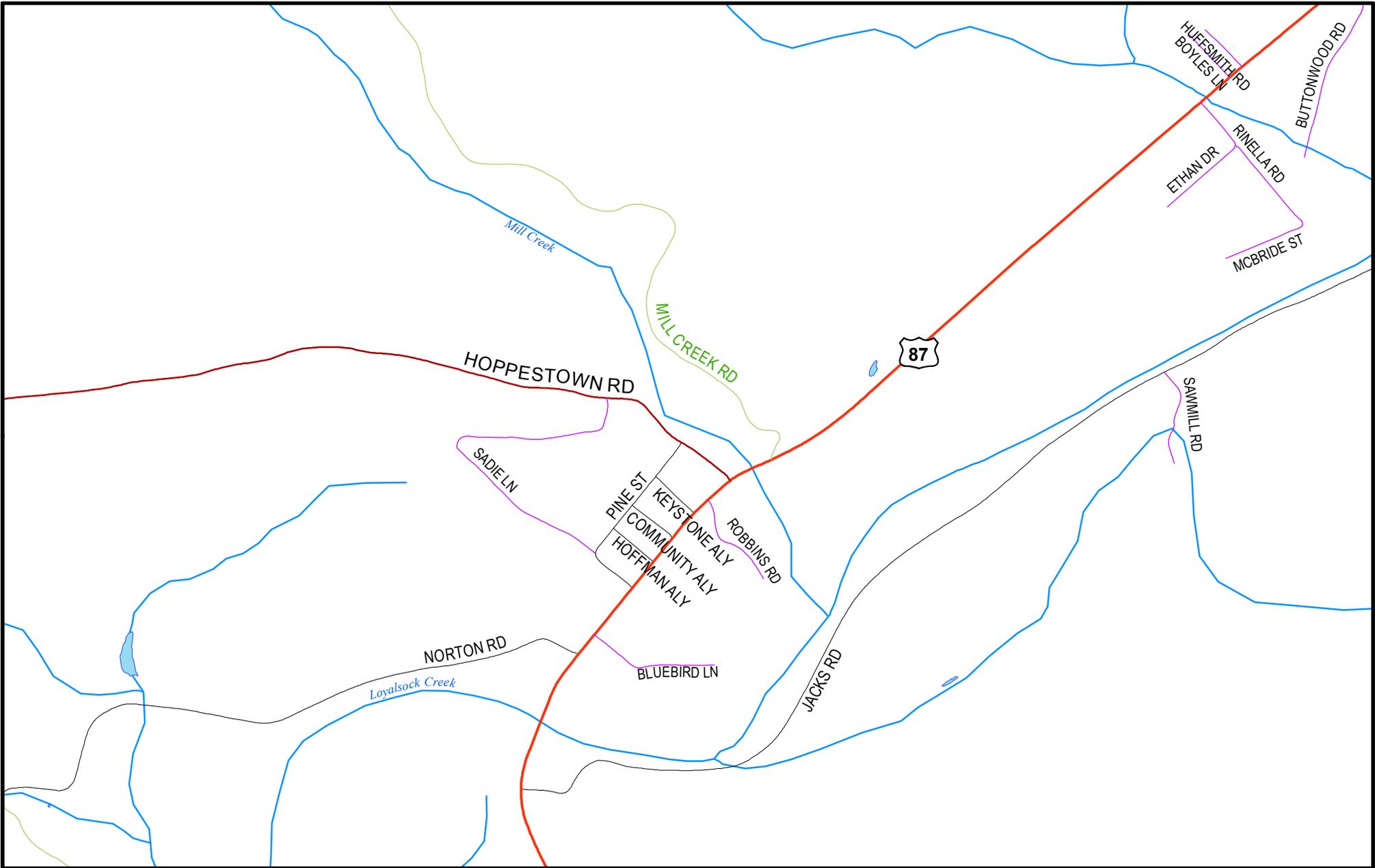
Forksville Borough

Figure 2-57



Prepared By: Sullivan County Planning and Development Department

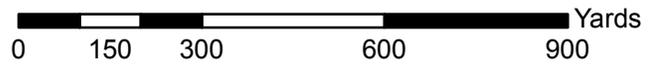




Roads

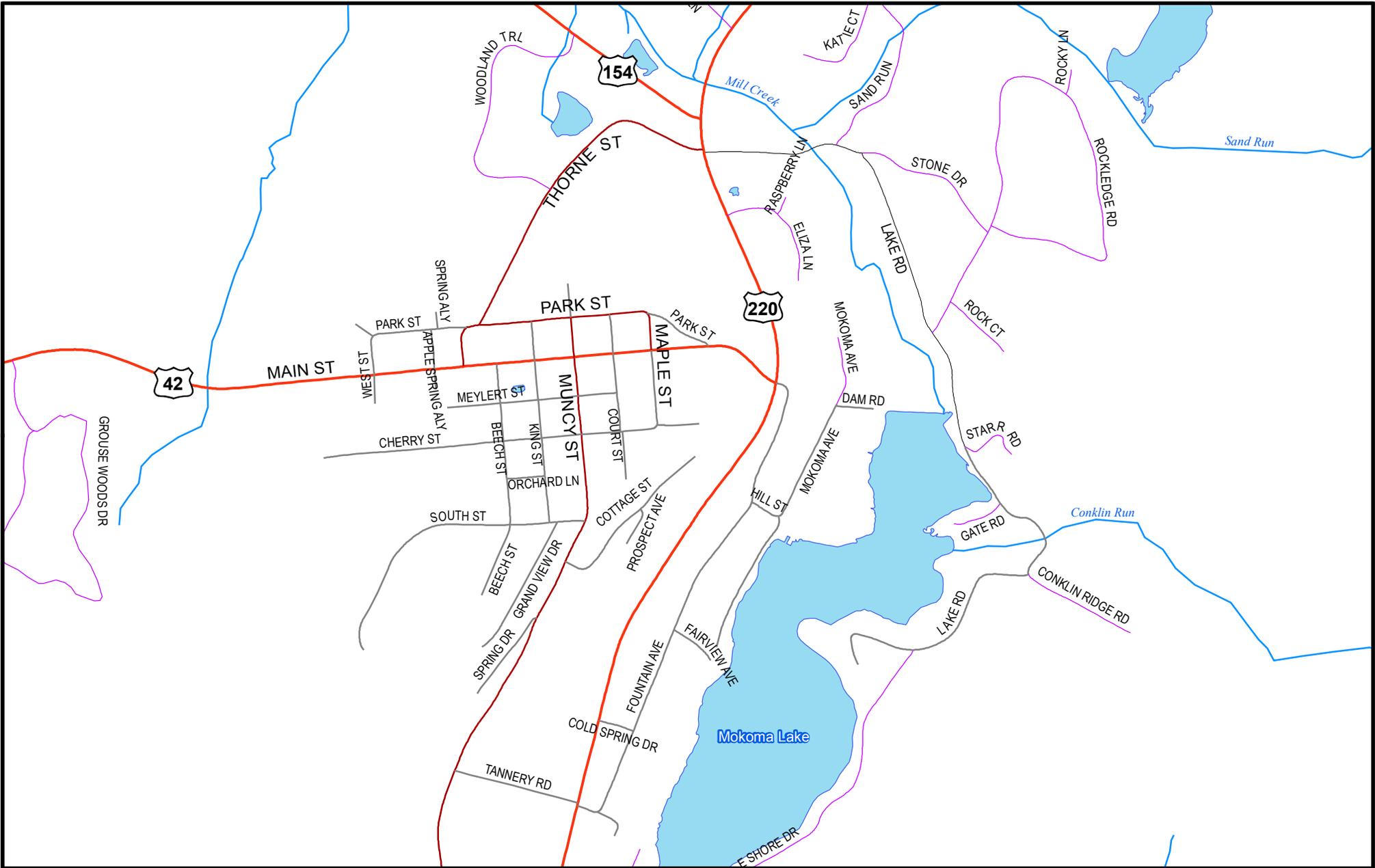
 PADOT SR1	 Borough
 PADOT SR2	 Forest
 Township	 Private

Hillsgrove
Figure 2-58



Prepared By: Sullivan County Planning and Development Department



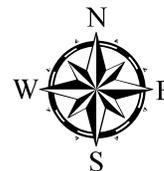
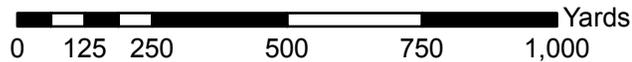


Roads

- PADOT SR1
- PADOT SR2
- Township
- Borough
- Forest
- Private

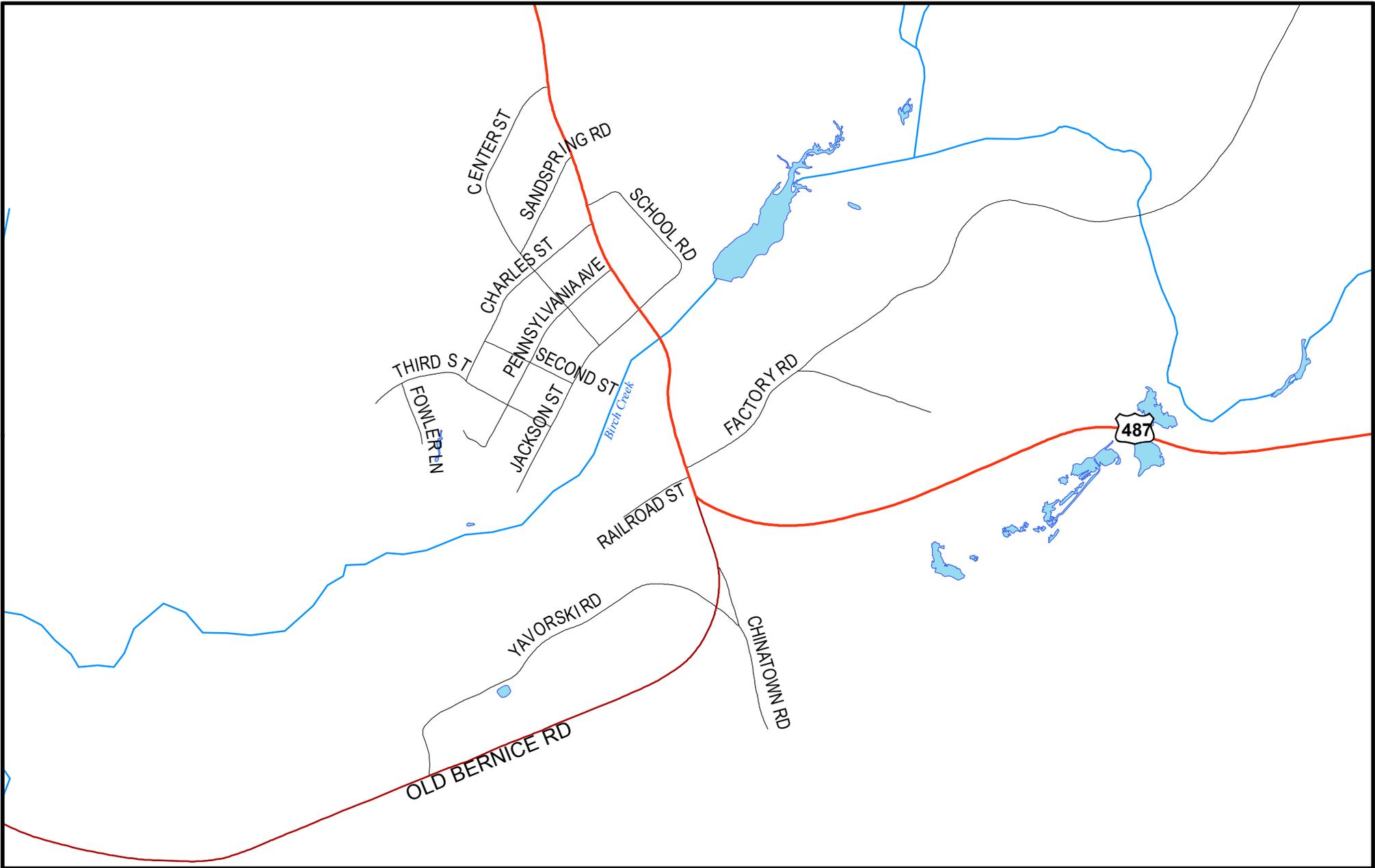
Laporte Borough

Figure 2-59



Prepared By: Sullivan County Planning and Development Department

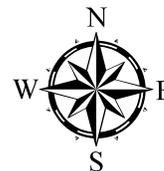




- Roads**
- PADOT SR1
 - PADOT SR2
 - Township
 - Borough
 - Forest
 - Private

Mildred / Bernice

Figure 2-60



Prepared By: Sullivan County Planning and Development Department



Traffic Volume Data

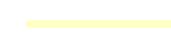
PennDOT performs periodic traffic counts for its highway network. This data is a factor to consider in determining the roadway classification for a given highway. The data is expressed as the Average Annual Daily Traffic (AADT) rate for a given highway segment. This information is illustrated on Figures 2-61 and 2-62, Traffic Volumes for Sullivan County and Truck Traffic Volumes for Sullivan County. Note that the two highway segments with the highest traffic volumes (3000+ vehicles per day) are Route 220 from the Route 87 junction northward to the County line and Route 42/220 between Beech Glen and Muncy Valley.



2009 Average Annual Daily Traffic Count Figure 2-61

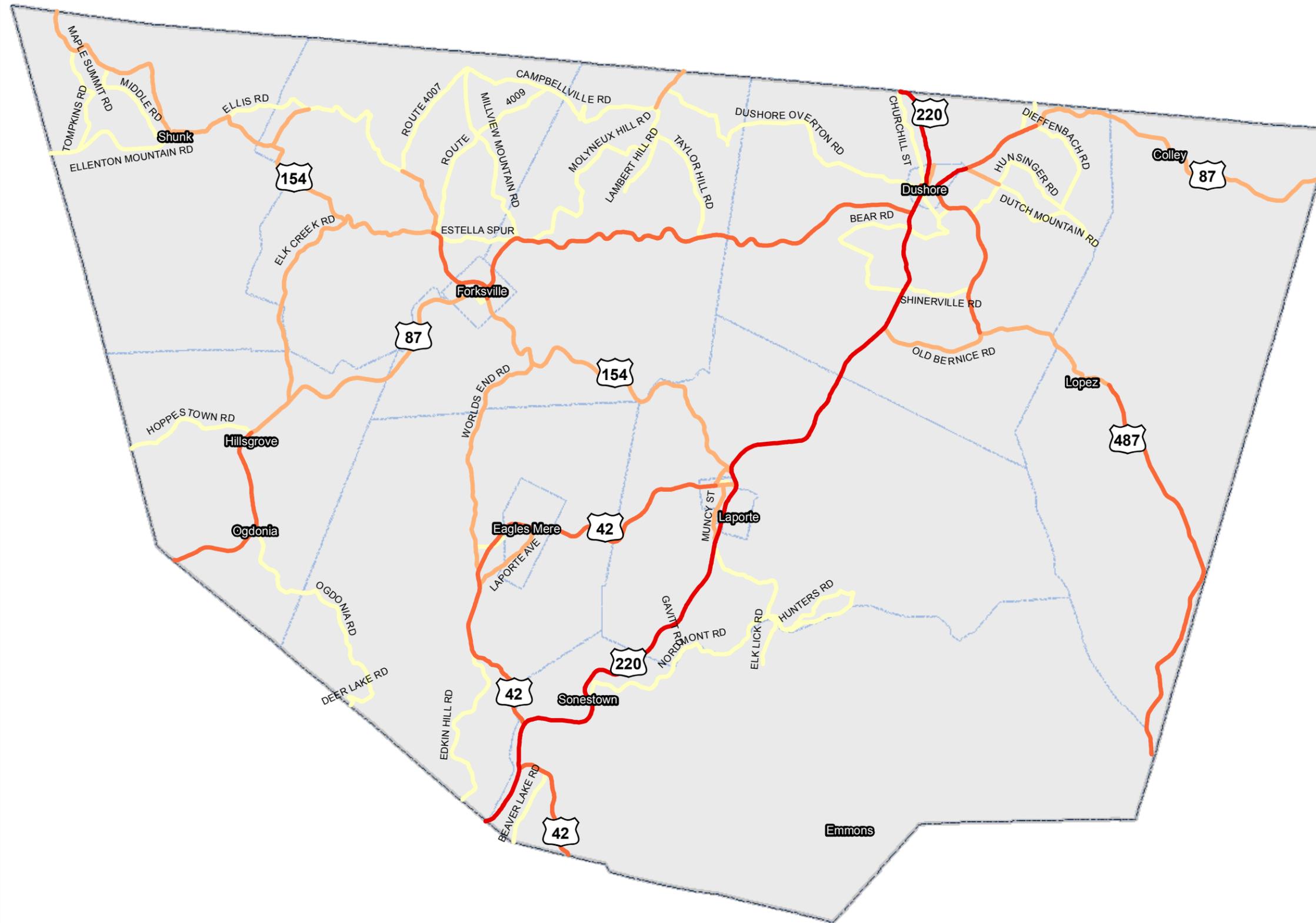
-  County Boundary
-  Municipalities

PennDOT 2009 Traffic Study Annual Average Daily Traffic Count

-  16 - 316
-  317 - 781
-  782 - 1627
-  1628 - 3862

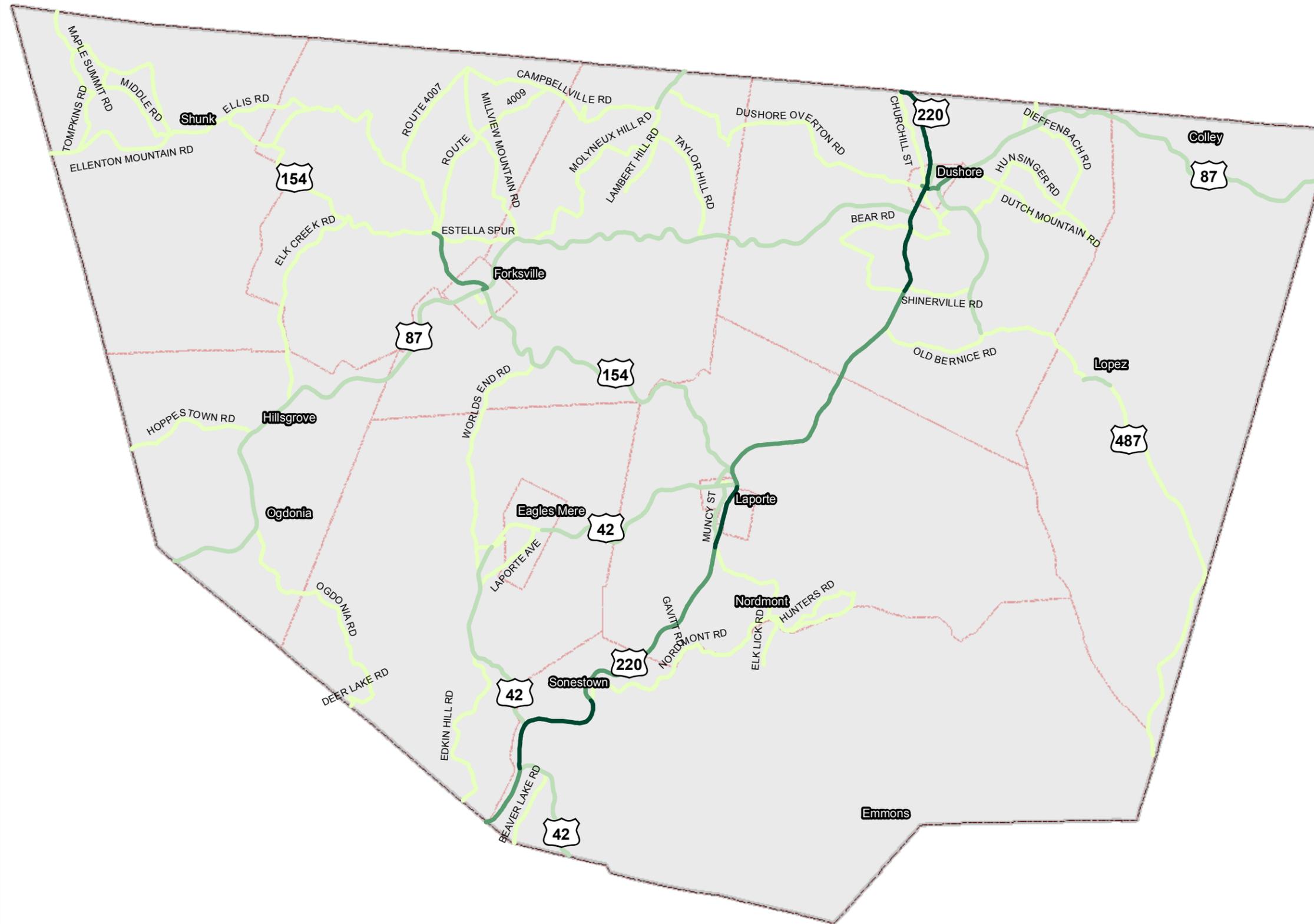


Prepared By: Sullivan County Planning and
Development Department



2009 Average Annual Daily Truck Traffic Count

Figure 2-62



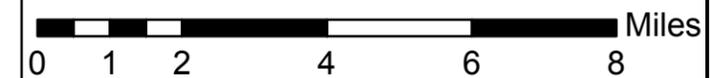
County Border

Municipalities

PennDOT 2009 Traffic Study

Annual Average Daily Truck Count

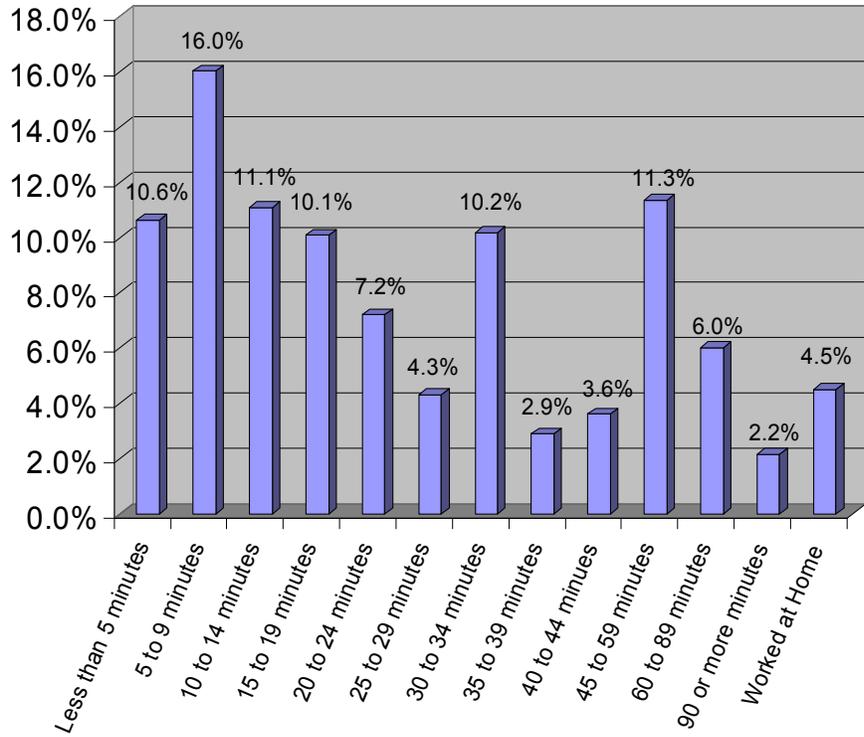
- 2 - 42
(1.11 % Total Traffic)
- 43 - 119
(2.30 % Total Traffic)
- 120 - 231
(2.20 % Total Traffic)
- 232 - 429
(3.22 % Total Traffic)



Prepared By: Sullivan County Planning and Development Department



**Figure 2-64: Travel Time to Work
Sullivan County - 2000 Census**



Transportation Mode

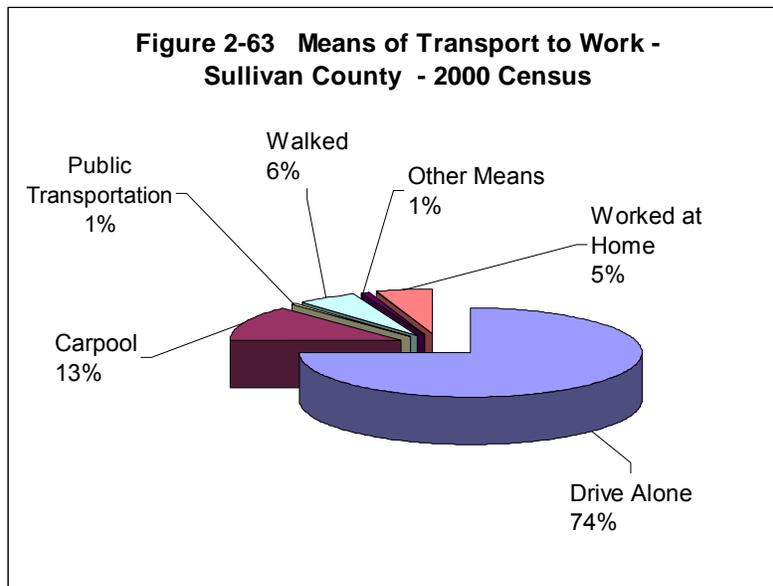
As is common in rural areas the dominate mode of transportation to work is the private automobile. For Sullivan County 71% of the commuters use the private automobile. Thirteen percent (13%) of the total commuters are involved in carpooling. The work at home and walk to work categories are also significant; both exceed the state percentages for those categories. The Transportation Mode to Work Table 2-17 and associated chart shows the breakdowns for Sullivan County and Pennsylvania.

Table 2-17

Transportation Mode to Work Table

	Sullivan Co.		Pennsylvania	
	No.	%	No.	%
Drive Alone	1,904	70.8%	4,247,836	76.5%
Carpool	359	13.3%	577,364	10.4%
Public Transportation	11	0.4%	289,699	5.2%
Walked	275	10.2%	229,725	4.1%
Other Means	21	0.8%	47,041	0.8%
Worked at Home	121	4.5%	164,646	3.0%
Total	2,691	100.0%	5,556,311	100.0%

Source: 2000 U.S. Census



Travel Time to Work

Table 2-18 and Figure 2-64 below presents the travel time to work for Sullivan County and Pennsylvania. The mean travel time to work is essentially the same for Sullivan County (25.3 minutes) and for Pennsylvania (25.2 minutes). Nearly twenty percent of the County's commuters spend more than 45 minutes in their commute. Additional data shows the mean travel time to work for the individual municipalities of Sullivan County. See Table 2-19. The only municipality with a mean travel time to work above 30 minutes is Shrewsbury Township and the only municipality below 20 minutes is Colley Township. All others fall in the range of 20 to 30 minutes.

Table 2-18

Travel Time to Work Table

	Sullivan Co.		Pennsylvania	
	No.	%	No.	%
Less than 5 minutes	286	10.6%	196,492	3.5%
5 to 9 minutes	431	16.0%	615,919	11.1%
10 to 14 minutes	298	11.1%	825,199	14.9%
15 to 19 minutes	271	10.1%	836,006	15.0%
20 to 24 minutes	194	7.2%	782,790	14.1%
25 to 29 minutes	116	4.3%	327,459	5.9%
30 to 34 minutes	274	10.2%	655,811	11.8%
35 to 39 minutes	78	2.9%	148,906	2.7%
40 to 44 minues	97	3.6%	187,483	3.4%
45 to 59 minutes	305	11.3%	407,516	7.3%
60 to 89 minutes	162	6.0%	265,759	4.8%
90 or more minutes	58	2.2%	142,325	2.6%
Worked at Home	121	4.5%	164,646	3.0%
Total	2,691	100.0%	5,556,311	100.0%
Mean Travel Time to Work - Minutes	25.3		25.2	

Source: U.S. Census 2000

Table 2-19

Mean Travel Time To Work for Sullivan County Municipalities

Municipality	Mean Travel Time To Work Minutes
Cherry Twp.	25.8
Colley Twp.	16.8
Davidson Twp.	27.5
Dushore Boro	24.0
Eagles Mere Boro	27.3
Elkland Twp.	28.2
Forks Twp.	21.2
Forksville Boro	23.1
Fox Twp.	26.4
Hillsgrove Twp.	26.5
Laporte Boro	23.1
Laporte Twp.	25.9
Shrewsbury Twp.	32.7
Sullivan County	25.3

Commuting Patterns

Data is available from the 2000 Census indicating the travel to work destination for area commuters. Table 2-20, Journey To Work presents a summary of the top 10 destinations for Sullivan County workers. For commuters leaving Sullivan County for work the three top destinations are Lycoming, Bradford and Wyoming Counties. Other destinations include Luzerne, Columbia and Tioga Counties.



Table 2-20

Journey to Work Destination 2000

For Sullivan County Residents

Place of Work	No.	%
Sullivan County	1712	63.6%
Lycoming County	319	11.9%
Bradford County	310	11.5%
Wyoming County	117	4.3%
Other	115	4.3%
Luzerne County	42	1.6%
Columbia County	33	1.2%
Tioga County	20	0.7%
Philadelphia County	12	0.4%
Union County	11	0.4%
Total	2691	100.0%

Data is also presented in the table Place of Residence for People Employed in Sullivan County (see Table 2-21). The two leading counties that send employees to work in Sullivan County are Bradford and Lycoming Counties, followed by Columbia, Luzerne and Tioga Counties.

- ▶ In analyzing commuting pattern data there are 2,691 commuters who reside in Sullivan County. About 64% of them work within the County and 36% commute to locations outside of the County
- ▶ Of the 2,326 jobs existing in Sullivan County at the time of the 2000 Census, 74% of them were held by County residents and 26% by individual who commuted to Sullivan County from neighboring counties.
- ▶ There are 365 more workers traveling out of the county to work than commuters into Sullivan County.

Table 2-21

Place of Residence 2000

For Persons Employed in Sullivan County

Place of Residence	No.	%
Sullivan County	1712	73.6%
Bradford County	250	10.7%
Lycoming County	141	6.1%
Columbia County	68	2.9%
Luzerne County	46	2.0%
Other	31	1.3%
Tioga County	26	1.1%
Wyoming County	22	0.9%
Northumberland County	17	0.7%
Philadelphia County	13	0.6%
Total	2326	100.0%

Public Transportation

The use of public transportation for job commuters is extremely limited in Sullivan County (see data on Transportation Mode to Work above). The incidence of public transportation in the Census is less than 1%. However, Sullivan County is fortunate to be served by the Endless Mountains Transportation Authority (EMTA) which provides fixed route and “door-to-door” or shared ride services in Bradford, Sullivan and Tioga Counties. The shared ride component includes reduced rates for senior citizens and the Access to Work Program. This program is available on a reservation only basis.

The EMTA currently serves a fixed route corridor with six trips per day between Dushore to New Albany to Wysox & Towanda with connection to Sayre and the Blue Bus Route from Sayre to the Lycoming Mall (2 trips per week). The EMTA fixed route transport has grown significantly from approximately 40,000 in 1996 to more than 70,000 in 2002.

Regional Airports

The closest commercial aviation facility to the county is the Williamsport/Lycoming Airport in Montoursville at a distance of 35 miles from Laporte. It provides commuter services to larger metropolitan facilities. Larger and more distant median sized commercial airports are found at Avoca (Scranton – 65 miles), the Greater Binghamton Airport (Maine, NY – 80 miles) and Harrisburg International Airport (Middletown, PA – 120 miles).

There is also a general aviation airport in close proximity to Sullivan County that serves the Northern Tier region. The Bradford County Airport at Towanda is classified by PennDOT as a business airport with 23,000 annual operations. Its 4,300 ft. runway was upgraded in 2001 and serves 38 based aircraft.

Rail Transport

There is presently no rail service to Sullivan County.

BicyclePA Routes

There are currently no PennDOT recognized bicycle routes in Sullivan County.



Community Infrastructure

The community infrastructure, including utility systems and community facilities are the basic services provided by community organizations, local government and in some cases by private entities. These facilities and services include sewage disposal and water supply, schools, community centers, municipal buildings, emergency services, police and fire protection, libraries, and power and communications facilities.

This section will provide an inventory relative to the community infrastructure. The physical location of the community facilities is presented on maps included in this section.

Municipal Government Facilities, Sewer & Water Facilities

Figure 2- 65 provides the location of township and borough buildings and community centers within Sullivan County. This map also displays the distribution for municipal water supply and waste water treatment facilities. The following communities have public waste water or public sewer facilities.

Municipal Sewer Systems

- Dushore Borough
- Eageles Mere Borough
- Mildred (portion of Cherry Township)
- Sonestown (portion of Davidson Township)

Municipal Water Systems

- Dushore Borough
- Laporte Borough



Community Facilities

Figure 2-66 provides the location of Sullivan County schools, libraries, Post Offices, and County government facilities.

Post Offices & Zip Codes

- Eagles Mere – 17731
- Muncy Valley – 17758
- Shunk – 17768
- Dushore – 18614
- Forksville – 18616
- Hillsgrove – 18619
- Laporte – 18626
- Lopez – 18628
- Mildred – 18632

Sullivan County Schools

- Sullivan County High School – Laporte
- Sullivan County Elementary – Laporte
- Sullivan County Turnpike Elementary – Cherry Township



Sullivan County Library

The Sullivan County Public Library is located at 206 Center Street in Dushore and can be accessed on the web at <http://www.sullivancountylibrary.org/>



County Facilities

The Sullivan County Courthouse is located at a prominent location at the corner of Main and Muncy Streets in Laporte. See the County's web site at <http://sullivancounty-pa.us/> for further information about the County and County offices. County affiliated offices are also located in Dushore including the Sullivan County Conservation District (<http://www.sullcon.com/>) and the Penn State Cooperative Extension (<http://sullivan.extension.psu.edu/>), both in the Agricultural Resources Center on Route 487 and the Sullivan County Department of Emergency Services along Rt. 220 in Laporte Township.



Emergency Services

Figure 2-68 shows the distribution of medical, police, fire company and ambulances services in Sullivan County.

Pennsylvania State Police

The Troop P Laporte Station of the Pennsylvania State Police provides coverage to Sullivan County. There are no township or borough police agencies for the County.

Sullivan County Sherriff's Office

Located in the County Courthouse the Sherriff's Office has a wide range of function including:

- Contracts, coordinates, and effects housing and transportation of prisoners for all court related appearances and activities.
- Provide security for Courtrooms and Courthouses as required.
- Serve arrest warrants for both the District Justice and Common Pleas Court .
- Serve Protection from Abuse Orders (PFA); within Sullivan County and enforce such orders as needed.
- Serve all civil process for both the District Justice and Common Pleas Court .
- Serve Mental Health Warrants for involuntary commitments. (302's)
- Process Orders and Writs of Execution and conduct levies and Sheriff Sales in accordance with Pennsylvania Rules of Civil Procedure.
- Perform duties as truant officer for the Sullivan County School District .
- Conduct background investigations of applicants applying for a "License to Carry a Firearm," as outlined in the Pennsylvania Uniform Firearms Act.
- Respond to private citizens' request in regard to domestic disputes and community disputes. Provide information to parties and assist as necessary.
- Upon request, provide assistant to other law enforcement agencies.
- Selectively enforce the vehicle code for major violation (do no patrol), Chapter 37, Subchapter B, 3731 thru 3736/
- Provide instruction for Drug Abuse Resistance Education (D.A.R.E.) to Sullivan County School District .
- County detective on an as needed basis.
- Contracted to conduct tobacco enforcement.

Fire Companies and Ambulance Services

There are fire companies with ambulance services located in the following communities:

- Laporte – Station 50
- Eagles Mere – Station 51
- Muncy Valley – Station 52
- Hillsgrove – Station 54
- Dushore - Station 57
- Mildred – Station 58

Stations without ambulance services include:

- Forksville – Station 53
- Endless Winds (Shunk) – Station 55
- Eldredsville – Station 56



The County also has a Search and Rescue Unit – Station 59

Medical Facilities



There are two medical clinics located in Sullivan County including a Guthrie Clinic, 110 Main Street in Dushore and the Sullivan County Medical Center at King and Main Streets in Laporte. The Guthrie Clinic is affiliated with the Robert Packer Hospital in Sayre, PA and the Sullivan County Medical Center is associated with the Philadelphia College of Osteopathic Medicine. There are numerous hospitals in close proximity to Sullivan County including:

- | | | |
|-------------------|--------------|----------------|
| Divine Providence | Williamsport | (570) 326-8181 |
| Geisinger Medical | Danville | (570) 271-6224 |
| Muncy Valley | Muncy | (570) 327-8137 |
| Robert Packer | Sayre | (570) 888-6666 |

Towanda Memorial	Towanda	(570) 265-2191
Troy Community	Troy	(570) 297-2121
Tyler Memorial	Tunkhannock	(570) 836-2161
Williamsport General	Williamsport	(570) 322-7861

Municipal Solid Waste

Sullivan County is served by the Northern Tier Solid Waste Authority. The Authority’s landfill is located at West Burlington in Bradford County. Solid waste pickup is handled by private haulers who typically haul refuse to the Northern Tier Solid Waste Authority facility. However according to DEP records, variable amounts (typically in the 5% range for each facility) are taken to the Lycoming County Landfill near Montgomery, the Clinton County Solid Waste Authority’s Wayne Township Landfill at McElhatten and the Alliance Landfill at Taylor, PA.

Electric Service

The electric utilities serving the region include Penelec (an operating company of the First Energy Corporation), the Sullivan County Rural Electric Cooperative, and Claverack REC, Inc.. The local Penelec maintenance facility is in Towanda. Portions of Sullivan County are served by Claverack Rural Electric Cooperative headquartered in Standing Stone Township (RR #2, Wysox, PA). Claverack Rural Electric Cooperative was incorporated on Oct. 24, 1936. Claverack serves a 2,250 square mile area in eight counties of Northeastern Pennsylvania. They have over 2,671 miles of line and serve over 17,847 locations.

Sullivan County Rural Electric Cooperative serves over 5,790 members. There are 3118 members in Sullivan County, 202 in southern Bradford County, and 2470 in Lycoming County, northern Pennsylvania. Approximately 55% of the services are residential, 40% are seasonal and 5% are commercial or industrial. The Cooperative maintains over 890 miles of line with 19 employees based in Forksville.



Natural Gas

There currently are no natural gas supply lines in Sullivan County.

Communications Systems

Frontier, A Citizens Communications Company, provides local telephone service to the Sullivan County area. They also carry dsl/internet and satellite television products.

Comcast and Blue Ridge Cable provide cable television and internet services to the region. Other providers include Epix Internet, Direct TV, Comcast Satellite TV, Dish Network, Sarver Output Services (internet provider), and Verizon and AT&T cellular services.



Park and Recreation Facilities

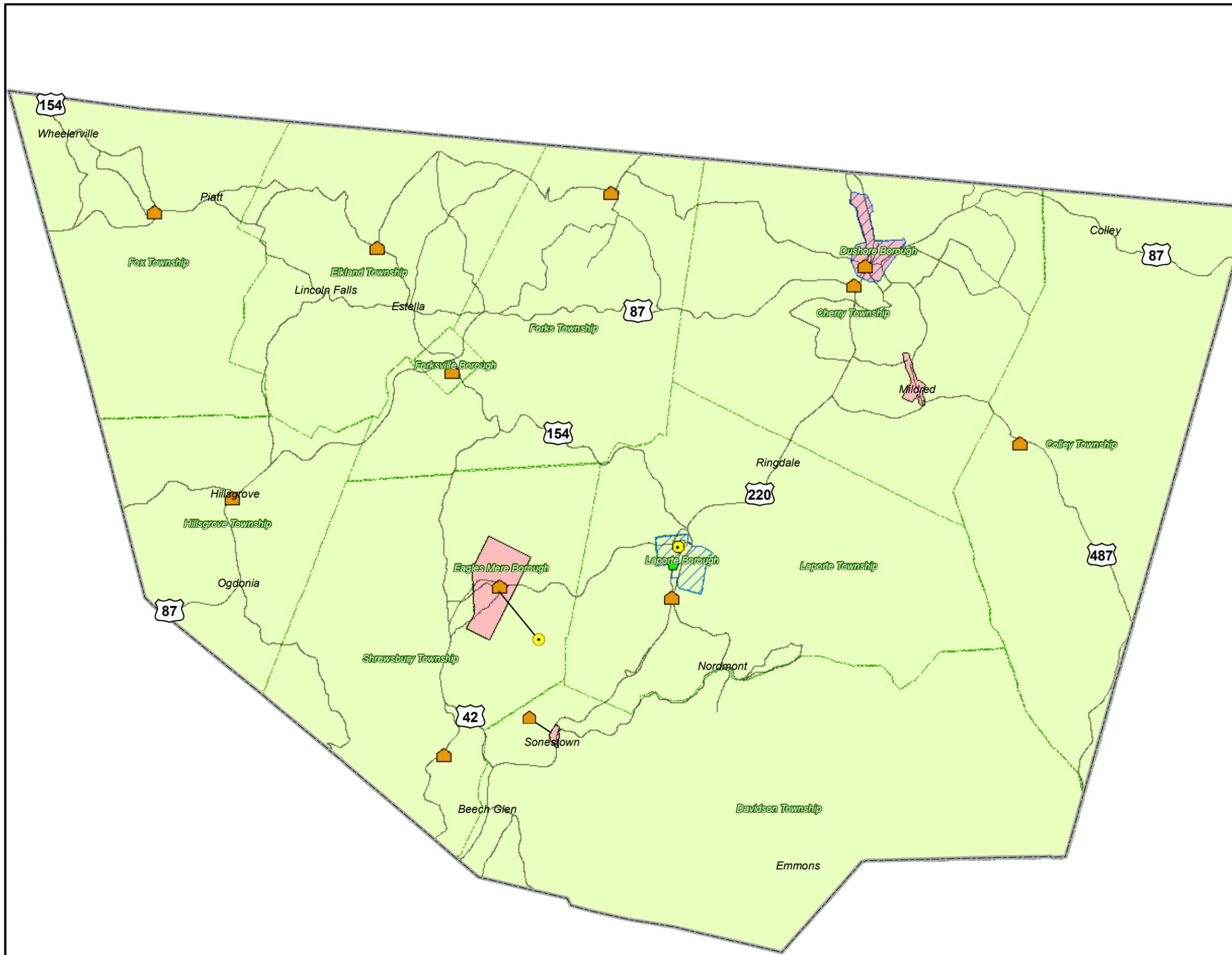
Figure 2-67 shows the distribution of Park and Recreation Facilities in Sullivan County including community parks, state facilities and the Loyalsock Trail. A numbered legend is included on the map to identify individual sites.





Municipal Facilities

Figure 2-65



-  County Boundary
-  Municipalities
-  Roads
-  Public Water
-  Public Sewer

Municipal Buildings

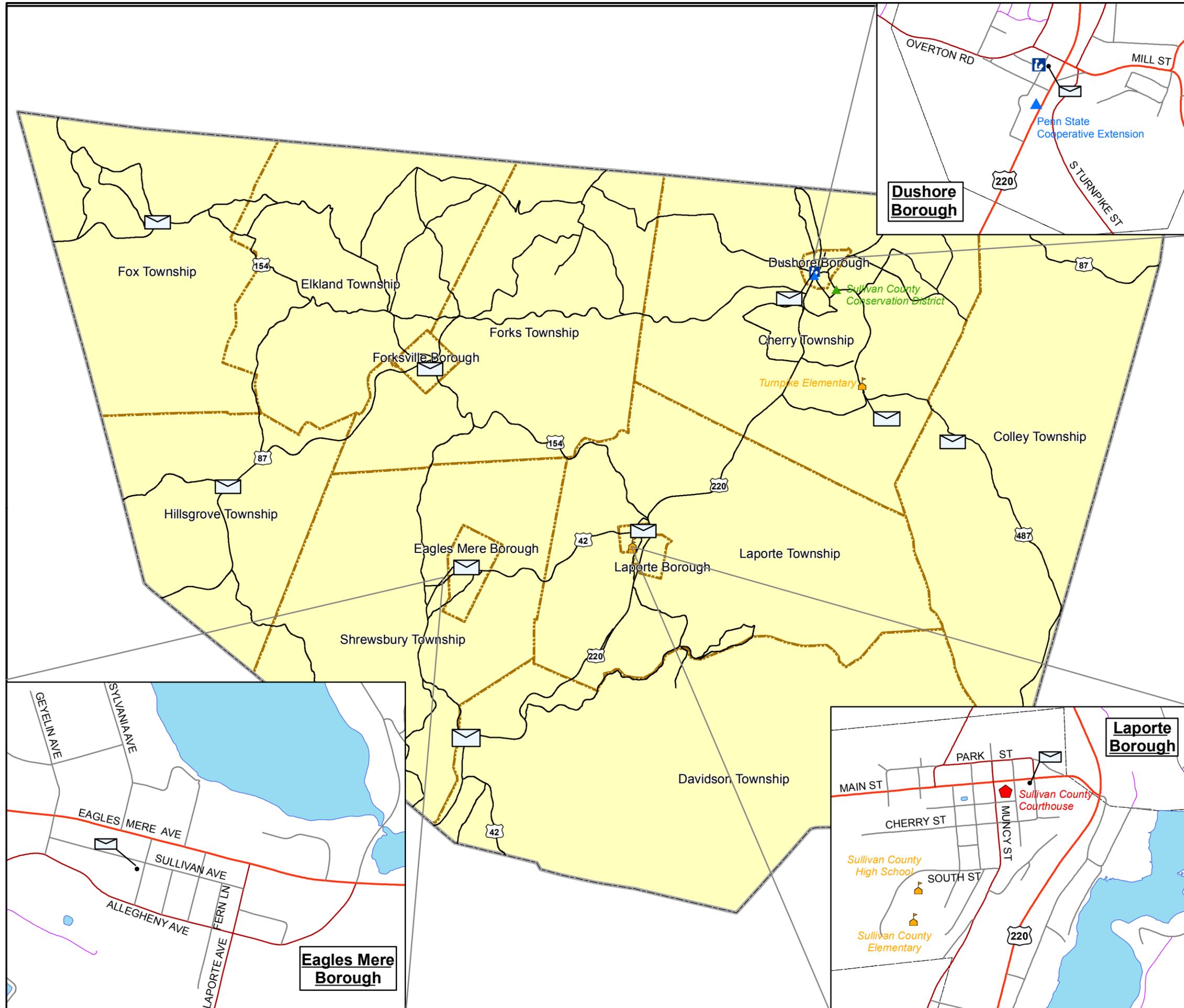
- Type**
-  Community Hall
 -  Laporte Spring House
 -  Municipal Building



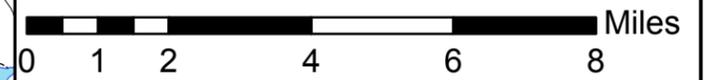
Prepared By: Sullivan County Planning and Development Department



Community Facilities Figure 2-66



-  County Boundary
-  Municipalities
-  Roads
-  Schools
-  Penn State Cooperative Extension
-  County Courthouse
-  Conservation District
-  Library
-  Post Office

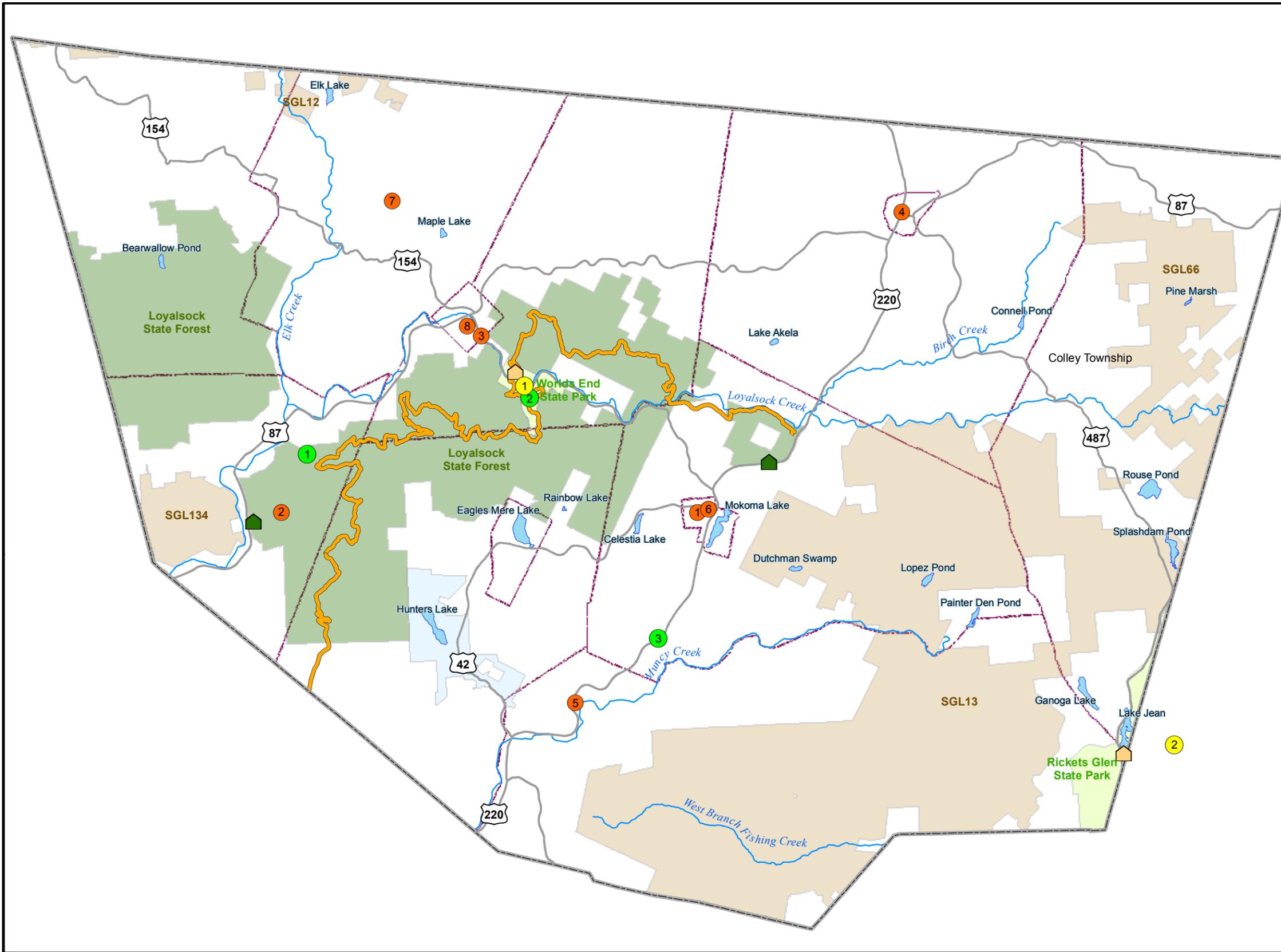


Prepared By: Sullivan County Planning and Development Department



Park and Recreation Facilities

Figure 2-67



- County Boundary
- Municipalities
- Lakes / Ponds
- Streams
- Loyalsock Trail
- State Game Land
- State Park
- State Forest
- PA Fish & Boat
- Campgrounds
- Parks
- Scenic Vistas
- DCNR Building
- State Park Building

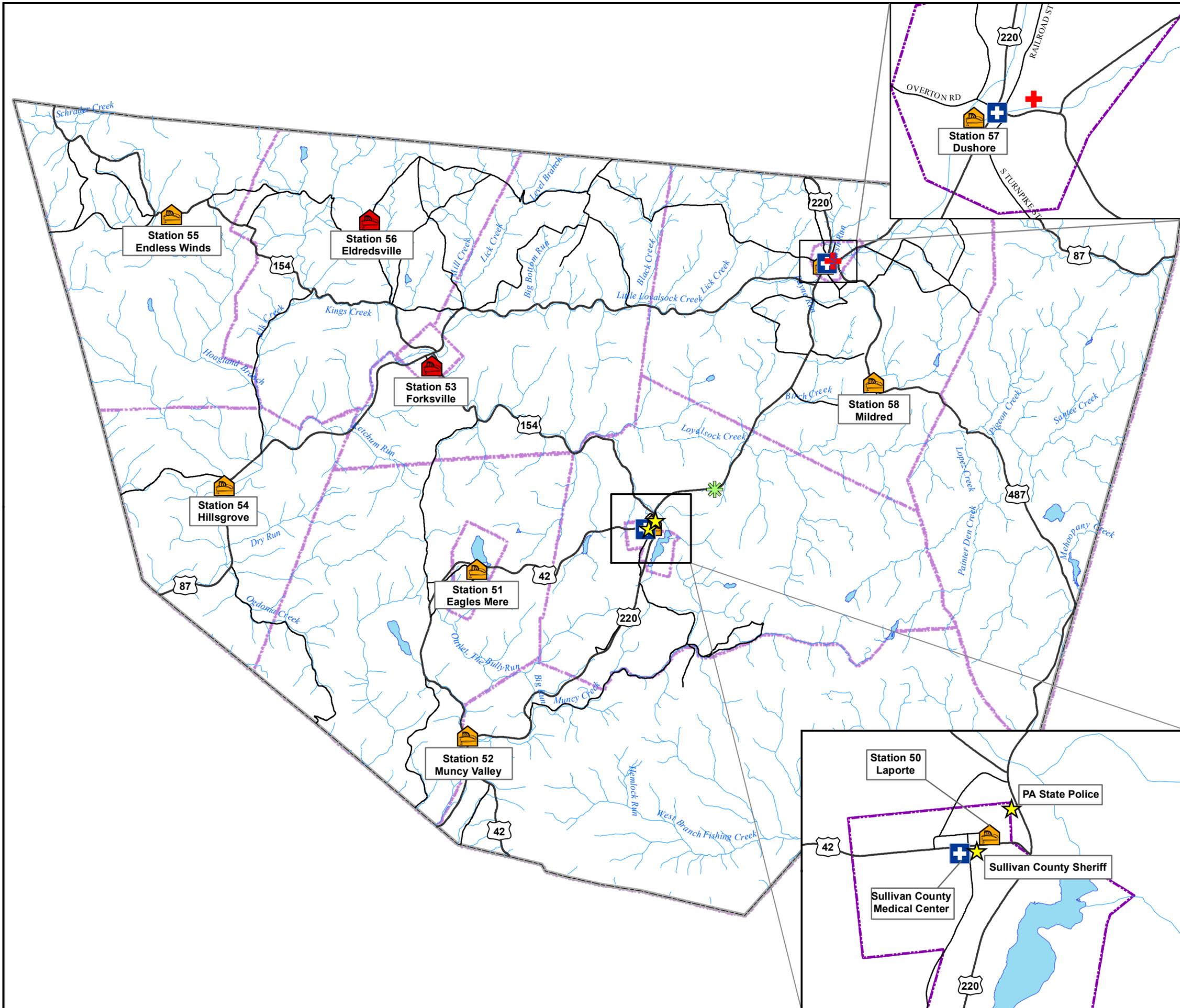


Prepared By: Sullivan County Planning and Development Department

- | | | | |
|---------------------------|-----------------------------------|---|------------------|
| 1) Laporte Ball Field | 5) Sonestown Community Park | 1) Worlds End State Park Campground & Cabins | 1) High Knob |
| 2) Dry Run Picnic Area | 6) Thomas Cosgrove Community Park | 2) Ricketts Glen State Park Campground & Cabins | 2) Canyon Vista |
| 3) County Fairgrounds | 7) Elkland Community Park | | 3) Wright's View |
| 4) Dushore Community Park | 8) Forksville Community Park | | |



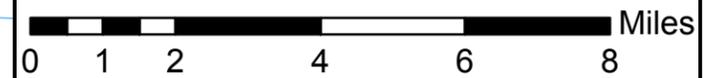
Emergency Services Figure 2-68



- County Boundary
- Municipalities
- Main Roads
- Lakes & Ponds
- Streams

Emergency Services

- Medical Clinic
- Police
- Veterinarian
- Emergency Management Center
- Fire Company
- Fire Company & Ambulance Service



Prepared By: Sullivan County Planning and Development Department



Chapter 3 – Goals and Objectives Statements for the Sullivan County Comprehensive Plan

Based on an analysis of the past and present conditions and projected future trends for the County the following goals are established. Objectives are included under each goal as a means to achieve progress toward the goal. The Goals and Objectives Statements serve as a bridge between the previous sections of this document (background information on Sullivan County) and the Comprehensive Plan Components following this section. See the Appendix for more detail on how these goals were established.

Goal #1 – Natural and Historic Resources: Protect and maintain the exceptional natural environment and the high quality scenic and historic resources of Sullivan County

The mountains, forests, streams, lakes, ponds and wetlands are major assets that define Sullivan County as an area of great natural beauty. Mountain overlooks, including High Knob, Canyon View, and Wright's View provide panoramic vistas of Pennsylvania's Endless Mountains. Excellent quality water resources exist, both in terms of groundwater and streams. Four major streams with their headwaters situated in the County include Fishing, Loyalsock, Mehoopany and Muncy Creeks. The upper reaches of Loyalsock and Muncy Creeks make up the majority of the county's drainage pattern and provide a great deal of scenic interest due to their rapid descent into narrow stream valleys.

The Appalachian Plateau High Section is the dominate land feature in the southern region of the County. As a glaciated plateau land form it includes a unique forested habitat intermingled with scattered small lakes, bogs and marsh wetlands. The northern portion of the county is at a lower elevation, offering a different type of scenic character due to its mixture of rolling farmland, streams and woodland.

Maintaining a healthy environment is a high community priority. Sullivan County is indeed very fortunate with its quality environment and natural resources. There are many public policy objectives to consider in order to maintain the community character while meeting the expectations of residents with regard to the future.

Objectives:

1. Identify high quality scenic resources in the Comprehensive Plan.
2. Promote the County's Natural Areas Inventory, educate citizens and landowners as to the value of identified resources.
3. Prepare an assessment of the threats to individual natural or scenic areas.
4. Promote municipal comprehensive planning and zoning.
5. Develop an easement protection program for application with land use regulations.
6. Develop a view shed evaluation tool for application with land use regulations.
7. Pursue financial resources and state agency and conservation organization involvement to protect high quality natural or scenic areas.
8. Establish contacts, develop and maintain rapport with natural resource agencies concerning natural and scenic resource issues.
9. Establish contacts, develop and maintain rapport with conservation organizations.
10. Pursue for the protection of high quality natural or scenic areas.

Goal #2 – Economy and Environment: Strike a balance between the development and use of natural resources and the protection of the environment for the benefit of citizens, seasonal residents and visitors to Sullivan County.

Sullivan County, like many other areas of Pennsylvania, has experienced several periods of resource development that have resulted in boom and bust cycles. Historically both lumbering and coal mining resulted in periods of increased economic activity over several decades that could not be sustained upon depletion of the resources. The introduction of new drilling technology combined with our nation's appetite for energy suggests that natural gas recovery from the Marcellus Shale formation will be a new resources boom to come to the County. Like coal, the economic benefits derived from natural gas will likely be limited as to time duration. Unlike coal however, the entire county may be attractive for the development of the resource.

Because the forest is a renewable resource lumbering has achieved a degree of revival as an economic force. Furthermore, lumbering is strongly tied in with other major economic forces in the county including tourism and outdoor recreation both of which to a large degree are attracted by the extensive forest cover of the county. The economic gains that may be realized from the Marcellus Shale gas field will hopefully last for several decades and be achieved without adverse impact to other established economic forces in Sullivan County, i.e. forestry, agriculture, tourism and outdoor recreational pursuits.

Objectives:

1. Support and participate in the Sullivan County Marcellus Gas Task Force.
2. Support and participate in the Endless Mountains Visitors Bureau
3. Support and participate in the Sullivan County Chamber of Commerce
4. Identify, develop and promote suitable locations for commercial and business development related to the Marcellus gas industry.
5. Pursue the development of modern communication technology and investment.

Goal #3 – Community Character: Preserve and protect the small community, rural, and agricultural character of Sullivan County.

A highly attractive aspect of the County is the small community character where a majority of the citizens know each other and identify with a single community, i.e. Sullivan County. Additional quality of life issues indentified by County Planning Commission members include: a good county wide school system; strong agricultural heritage; low crime rate; strong hunting and fishing heritage; lack of excessive regulations and strong degree of personal freedoms; lack of traffic congestion; good people, strong volunteer base and work ethic; low pollution; and ease of access to urban centers.

It is likely that most citizens strongly support the way of life that exists in the county. However, changes will likely come over time based on both internal and external influences. Existing residents may bring about change based on trends and technology to which they are exposed. More rapid change can result from new residents who migrate into the County with expectations for change based on

the community from which they relocated. Change can be for the good and also for the bad. Educating the citizenry to make informed decisions is an important factor in evaluating change. Citizen involvement and board management in government and community organizations are the key methodologies to evaluate and institute change.

Objectives:

1. Encourage the ongoing participation of landowners in the Agricultural Security Area program including the purchase of easements program component.
2. Encourage the use of the preferential tax assessment for rural landowners, Act 319 – Clean and Green Program.
3. Do not develop excessive land use controls for agriculture and forestry; regulations should be clearly tied to community health, welfare and safety benefits.
4. Carefully consider the impact of roads and sewer and water utility systems on quality farmland and on other unique lands.
5. Pursue the development of small community treatment sewage facilities in communities with soil limitations and malfunction systems.
6. Employ nuisance regulations to control problems with noise, uncontrolled burning, lack of maintenance, junk accumulations, and substandard building practices that would degrade the natural environment.
7. Orient land use regulatory techniques towards preservation and conservation of agricultural and open space lands.
8. Be diligent in the enforcement of environmental regulations for new development.
9. Consider the use of county or municipal zoning as a means of directing higher density development to areas best suited for such development.
10. Consider the use of cluster development regulations to maximize preservation of open space.
11. Maintain the Natural Areas Inventory for resource planning and protection, utilize the inventory in land use decision making.

12. Be involved and support Sullivan County government and the Sullivan County School District as countywide entities that support and define the community character.
13. Utilize conservancy programs and entities for the protection of high quality resources (e.g. Northcentral Pennsylvania Conservancy, Eagles Mere Lake Association and Conservancy, Lake Mokomo Association).
14. Provide land use regulations for the community to encourage home business, agricultural business and home occupation uses while recognizing their potential to strengthen the local economy.

Goal #4 – State owned lands: Maintain a strong interest in the sound management of the extensive state owned land resources in Sullivan County.

With 38% of the land area owned by the Commonwealth of Pennsylvania, the state has a strong land use presence in the County. State ownership includes Ricketts Glen and Worlds End State Parks, state forests, fish and boat commission acreage and game lands. There is more than 60,000 acres of state game lands and nearly 42,000 acres of state forest in the County. Many of the best natural areas of Sullivan County are in state ownership.

In a similar fashion to a municipal comprehensive plan, the Pennsylvania natural resources agencies employ management plans to designate acceptable uses for the various land tracts they own. For example certain areas may be designated by the Bureau of Forestry as wild or scenic areas while other areas may be managed for timber production. The County should maintain a keen interest in any land use planning activities for state owned lands that are updated from time to time.

An additional concern is the State's fiscal and manpower resources to maintain the 107,000+ acres of State owned lands.

Objectives:

1. Promote communications with citizens, resource agencies, the county and municipalities.
2. Monitor and participate in state agency resource planning efforts.

3. Identify issues affecting Sullivan County which related to state land ownership and pursue dialogue with agency personnel and legislators to address those issues as appropriate.

Goal #5 – Population groups: Provide resources and opportunities to retain young people and to address the unique requirements of an increasing elderly population.

Two age groups are of particular interest to the future of the County based on demographic characteristics which show a strong out-migration of young adults and a consistent pattern of high representation of retirees in the population. The pattern for young adults is likely based on wanderlust or a desire to see the outside world plus a lack of local employment opportunities. Retirees are likely attracted to the natural environment and community atmosphere discussed in goals 1 and 3 respectively.

Objectives:

1. Inventory existing elderly programs and inventory needs for new or improved services.
2. Provide appropriate levels of support and cooperation to community center and other community organizations.
3. Operate existing facilities and services effectively and with cost efficiency in mind to minimize impact on tax rates.
4. Support the Endless Mountains Transportation Authority for transportation services to the elderly.
5. Support job training for employment opportunities in the gas industry.
6. Participate in work force development for the gas industry.
7. Support the Sullivan County Action Program and the Sullivan County Health Partnership.

Goal #6 – Transportation Needs: Maintain and improve the county’s transportation network including roads, pipelines, pedestrian and cycling to insure the mobility of people and goods within the County, to achieve convenient access to urban centers and to bring residents of outlying areas to the region for recreation, commerce and services.

A community’s transportation network is an essential public asset that affords us a high degree of mobility within our local area and provides us with the means to connect to regional highways, to travel outside of our area and for commuters and visitors to reach our community. US Route 220, a two lane arterial highway, is the principal north/south highway. Pa Route 87, providing for travel in primarily an east/west direction, is the second principal arterial highway serving the community. State Routes 42, 154 and 487 interconnect with these roads and provide access to surrounding regional communities. The road network for the thirteen municipalities of the County includes more than 298 miles of roadway maintained by the municipalities that provides direct access to abutting properties. In addition there are nearly 245 miles of roadways maintained by PennDOT.

The available fiscal resources of the municipality are critical to keeping up the roads. The road system is usually the second highest demand on funding after the school system. Land use controls can greatly influence future costs for the roadway system as the location and type of development bears a direct relationship to required maintenance and the need to upgrade roads. The location chosen for future development, especially higher density or commercial and industrial uses, is best served by the existing major highways unless the municipality is prepared to upgrade a road to meet a new demand.

Objectives:

1. Develop a highway classification system for the County.
2. Implement a road posting and bonding program.
3. Inventory problem intersections, curves, bridges and roadway sections.
4. Use the highway classification system as key factor in the design of the future land use scheme.
5. In order to maintain the adequacy of the existing road network, require new developments to meet standards for off-street parking and loading and driveway design criteria.
6. Set standards for new roads to be dedicated to the municipality so that fiscal burdens are avoided.

7. Participate in available PennDOT and joint municipal programs that are advantageous to the Townships/Borough.
8. Utilize a capital improvements program to prioritize future equipment purchases and highway improvement projects.
9. Expand trails and bikeways for recreation and fitness benefits.
10. Monitor the programs and routes of the EMTA to insure the adequacy of public transit in the community.
11. Develop appropriate natural gas pipelines routes for the county.

Chapter 4 – Future Land Use Recommendations

Land Development Limitations

The Figure 4-1, Land Development Limitations was prepared from various GIS layers selected from Chapter 2. The following types or categories of land were deemed to have significant limitations or other priority uses that will greatly affect future development potential.

- State Lands:

- *Includes State Parks, State Forest, State Gamelands, State Fish and Boat Commission parcels

- Floodplains:

- *Includes the 100 year floodplain as designated by the Federal Emergency Management Agency (FEMA)

- Lakes/Ponds:

- *Includes mapped water bodies found in Sullivan County

- Conservancy Lands:

- *Includes the Mokoma Conservancy and the Eagles Mere Conservancy

- Natural Areas:

- *Includes those areas as identified in the Sullivan County Natural Areas Inventory by the Pennsylvania Office of the Nature Conservancy

- Steep Slopes:

- *Includes land with slopes greater than 15%, i.e. 15 ft of vertical rise within a 100 ft. horizontal distance.

- Important Viewsheds:

- *Includes those ridge top areas that are visible from the Canyon Vista, High Knob and Wright's View scenic overlooks.

- Agricultural Easements:

- *Includes land parcels for which the development rights have been purchased by the State in conjunction with the County .

- Agricultural Security Areas:

- *Includes those areas for which Agricultural Security Areas have been established by municipalities in accordance with the Agricultural Security Area Law (PA Act 43 of 1981).



- Prime Soils In Ag Use:

- *Includes the following soil types when used for agricultural production: Braceville silt loam, 0 to 8 percent slope; Chenango gravelly loam, 0 to 8 percent slope; Linden soils; Mardin channery silt loam, 3 to 8 percent slope; Wellsboro channery silt loam, 3 to 8 percent slope; Wyoming gravelly sandy loam, 3 to 8 percent slope.

Land Suitable for Development

Figure 4-2, Land Development Suitability map is the Sullivan County land remaining when the lands indicated above with the various limitations are excluded. The colored red areas on Figure 4-2 are the same as the white or no color areas on Figure 4-1. The chief value of this map is to indicate those portions of Sullivan County available for future development without the limitations noted above.

Future Land Categories

Both the Land Development Limitations and Land Development Suitability have been used to guide the preparation of the Future Land Use Map. The following future land use categories are proposed for the County:

- Resource Protection Areas
- Agriculture Production Areas
- Rural Development Areas
- Borough Growth Zones
- Village Growth Zones
- Commercial and Industrial Development Areas

These categories result in a fairly simple plan for Sullivan County. The existing land use patterns do not require a sophisticated plan as would be typical in more urban or suburban areas. The geographic location for each land use is shown on the Future Land Use Map (Figure 4-3). This map is drawn at a concept level and is not intended to be parcel specific. However it can serve as a starting point for developing land use regulations for the County.

A concept level description of the future land use categories follows.

Resource Protection Areas – The Resource Protection category is designated for areas where a high quality natural environment, including high quality scenic, recreation and forest land, is the predominate land characteristic. These areas typically lack existing community infrastructure and may have significant environmental constraints such as floodplain, steep slopes, wetlands and water table conditions which do not readily support development uses. A large percentage of the land in this category is owned by public entities including the PA Fish and Boat Commission, PA Bureau of Forestry, PA Game Commission, the PA Bureau of State Parks. In addition private conservancy lands are included in this category. Future development uses are generally not anticipated for these areas. However, limited suitable uses may include large lot residential, seasonal, recreational, forestry, wildlife, open space and similar uses that will not significantly change the character of the natural environment.



Some specific recommendations for the Resource Protection areas include:

- Preserve these areas for forestry, wildlife, open space, scenic and recreation uses for the benefit of the community at large.
- Discourage develop in the resource protection area because of the environmental limitations of the land.
- The municipalities will generally not furnish public facilities or services such as public roads and utility systems to lands in this category.
- Establish environmental controls to control land uses that adversely impact upon the natural environment.

Agriculture Production – This category is designated primarily for preservation of agriculture and the family farm. A strong emphasis is placed on maintaining agriculture as a viable economic activity in the community. The areas so designated are currently in agricultural production use. Commercial and industrial activities (e.g. agriculture business uses) which support the agricultural sector or which serve to maintain the viability of the family farm should be encouraged. The ability to exchange land between adjoining farms is an important consideration. Also an owner should be entitled to create a limited amount of residential development based on a suitable agricultural preservation zoning concept, although the details for the concept have not yet been determined. Cluster development is to be encouraged for residential development in the agricultural preservation area as a technique to minimize the impacts on agriculture and open space.

Some specific recommendations for the Agricultural Production areas include:

- Support up-to-date Agricultural Security Areas programs in harmony with the Agricultural Production areas.
- Establish new Agricultural Security Areas where they do not currently exist in Agricultural Productions areas. A minimum of 250 acres is now required to

establish and Agricultural Security Area. One area can extend over multiple municipalities and the acres need not be contiguous.

- Encourage designation of Century Farms in the region.



- Cooperate with county, state and federal agriculture and conservation agencies to facilitate viable farming and technological innovations in agriculture.
- Minimize or avoid the potential impacts of public projects such as highways, utility systems and any other public facilities on agricultural land.
- Continue to utilize the Purchase of Development Rights program in the County with available funds.
- Provide land use regulation flexibility to the agricultural preservation area to allow agricultural support businesses and the generation of support income to the farm.
- Discourage the development of farmland with appropriate land use regulations. One concept for agricultural preservation zoning known as “Sliding Scale Agriculture Zoning” will be illustrated in the Appendix. It is a program that provides a farm owner a limited number of acres for non-agricultural development uses. The goal in “sliding scale” is to allow a higher percentage of development land area from smaller farm tracts and a lower percentage from the larger farms tracts, thus the sliding scale. The scale should be established based on an analysis of the farm sizes in the County. Land transfers for agricultural uses (i.e. exchanges between neighboring farms) would be exempt from the sliding scale. A farm owner who would pursue cluster subdivision development could receive a density bonus for his non-agricultural development uses.

Rural Development Areas – The purpose of the Rural Development Areas is to encourage the continued use of portions of the County for rural living including open space, agriculture, low density residential uses and rural businesses.

- It is not anticipated that these areas will be served with public infrastructure services. Provisions for on-lot utilities will be necessary by the applicant.
- This category would also include agriculture and forestry activities, although commercial agricultural operations are unlikely to be located here. Home based businesses that do not require urban services are a part of this category.

Borough Growth Zones – This category is for the Boroughs and surrounding growth areas in Sullivan County including Dushore, Eagles Mere, Forksville and Laporte Boroughs. The land use pattern for the borough growth zones includes downtown commercial areas, surrounding residential neighborhoods and highway commercial and industrial areas. A high level of community infrastructure and public utilities presently exists or may be achieved in the future for these areas.

Some specific recommendations for a Borough Growth Zones include:

- Boroughs are the core communities of Sullivan County. In addition to serving as residential centers, they include a large percentage of supporting community uses including government, medical, cultural, educational, religious and recreational facilities.
- The provision of land for industry and commerce are also important considerations for such areas.



- Good highway connections and utility systems are critical support infrastructure for the Borough Growth Zones.

- The municipalities covered by this category should ideally have their own land use regulations due to the complexity of their development patterns.

Village Growth Zones– The Village Growth Zone category includes a wide variety of medium density land uses that may or may not be served by public sewer and water systems. The suitable land uses for this category include residences, churches, community center, municipal buildings, social and cultural facilities, and small scale business uses. Manufacturing, commercial and higher density residential uses may be suitable provided that sewer and water utilities are available and that siting criteria is employed to minimize impacts on neighboring properties. A concept for that involves a mixture of land use types (rather than a predominately residential character) is consistent with the historical development of the villages in the County.

The Villages of Sullivan County include Beech Glen/Muncy Valley, Sonestown, Nordmont, Hillsgrove, Estella, Shunk, Mildred & Bernice, and Lopez.

Some specific recommendations for the Village Growth Zones include:

- Protect their character by adopting zoning regulations to prevent development which would unduly change the character of these communities.

- Utilize development techniques including cluster subdivision, conservation design, and village neighborhood development regulations.

- Utilize utility systems and community infrastructure to encourage new development in these areas.

- Villages will serve as the community centers for rural areas.

Commercial and Industrial Development Area – This category sets aside land for future commercial and industrial development. Such land may be necessary to support the anticipated economic development, including support industries and commerce for the benefit of the Marcellus Shale gas activity.

- The purpose of the Commercial and Industrial Development Area is to permit the development of commercial and industrial uses on individual lots or within commercial or industrial parks, including buildings, roadways, storage yards, loading areas, parking facilities, open space, landscaping, utilities, and stormwater management facilities.

- Such uses shall ideally be planned as an unified development with individual buildings and lots integrated into an overall harmonious design. These areas can protect commercial and industrial development from intrusive uses which are incompatible with it.

- This is a mixed category of light industrial, commercial enterprises and government and commercial service uses including industrial uses, automotive uses, motels, offices, restaurants, retail uses, convenience markets, medical facilities, rental storage facilities, shopping centers, and public offices and facilities.

- Public or community sewer and water utilities are an important feature for most uses considered for this category.

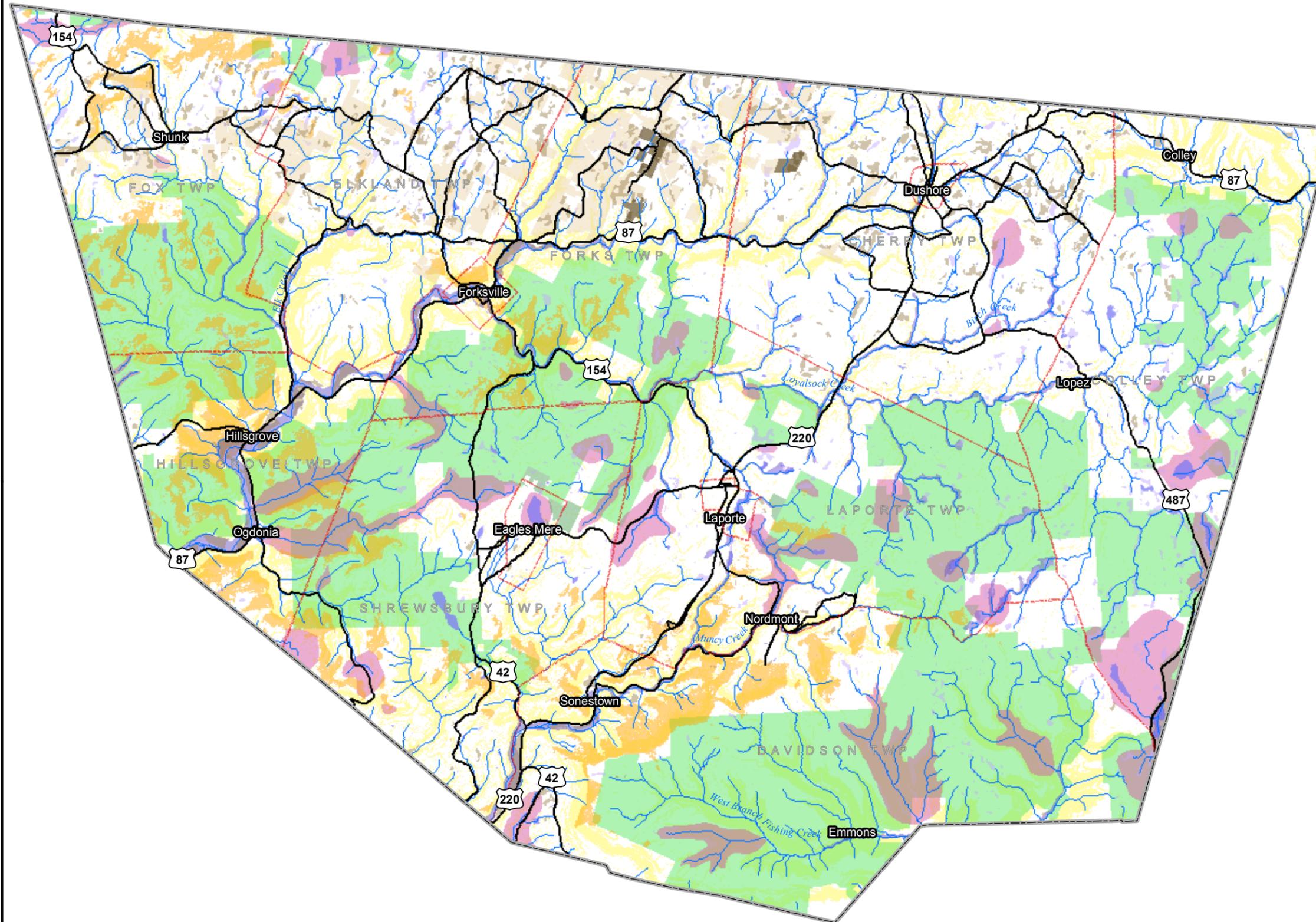
- At this time five areas are designated for this category including:

- Dushore – Dushore Business Growth Corridor
- Eagles Mere – Eagles Mere Commercial Zone
- Laporte – Laporte Commercial Zone
- Mildred – Sullivan County Business Center
- Sonestown – Sonestown Business Growth Corridor



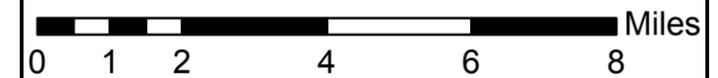
Land Development Limitations

Figure 4-1



- County Boundary
- Municipalities
- Streams
- Roads

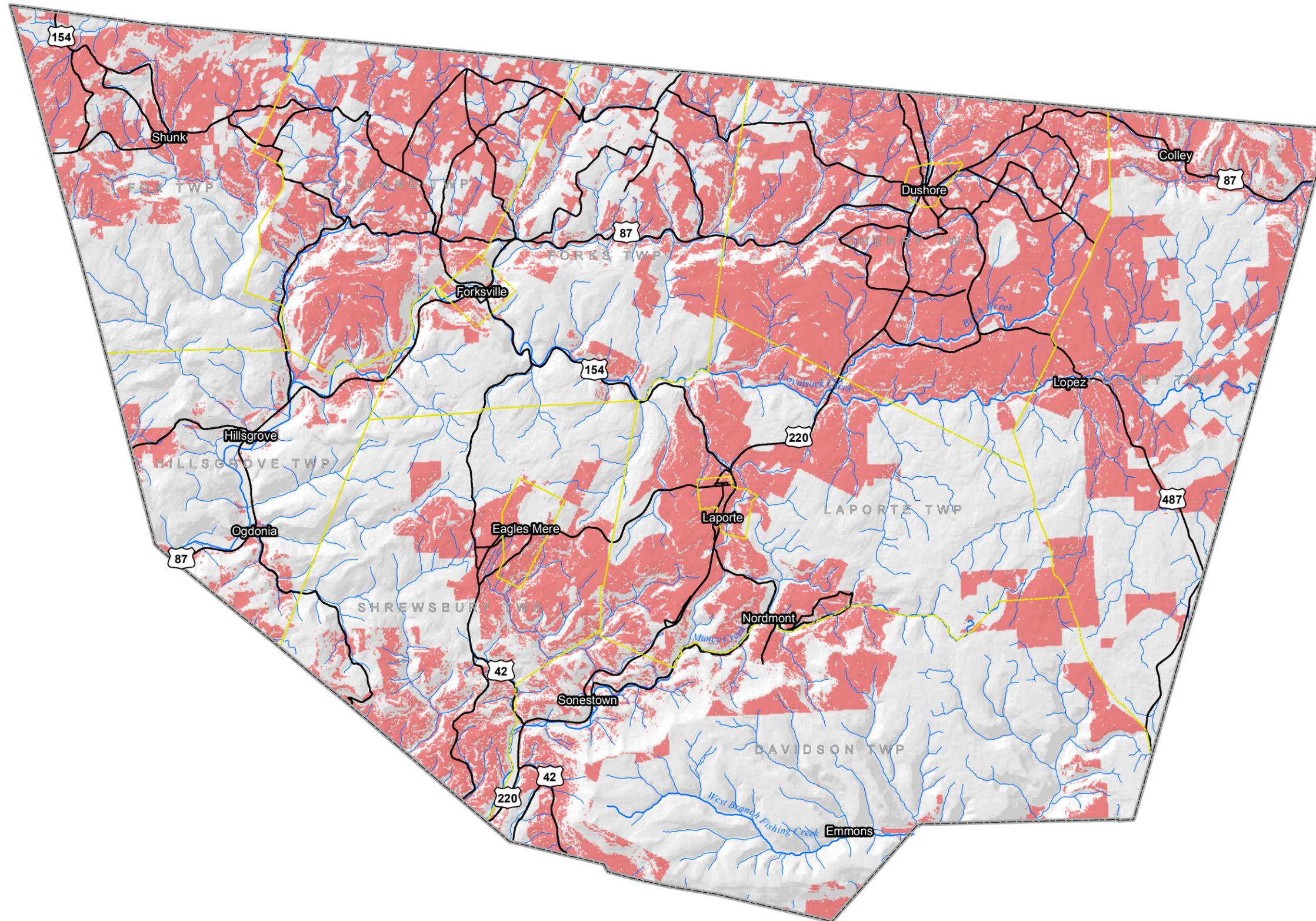
- Agricultural Easements
- Prime Soils in Agricultural Use
- Agriculture Security Areas
- Floodplain
- Lakes/Ponds
- Important Viewsheds
- Conservancy Land
- Natural Area Inventory
- Wetlands
- Steep Slope
- State Land



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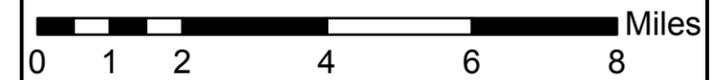
Land Development Suitability Figure 4-2



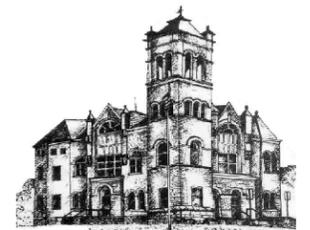
-  County Boundary
-  Municipalities
-  Suitable for Development
-  Streams

Areas Excluded from Suitable Development Include:

- State Owned Land
- Floodplains
- Ponds, Lakes, and Wetlands
- Identified Natural Areas
- Agriculture Easement Areas
- Agriculture Security Areas
- Identified Important Viewshed
- Conservancy Owned Land
- Steep Slopes (>15%)



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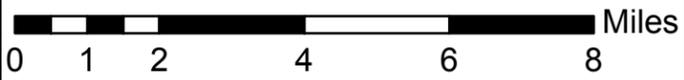


Future Land Development Figure 4-3

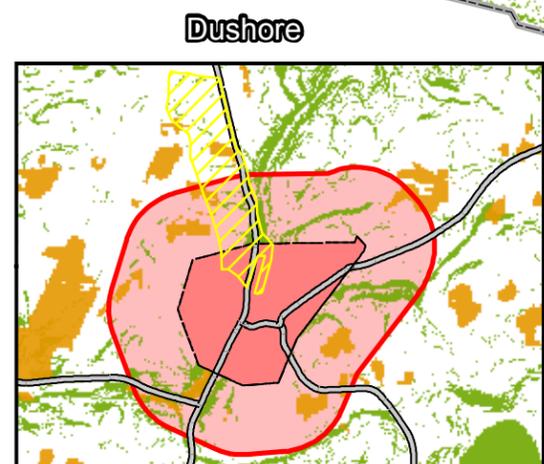
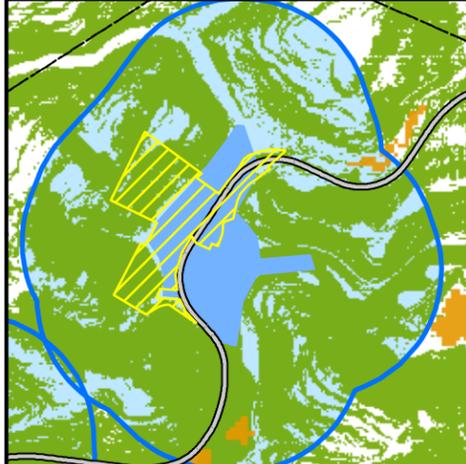
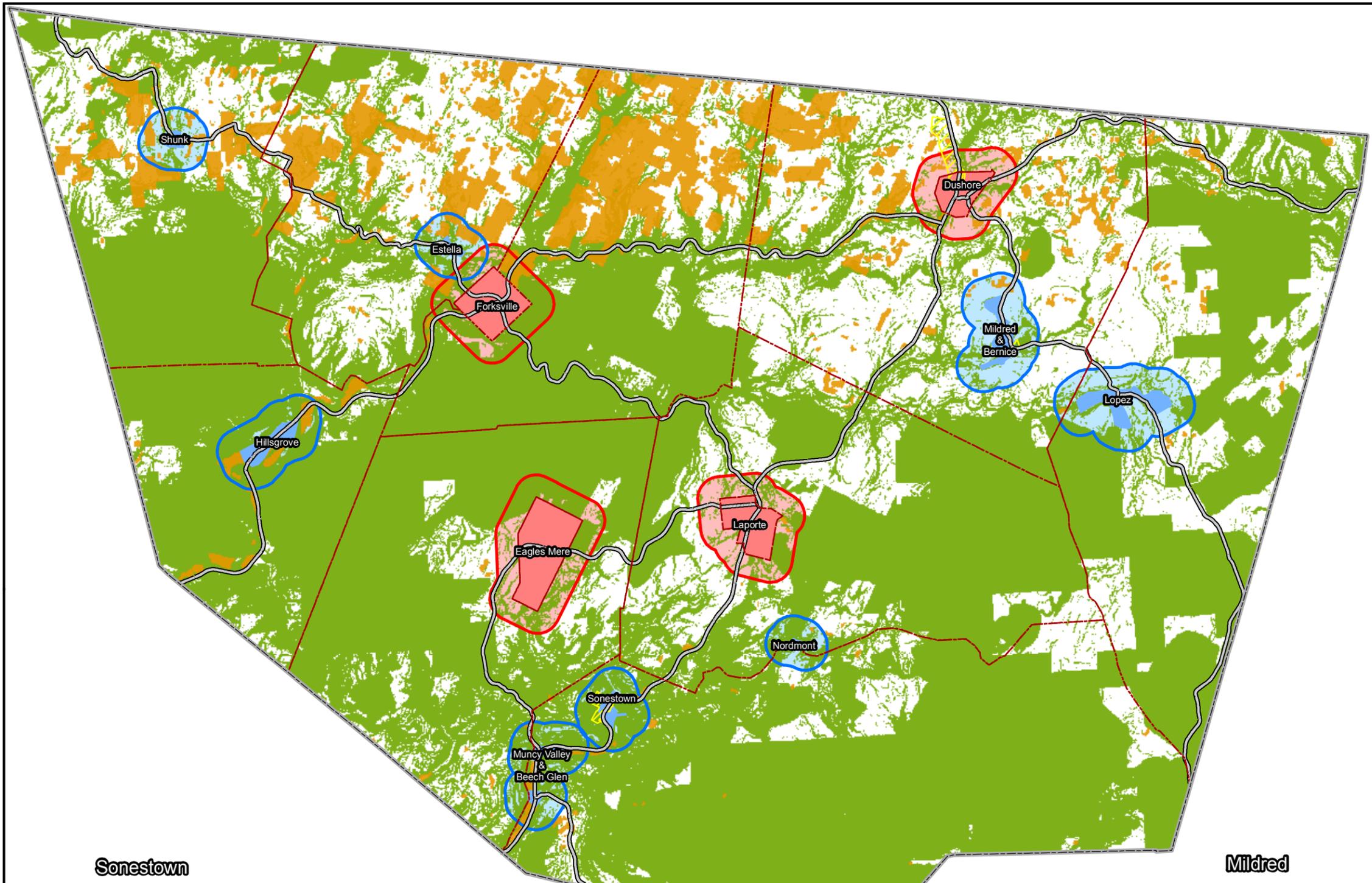
-  Boundary
-  Municipalities
-  Highway
-  Borough
-  Village
-  Agricultural Production
-  Resource Protection

Future Development Areas

-  Village Growth Zone
-  Borough Growth Zone
-  Rural Development Area
-  Commercial/Industrial Development Area



Prepared By: Sullivan County Planning and Development Department



Chapter 5 – Future Transportation Plan

Sullivan County's transportation network is centered on the highway corridors that interconnect the communities within the County. Routes 87, 154, 220 and 487 are the backbones of the road system providing access to the County and to destinations outside of the County for employment and services. A network of rural and forest roads provide local access to these major routes. Other aspects of a transportation system, including pipelines, pedestrian travel, cycling, air and public transit, should not be overlooked. A map of the Sullivan County Road Network (Map 5-1) shows the extent of the road system.

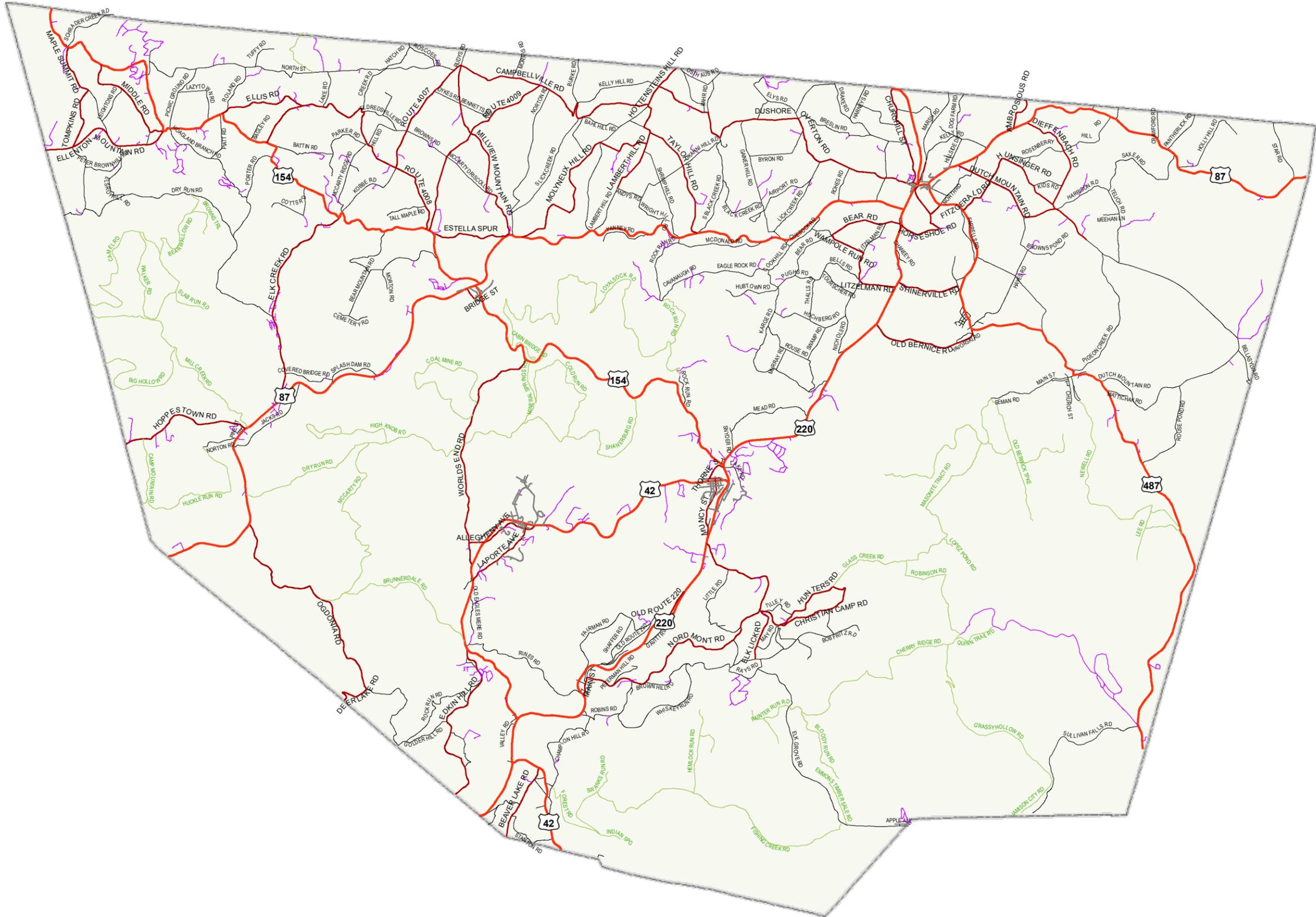
The comprehensive plan transportation goal centers are maintaining and improving the existing network. While the existing roads provide adequate access throughout the County and do not suffer from undue congestion problems, maintenance demands place a significant burden due the total mileage of roads and the low population base to support them. The following transportation recommendations are made as a result of a review and analysis of the existing and anticipated conditions.

- Establish a coordination mechanism with PennDOT to insure that all new access points to the state arterial and collector highways are at the best possible location to avoid creating new unsafe or hazardous conditions. The need for coordination arises from the county's authority under the Municipalities Planning Code (Subdivision and Land Development regulation) and PennDOT's authority through its Highway Occupancy Permit system.
- Develop parking standards in zoning regulations to insure adequate off-street parking and loading areas in new land development.
- Develop or maintain a municipal driveway permit ordinance for construction of new drives to municipal roads to insure that storm water and design safety issues are addressed.
- Insure that adequate emergency vehicle access is incorporated into new subdivision and land development projects.
- Monitor state and Northern Tier Regional Planning Commission policies as they relate to proposed improvement projects in or near the region to facilitate coordination between state and local planning efforts.
- Explore the development of park and ride lots to facilitate carpooling. Possible destinations include Towanda, Williamsport, Bloomsburg, Berwick, and Mehoopany.
- Pursue the restoration of commercial intercity bus service for the region including connections to Williamsport and Elmira and Binghamton.

- Insure that developers design and construct new streets in accord with Township road standards and require them to address the impact of their proposals on the existing street system as part of subdivision and land development planning.
- Develop a multi-year improvement/maintenance program for municipal owned roads and bridges. Utilize capital improvements programming to plan for future road maintenance projects, budget for the acquisition of equipment and identify funding sources.
- Inventory problem intersections and utilize the improvement/maintenance program to correct such problems as site distance, angle of approach or grade.
- Propose candidate projects for inclusion on the PennDOT 12 year highway program. Projects should be submitted to the Northern Tier Regional Planning and Development Commission.
- Explore ways to increase utilization of the services of the Endless Mountains Transportation Authority in the region including their fixed route and shared ride programs.
- Participate through the County's Energy Task Force to influence the location of the anticipated gas transmission line in order to minimize impacts on natural and scenic resources.
- A Roadway Classification plan (see Figure 2-54) for the County has already been established by PennDOT for highway planning purposes.



Road Network Figure 5-1



 County Boundary

Roads

-  PADOT SR1
-  PADOT SR2
-  Township
-  Borough
-  Forest
-  Private



Prepared By: Sullivan County Planning and Development Department



Chapter 6 – Community Facilities and Services Plan

The fundamental planning goal for community facilities and services is to provide adequate and accessible facilities and services in order to meet the needs of all citizens. This aspect of the community's infrastructure has major impacts on our quality of life and safety. These concerns are consistent with the goal to preserve and protect the small community, rural and agricultural character of Sullivan County.

An impressive feature of Sullivan County is the array of community services and facilities that exist given the size of many of the municipalities. The background section on Community Facilities (Chapter 2) includes maps 2-65 through 2-68 which show existing Municipal Facilities, Community Facilities, Park and Recreation Facilities and Emergency Services, respectively. The following recommendations are made as a result of a review and analysis of existing and anticipated conditions.

- Encourage new development in boroughs and rural village areas that can be connected to the public water and sewer utilities.
- Carefully consider the extension of these utilities to outlying areas, keeping in mind that the extension of systems requires new capital expenditures and long range maintenance expense. Act 537 Plans are a useful tool for undertaking such evaluations.
- Employ appropriate redevelopment and infill development to achieve a compact and consolidated regional communities, thereby maximizing the overall efficiency of the community.
- Work with the DEP and the local Sewage Enforcement Officers to determine the feasibility of utilizing innovative or alternate on-lot systems. Such systems make it feasible to utilize poorer soil type locations for on-lot sewer systems in low density development, thereby reducing the dependency on higher quality farmland soils, including floodplain areas for development sites. In order to utilize this technology DEP will likely require the implementation of an on-lot sewer system management program. A typical program would involve septic tank pumping on a regular scheduled basis.
- Determine the future water supply needs of the region and identify, develop and protect that water supply source. Presently Eagles Mere, Mildred and Sonestown are dependent on individual on-lot wells. Identify and protect potential future water supply sources for those municipalities through water resource analysis.
- Insist on environmental controls and proper sewage disposal facilities for all development types to protect the groundwater resources of the region.
- Instill in young people and new residents the benefits of volunteering for community organizations.

- Coordinate with and support the fire protection and ambulance services afforded to the region by the local companies.
- Participate in County Emergency Management planning and services through the fire companies or directly with the municipality.
- Increase publicity regarding emergency plans and facilities.
- Cooperate in the capital improvements projects of the fire and ambulance providers of the region through annual budget contributions or special appropriations.
- Establish or maintain community recycling based on need and the availability of program resources. Program options include curbside collection, drop-off centers and the periodic collection of junk and appliances. Currently the Northern Tier Solid Waste Authority (NTSWA) offers curbside collection along Rt. 87 in Cherry Township, for Estella along Routes 154 and 87, for Shunk along Rt. 154 and in Dushore, Eagles Mere and Forksville. Drop-off boxes are found at the following locations: Cherry Township at the Mildred Sewer Plant, Davidson Township building, Dushore sewage treatment plant, Forksville Township building, Hillsgrove Volunteer Fire Co. building, and the Laporte Township building.
- Evaluate the current level of police protection provided to the region by the PA State Police. If justified, explore the feasibility of municipal or multi-municipal police services.
- Consider the consolidation of municipal services where economic conditions warrant.
- Maintain a strong relationship with the Northern Tier Regional Planning and Development Commission for grant support to address capital improvement and community service needs.

Chapter 7 – Housing Plan

The fundamental goal for housing is to take appropriate actions to promote and maintain adequate and safe housing for all citizens including a variety of housing types for all ages, family size and income levels. Some specific recommendations for housing include:

- Protect the character and integrity of existing villages, boroughs and residential neighborhoods by developing land use regulations that regulate density and prohibit conflicting land use.
- Insure quality construction in the region by facilitating enforcement of the Pennsylvania Uniform Construction Code administered through the Codes Inspection, Inc.
- Utilize local land use regulations to provide for the mixture of housing types desirable for the community, including one and two family, townhouses, mobile homes, mobile home parks and multi-family dwelling types. Typically higher density arrangements (i.e. mobile home parks, townhouses and multi-family dwellings) will require municipal or community sewer and water systems.
- Undertake an evaluation to determine adequate housing options are available for all population segments. Locate resources or housing providers to address any unmet needs.
- Perform activities and undertake programs to maintain and improve the quality of existing residential neighborhoods.
- Pursue programs and activities to improve the energy efficiency of the existing and new housing.
- Increase recognition and promote the preservation of Sullivan County’s historic homes.
- Develop cluster subdivision provisions in land use regulations for the economic and community benefits to be gained from this development style.
- Maximize use of available housing assistance programs to maintain existing housing stock that is determined to be in need of rehabilitation. Currently the Sullivan County Housing Authority and the TREHAB Center located in Dushore provide various housing support programs in the County.
- The Sullivan County Housing Authority administers the Housing and Urban

Development (HUD) Section 8 Housing Choice Voucher Program. This federally funded program provides housing assistance to 36 households in the County which are income eligible under HUD guidelines. Sullivan County Housing Authority maintains an open waiting list for admission into the program. When households leave this program and vouchers become available, interviews are scheduled from the open waiting list with preference given to elderly, disabled and homeless.

- The TREHAB Center provides a variety of housing and related services. They provide programs to assist low-income families & individuals become economically independent including an emergency food program, Housing Services, Mortgage Foreclosure Program, Utility Programs, Home Maintenance, Home Ownership Workshops and Weatherization services. In addition they operates the county food bank and Job Training Programs and facilitate VA services. TREHAB is a six county Community Action Agency headquarter in Montrose, PA.

- The Sullivan County Planning Commission utilizes federal Stimulus Funds and Community Development Block Grant (CDBG) funds to operate an Owner Occupied Housing Rehabilitation Program for the County.



Chapter 8 – Plan for Natural and Historic Resources

The 19th and 20th Century history of Sullivan County has revolved extensively around natural resources, particularly lumbering, farming and coal mining. The natural resources tradition is reflected in modern times in the community's support for agriculture, forest protection, outdoor recreation and a rural lifestyle.

Early in this century a new opportunity and new environmental challenges have arrived on the scene in the northern tier of Pennsylvania. The advent of new well drilling technology including the fracturing of bedrock several miles underground holds great promise for the recovery of shale gas. The Marcellus Shale play will likely become the latest chapter to be written in the history of natural resource development in the region.

The following comprehensive plan recommendations relate to the natural environment:

Forest Resources

- Encourage timber harvesting in conjunction with sound forest stewardship and best management practices.
- Encourage the preservation of forests as a manageable resource for timbering, water quality, recreation and wildlife benefits.



- Encourage the maintenance of steep slope and poor soil areas in forest/open space uses.

Agriculture

- Identify and plan for the preservation of farms through agricultural preservation zoning and agricultural security areas. Play a proactive role in disseminating information concerning these programs.
- Provide mapping and educational support to farm landowners and municipalities who are renewing agricultural security areas (ASA).
- Continue to commit funding and staff support to the Purchase of Agricultural Easements program in order to maximize state grant funds for the purchase of development rights easements. The application of the program into larger concentrated blocks of the best farmland may result in a more effective program.
- Recognize that viable agricultural production is vital to sustaining agriculture.
- Develop appropriate land use regulations to insure compatibility of new development with existing agriculture operations and visa versa.
- Require that documentation of compliance with the Pennsylvania Nutrient Management Act be provided where applicable. Encourage volunteer compliance with the standards of the act.
- Encourage the utilization of best management practices in agriculture.

Mineral Resources

The Marcellus Shale play brings both economic opportunity and concern for potential environmental impacts. The chief effects will be to water resources, impacts on the county's roads and changes to the scenic landscape. Potential secondary effects include economic development and population growth, topics within the purview of the comprehensive plan and land use regulations.

- The Sullivan County Energy Task Force is an ideal mechanism to nurture the gas industry, in its infancy in Sullivan County, and to identify and address problems and opportunities that may arise. The Task Force has established the following mission statement: "To serve as a public resource in the energy industries in Sullivan County; foster relationships with the industries, regulators and citizens of Sullivan County; address rumors and/or dispel myths about energy development and to provide a forum for related discussions, seminars and meetings."
- The regulation of well drilling and related activities falls within the province of the PADEP. They have a comprehensive regulatory structure in place and are gearing up staff resources to address the explosion of well drilling activity in the

Pennsylvania southwest and in the Northern Tier. Oil and gas exploration is regulated under the state's oil and gas laws (Oil and Gas Act, Coal and Gas Resource Coordination Act, and Oil and Gas Conservation Law), and the environmental protection laws that include the Clean Streams Law, the Dam Safety and Encroachments Act, the Solid Waste Management Act, and the Water Resources Planning Act. Some of the permits that may be required in connection with a the development of a well include:

- Highway Occupancy Permit (HOP) – PADOT
- Erosion and Sedimentation Control Plan
- NPDES Permit
- Water Management Plan
- Permit for Drilling or Altering A Well
- Application For A Dam Permit For A Centralized Impoundment Dam For Marcellus Shale Gas Wells
- Residual Waste Annual Report

- Sullivan County has proactively undertaken a comprehensive road posting and bonding program in compliance with PADOT regulations. Implementation of the program will be required in advance of the drilling of any gas wells.

- Establish standards for quarrying and surface mining through municipal zoning controls in order to minimize the visual and environmental impacts from mineral resource development while recognizing the importance of such resources to the overall community.

Water Resources

- Work to maintain and improve the quality of streams in the region.
- Encourage riparian stream buffers for their erosion control and water quality benefits.
- Encourage the use of best management practices in erosion control and storm water management for cost savings and environmental benefits.
- Recognize the correlation between water quality, on-lot sewer management and sound manure management.
- Develop wellhead and source water protection areas for any identified community water resources.
- Encourage active watershed groups.

- Develop & encourage policies and funding for stream stability and channel protection

- Implement Act 167 Stormwater Management with the assistance of the Sullivan County Conservation District and the municipalities of Sullivan County.

Wildlife Resources

- Discourage land use and development patterns which result in the fragmentation of forest and agricultural lands.

- Encourage bio-diversity of wildlife and habitat.

General Environmental Concerns

- Develop supplement land use controls for air quality, odor, sound and light pollution.

- Utilize the Sullivan County Natural Areas Inventory to identify unique or sensitive environments for protection from degradation.

- Assist the Sullivan County Conservation District in the implementation of the Chesapeake Bay Tributary Strategy.

- Protect identified scenic areas or views for protection from adverse land use impacts.

- Develop and maintain close ties with natural resource agencies (Bureau of Forestry, County Conservation District, Fish Commission, and Game Commission) for their educational and program benefits.

- Expand the work of conservancies with private landowners to protect the highest quality nature resource areas such as scenic views and natural areas through the use of conservation easements, land gifts and purchases. Additional approaches include land management plans and the promotion of sustainable forestry practices, including certified forests.

The following comprehensive plan recommendations relate to community culture and history:

- Maintain community centers and parks for recreation and cultural activities.

- Develop municipal newsletters as a communications tool and to promote a sense of community.

- Support organizations that provide services to the community including but not limited to school organizations, recreation programs, senior citizens, daycare, libraries, hospitals, ambulance and fire companies.
- Encourage interest in history and local heritage.
- Promote participation in youth and adult leadership programs.
- Identify and encourage the preservation of historic structures including covered bridges.
- Undertake an historic resources inventory. Submit inventory information to the Pennsylvania Historic and Museum Commission.
- Promote the adaptive reuse of older buildings.
- Promote local pride, cultural awareness, and heritage tourism through the Pennsylvania Heritage Areas Program. Explore the application of this program in the County.
- Utilize the Bradford County Open Space, Greenways and Outdoor Recreation Plan as a strategic plan for natural and cultural resource conservation and outdoor recreation for the region.



Chapter 9 – Economic Development

The Sullivan County economy has its foundation in lumber, agriculture and tourism. In terms of employment the leading categories include Health Care & Social Assistance, Government Services, Retail, Manufacturing, and Accommodations and Food Services. At the same time there are many commuter citizens who obtain employment and commercial services in surrounding counties and there are a fair number of retirees.

The primary economic development recommendation for Sullivan County is to strengthen the economic base while keeping in mind the importance of maintaining the quality of life and the environment. The following comprehensive plan recommendations relate to the economy:

- Recognize that new enterprises and the expansion of existing businesses as the principal way to achieve increased local employment opportunities.
- Recognize that underemployment and increased employment opportunities are equally significant work force issues.
- Recognizing that business development is highly competitive undertaking, prepare in advance potential development sites with utility infrastructure, tax abatement and suitable land use controls.
- Support the tourism and recreation industry recognizing that it brings “outside dollars” to Sullivan County without a large investment cost.
- Support the health care industry as a critical community asset and important economic component.
- Work on the unique problems of central business districts and other commercial areas. Parking, signage, joint promotion, façade design and flexible land use controls some of the issues that can be addressed.
- Cooperate with existing businesses to facilitate their continuation and expansion.
- Promote the management of forest land for multiple benefits including timber resources, wildlife and land conservation.
- Promote the preservation of prime agricultural land for continued agricultural production. Encourage working farms for economic and heritage values and to maintain the rural landscape.

- Encourage participation in Agricultural Security Areas, the Clean & Green Program and in USDA programs which provide economic incentives or benefits to landowners .
- Promote diversification in agriculture and wood products industries to achieve added value from farm products and timber resources.
- Encourage the formation of on-the-farm businesses within land use regulations to supplement incomes from farming.
- Encourage new neighborhood commercial and small scale industrial ventures in suitable locations.
- Facilitate home business enterprises with adequate site development controls to prevent nuisances to neighbors.
- Support the Northern Tier Regional Planning and Development Commission, the Sullivan County Planning and Economic/Community Development Office, and the Sullivan County Chamber of Commerce as the lead economic development entities in Sullivan County.
- Work on the unique problems of central business districts and other commercial areas. Parking, signage, joint promotion, façade design and flexible land use controls are some of the issues that can be addressed.
- Support and promote the Northern Tier Career Center as a valuable vocational education and the work force development program for citizens and local industry.



Economic Programs and Designations in Sullivan County

There are several economic initiatives in place that have an important interface with this plan, and in particular with the future land use, transportation and community facility elements. They include:

Keystone Opportunity Zones (KOZ)

•Keystone Opportunity Zones are an incentive program for economic development whereby the designation authorizes the full exemption of real estate taxes on a parcel of real estate for a set number of years as an inducement to commercial or industrial development. The KOZ requires the prior approval of all local taxing entities including the school district, county and local government unit. There is a 11¾ acre KOZ site at Mildred adjacent to Rt. 487 known as the Sullivan County Business Center (see Future Land Development Map 4-3).

Other economic development programs available in Sullivan County include:

- Community Development Block Grants (CDBG) – grants for infrastructure development.
- Sullivan County Industrial Development Corporation – development of industrial property.
- Sullivan County Industrial Development Authority – low interest rate loan financing.
- Local Economic Revitalization Tax Assistance Act (LERTA) – involves the forgiveness of real estate taxes for up to 10 years, typically used for business expansion and relocation activities.

All of the above programs are managed by the Sullivan County Planning and Community/Economic Development Office.

Local Electric Utility Incentives

•Sullivan County Rural Electric Cooperative provides business attraction incentives through the USDA Rural Economic Development Loan Program. The cooperative may apply for a loan on behalf of the applicant at zero or low interest for amounts up to \$750,000 at a ten year term with a potential deferral of two years.

•Both Sullivan County REC and GPU Energy also provide a business friendly three phase electric extension program. Under the three phase electric extension program the utility will evaluate planned electric consumption and if consumption rates meet their minimum demand the utility will run three phase electric to a site at no cost.

Northern Tier Regional Planning and Development Commission (NTRPDC)

The Northern Tier Regional Planning and Development Commission, headquartered in Towanda, provides business and community development services and programs to Bradford, Sullivan, Susquehanna, Tioga and Wyoming Counties. It typically functions as an intermediary for the region with the federal and state agencies who are attempting to network their programs or initiatives to the local level. Based on their 2008 annual report their mission and vision is to help businesses expand their markets, generate employment, improve the local economy, and plan for the future development of the Northern Tier Region, and to be a leader in developing people, businesses, and communities for a globally competitive region. Their current programs include business retention and expansion loans, small business training grants, information technology assistance to business and local governments, business retention and expansion referrals, website development assistance for local businesses and municipalities, federal and state contract procurements, community and infrastructure development, transportation programming, and workforce development.

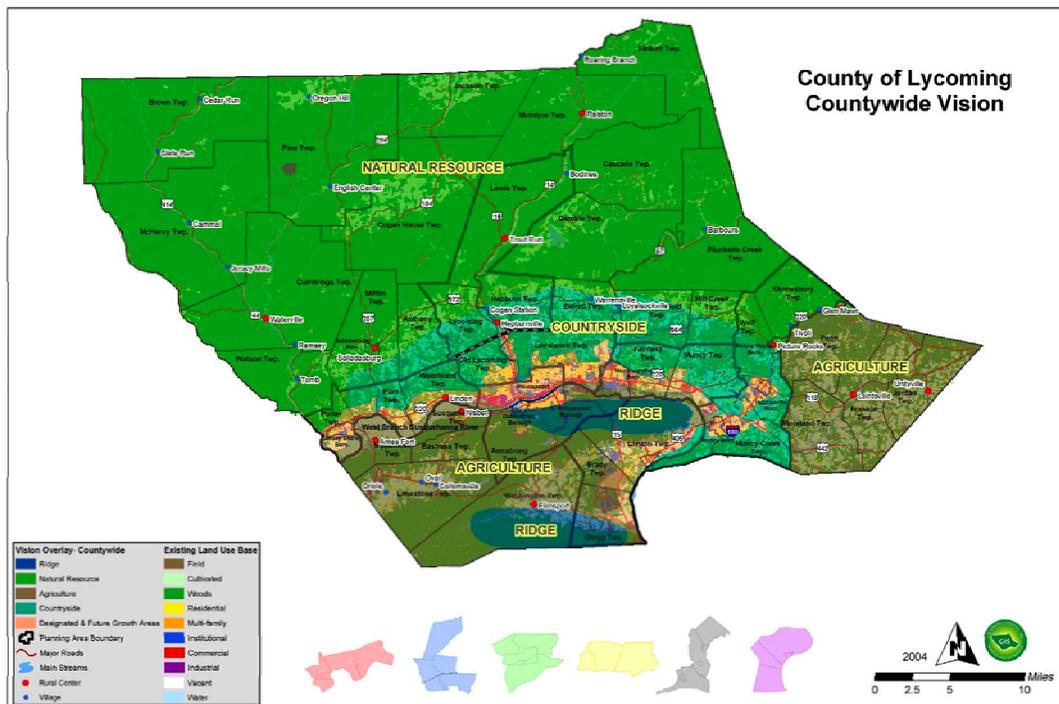
The NTRPDC is also the agency responsible for long range transportation planning in the region.

Chapter 10 - Plan Effect on Adjacent Municipalities

A review of the land use recommendations in place for adjoining counties was conducted as part of the Sullivan County Comprehensive Plan. The purpose of this analysis is to determine the degree of consistency among their comprehensive plans. In conclusion there is a strong degree of compatibility among the future land use designations with Sullivan County and the five adjoining northern tier counties of Lycoming, Bradford, Wyoming, Luzerne and Columbia..

Lycoming County

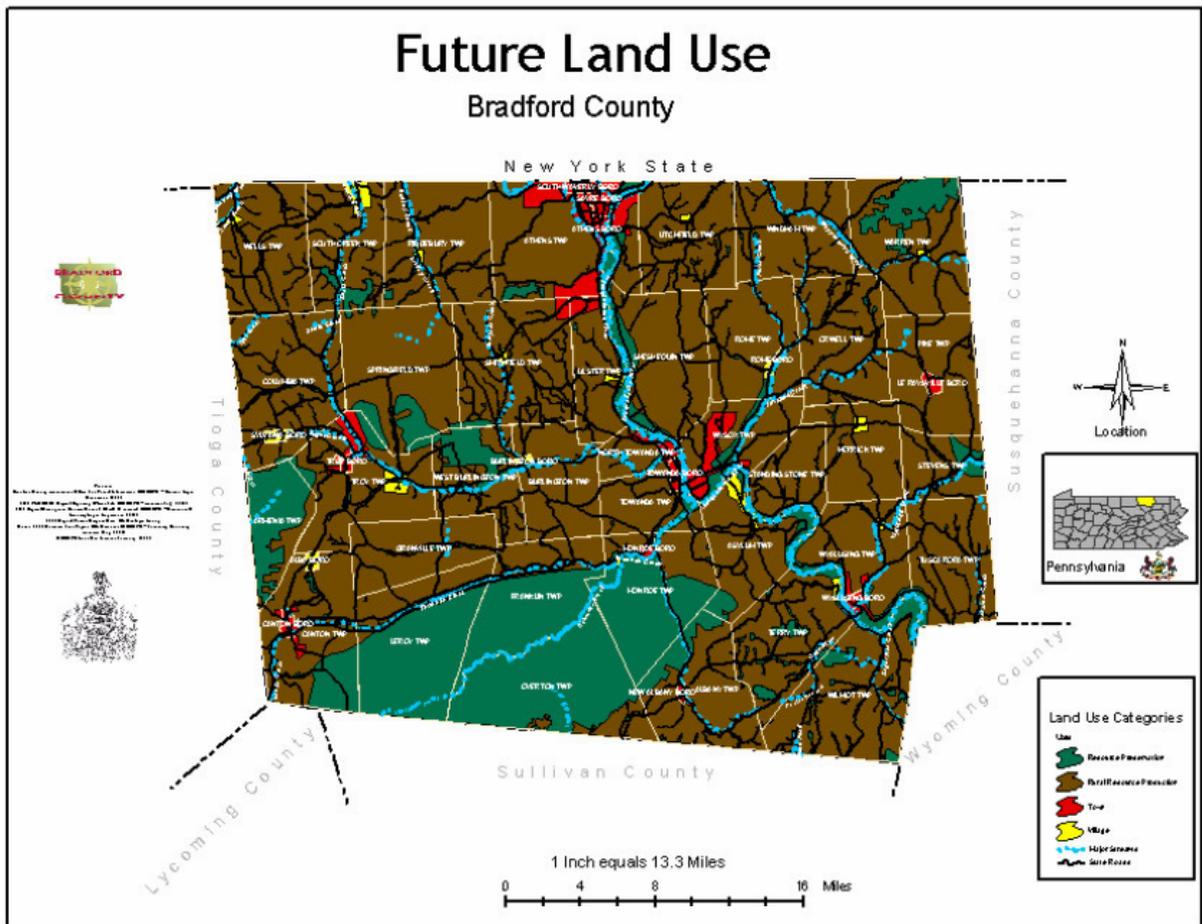
Lycoming County is the western and southwestern neighbor to Sullivan County. There are two future land use designations in Lycoming County along the common border, i.e. Agriculture and Natural Resources, in the Lycoming County Comprehensive Plan adopted August 10, 2006. The corresponding designations in Sullivan County include Resource Protection, Agricultural Production and Rural Development



Bradford County

Bradford County is the northern neighbor to Sullivan County. The Bradford County Comprehensive Plan, adopted March 11, 2004, includes Resource Preservation and Rural Resource Production along the Sullivan County border. The Resource Preservation area generally corresponds to the Barclay Mountain/Schrader Creek region in Bradford County. The Rural Resource Production area corresponds to rural communities in Bradford County including Overton, New Albany, Laddsbury and Cumiskey.

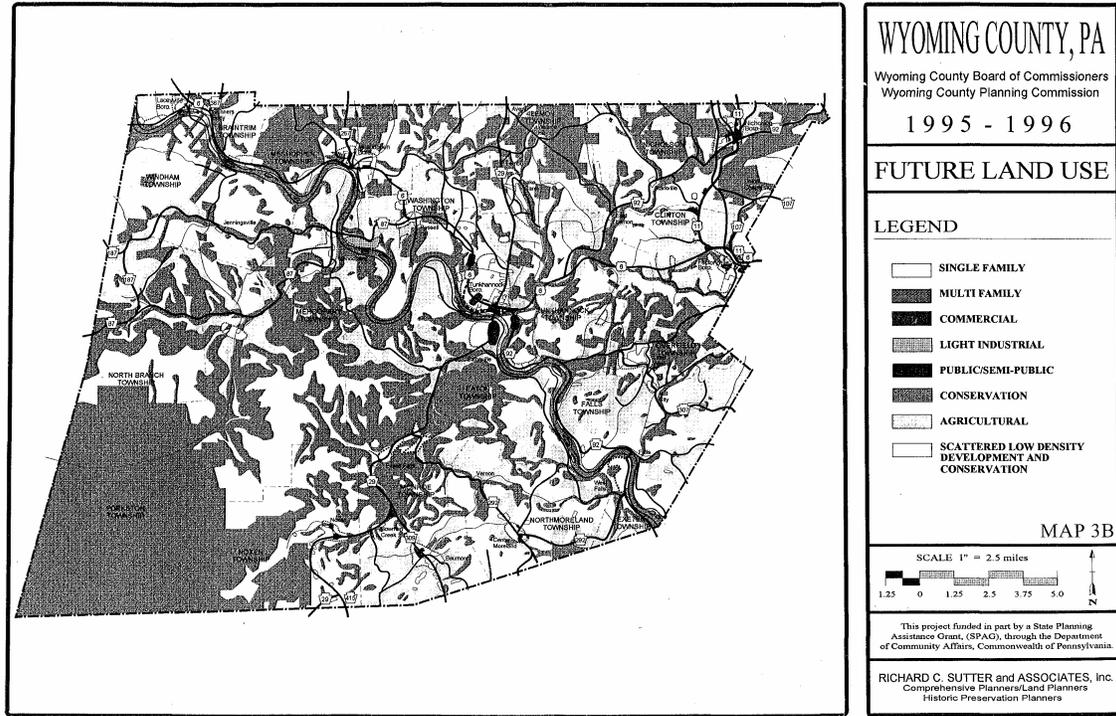
The corresponding designations in Sullivan County include Resource Protection, Agricultural Production and Rural Development.



Wyoming County

Wyoming County adjoins Sullivan County on the east for the northern two thirds of the County's eastern boundary. There are two future land use designations in Wyoming County along this boundary including 1) Conservation and 2) Scattered Low Density Development and Conservation.

The corresponding designations in Sullivan County include Resource Protection and Rural Development.



Luzerne County

Luzerne County adjoins Sullivan County on the east for the southern third of the County's eastern boundary. This portion of Luzerne County corresponds to Ricketts Glen State Park which matches to the Resource Protection land use designation in the southeast corner of Sullivan County. The future land use category in their June 1976 Luzerne County Comprehensive Plan (amended 7/2/1997) is Open Space.

LAND USE PLAN-YEAR 2000

GREATER SHICKSHINNY
COMMUNITY AREA
LUZERNE COUNTY,
PENNSYLVANIA

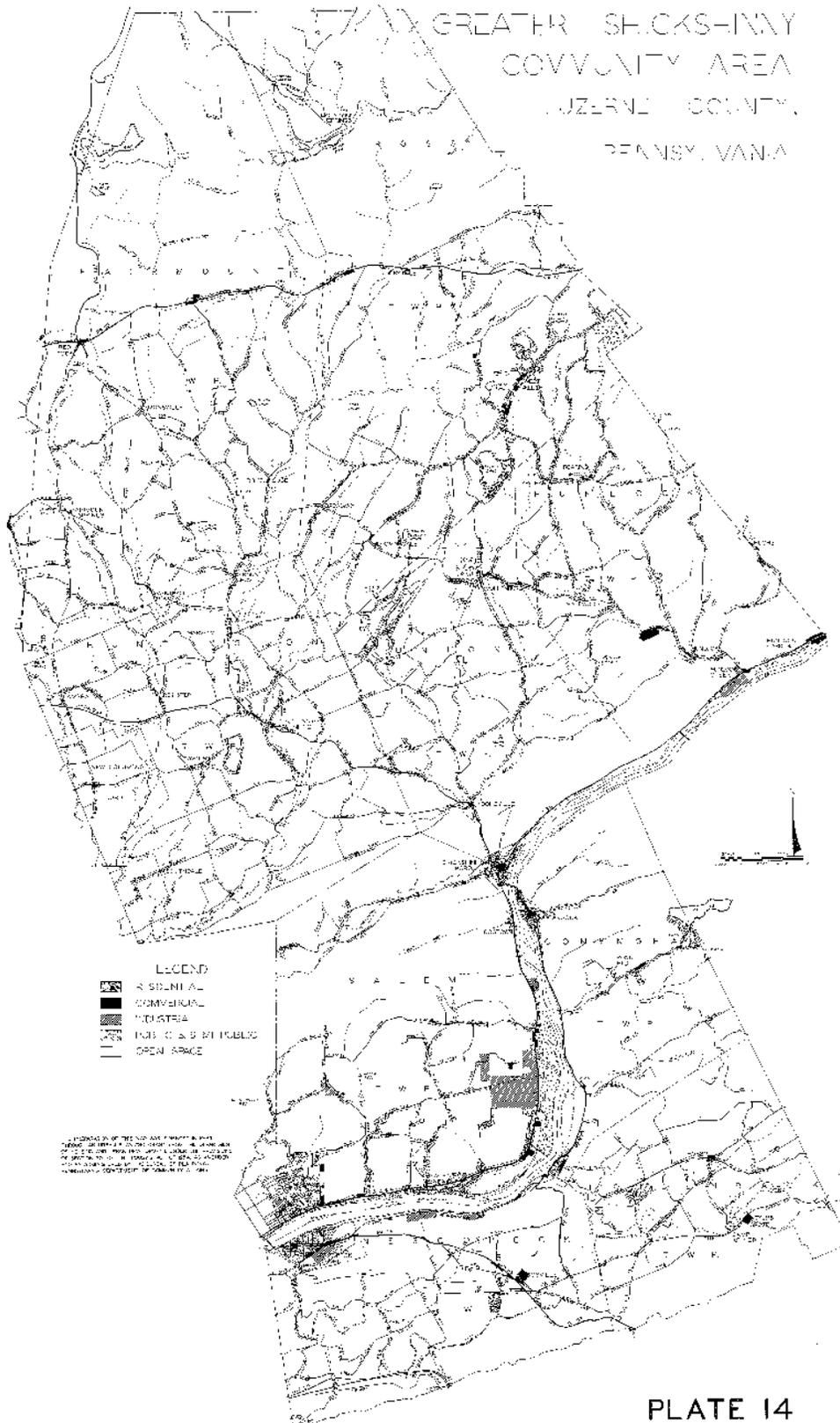


PLATE 14

Columbia County

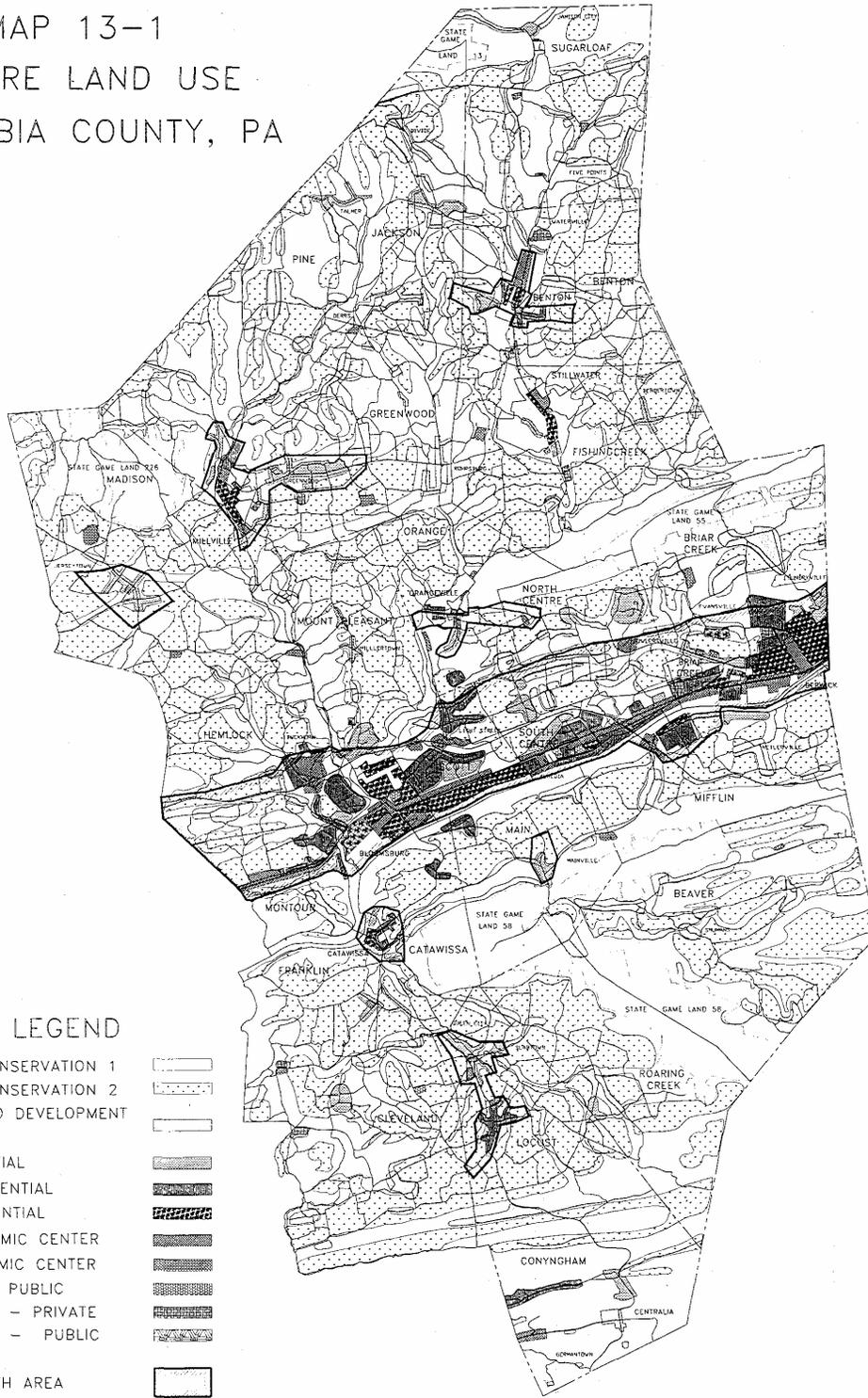
Columbia County is a southern neighbor to Sullivan County. There are two future land use designations in Columbia County along their border with Sullivan County, Resource Conservation 1 and Resource Conservation 2.

Resource Conservation 1: State parks, state gamelands, state forest, floodplains, slopes >25%, water bodies, wetlands, mineral resource hazards and mine fire areas. These areas are to be considered as restricted for any land development activity. It should be noted that woodland areas, as well as agricultural security areas, may exist within this classification.

Resource Conservation 2: Prime agricultural areas, woodlands (not within RC1) open spaces, fallow fields, or farm tracts of one (1) single-family dwelling unit (SFD) on more than five (5) acres. These areas, although not restricted for development, are desired to remain in agricultural activities and should be discouraged for residential subdivisions.

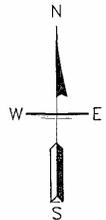
The corresponding designations for Sullivan County include Resource Protection and Rural Development.

MAP 13-1
 FUTURE LAND USE
 COLUMBIA COUNTY, PA



LEGEND

- RESOURCE CONSERVATION 1
- RESOURCE CONSERVATION 2
- RURAL/LIMITED DEVELOPMENT
- RESIDENTIAL
- LOW RESIDENTIAL
- MEDIUM RESIDENTIAL
- URBAN RESIDENTIAL
- MAJOR ECONOMIC CENTER
- MINOR ECONOMIC CENTER
- PUBLIC/QUASI PUBLIC
- RECREATIONAL - PRIVATE
- RECREATIONAL - PUBLIC
- URBAN GROWTH AREA
- RURAL GROWTH NODE



	NASSAUX - HEMSLEY, INC.		DATE	3/94	SCALE	AS SHOWN	REVISION	DATE	BY	APP'D
	ENGINEERING CONSULTANTS		56 N. SECOND ST.	CHAMBERSBURG, PA 17201	D.R.S.	92P.1802	1" = 5000'			

Chapter 11 – Implementation and Actions

The preparation and adoption of a Comprehensive Plan is only the first step in the municipal planning process available to Pennsylvania municipalities under Act 247 (Municipalities Planning Code). The Comprehensive Plan is principally advisory in nature and does not have an enforcement mechanism in a legal sense. Additional steps in the planning process are involved in implementing the Comprehensive Plan.

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The foregoing plan components have an extensive list of policies and actions that can be pursued by the region. However, this section on implementation will focus on four priority planning initiatives.

Adoption of the Comprehensive Plan

The County should proceed with adoption of the Comprehensive Plan which involves the following steps:

- Adoption of the Comprehensive Plan is an action to be taken by the County Commissioners. The legal authority for plan adoption is found in § 302 of the Municipalities Planning Code.
- The Sullivan County Planning Commission shall hold at least one public meeting on the proposed plan before forwarding the proposed Comprehensive Plan to the County Commissioners.
- Prior to acting on the plan the County Commissioners shall consider the comments of the municipalities and the school district within the county and contiguous school districts, municipalities and counties as well as public meeting comments and the recommendations of the County Planning Commission. The county planning agency, contiguous municipalities and school districts waive their right to comment if they do not respond within 45 days of receipt of their copy of the plan.
- The governing body shall hold at least one public hearing pursuant to public notice.
- In the event there are substantial revisions to the plan as a result of the public hearing another public hearing shall be required.

- Adoption of the comprehensive plan shall be by resolution carried by the affirmative votes of not less than the majority of the County Commissioners.

Subdivision and Land Development Regulations

The enforcement mechanism Subdivision and Land Development (SLD) is already in place in Sullivan County. It provides basic land use control at the county level for all parts of the county that do not adopt their own SLD Ordinance. The Sullivan County SLD Ordinance is administered by the Sullivan County Planning Commission. Article V of the Municipalities Planning Code authorizes a municipality including the County to enact this type of regulation which governs the creation of new lots (subdivision) and site plans for commercial development (land development).

A Subdivision and Land Development Ordinance affords the municipality the opportunity to insure that new development is achieved consistent with sound engineering design and proper survey and land records. The procedures involved in SLD regulations insure that developers satisfy their obligations to the municipality and to future lot owners concerning development related improvements. SLD Ordinances typically contain standards for lots, easement, streets, curbs, sidewalks, storm water facilities, landscaping, sewer and water utilities.

An important feature of SLD controls is for the developer or property owner to understand the municipality's expectations of him prior to initiating project construction. This allows the developer to plan a budget for the project in advance, thus avoiding development related pitfalls which may adversely impact both the developer and the municipality. Poorly planned development will frequently cause long term problems for the property owner and the municipality and are frequently expensive to correct.

Rural communities such as Sullivan County may not have a large amount of new small lot development that is typical of suburban or urban locales. The SLD controls should be tailored to the rural development style more likely to be encountered. An ordinance should be developed which addresses planning issues unique to rural areas including private roads, large lot development, and simplified procedures for minor and add-on subdivision and land developments. A feature that may be applicable to the County is an optional form of development called Cluster Subdivision whereby development is clustered on smaller lots in conjunction with the reservation of desired open space. Land owners who utilize this development form could be awarded under a development bonus concept.

The following are the Pennsylvania definitions for Subdivision and Land Development. They are unique to Pennsylvania based on the Municipalities Planning Code.

Subdivision: The division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease,

partition by the court for distribution to heirs or devisees, transfer of ownership or building development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new streets or easements of access or any residential dwelling, shall be exempted.

Land Development: (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

(i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure: or

(ii) the division or allocation of land or space whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or, for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

(2) a subdivision of land.

When this type of regulation is adopted at the municipal level the county ordinance is superseded by the local municipal ordinance. There are pros and cons to handling this authority at the local versus county government level. Typically the local government planning commission is involved in ordinance administration resulting in a meaningful role for this body. A municipal planning commission is comprised of citizen members from the community who would be expected to have extensive knowledge of their area, a plus to enforcement of the regulations. However some municipalities may not welcome the responsibility of enforcing another set the regulations, they may prefer to leave this responsibility at the county level.

Zoning Regulations

The other fundamental type of land use regulations available to Pennsylvania municipalities is the authority to regulate how land is utilized. This authority is granted under Article VI of the Municipalities Planning Code. Typically a zoning ordinance will divide the municipality into zones based on land features and past development trends. Zoning regulations establish the variety of uses or development options available for the lots situated in a given zoning district. Zoning regulations are perhaps the best tool available to help guide the future growth and development of a municipality and are the chief method for implementing a Comprehensive Plan. The Future Land Use Plan recommendations outlined in Chapter 4 can serve as a framework for updating or developing zoning districts for the County. The future land use categories include:

•**Resource Protection Areas** - It is anticipated that Resource Protection will be a major portion of the land area of Sullivan County. A large percentage of resource protection lands are owned by natural resource agencies of the Commonwealth. In

addition there are abundant acres of interspersed private lands typically with steep slopes, floodplains, natural and scenic lands. Use this zone for the enhanced protection of public lands and areas of high quality environmental features. Provide only for development uses needed to support the public land use activity.

•**Agriculture Production Areas** – The Agricultural Production theme for future land use centers on agricultural preservation zoning (APZ). There is a wide range of APZ techniques depending on the degree of commitment to the concept. A menu of possible approaches under the Agricultural Production category is presented below. APZ is intended for high quality agricultural areas in the County. These methods are further described in the publication *Zoning for Farming, A Guidebook for Pennsylvania Municipalities on How to Protect Valuable Agricultural Lands*, The Centre for Rural Pennsylvania, 1995, updated 2001. The website for the Center is www.ruralpa.org.



Agricultural Residential Zoning

This approach has been applied in many of the more rural areas of Pennsylvania. In an agricultural/residential approach there are usually no restrictions on the amount of residential development that can occur, although typically commercial and industrial uses would be limited. Using this approach the municipality can gain protection and control over major

environmental impact land uses (e.g. landfills). Without zoning the municipality has no land use control over such a use.

In terms of Agricultural Preservation Zoning it would be considered a weak technique. However, it does fit the existing development pattern of many communities and does conform to a viewpoint what many people envision as an ideal community setting, traditional farms and a rural residential community. The chief limitation to this approach is that where strong real estate markets exist there is the tendency over time for the residential development to infringe upon the agricultural sector.

Large Minimum Lot Size Agricultural Preservation Zoning (APZ)

The chief feature of this technique is the provision of a large minimum lot size (e.g. 50 or 100 acres or larger). It is a very strong agricultural preservation zoning technique that is commonly employed in the Canadian Provinces and in other countries with a “Crown Land Tradition”. A key to the Large Minimum Lot Size approach is that minimum size must be big enough to sustain viable agriculture. In some cases this technique is used in combination with Exclusive Agricultural Use APZ (see below).

Area-Based APZ

An area-based allowance establishes the number of dwelling units or development acres based on the existing area of the tract or property. The dwellings or acres must be built on small building lots, thus leaving large areas intact for agriculture unimpeded by development. This approach can direct that only acres of poorer soils be utilized to cause the least interference with the farming operation. There are numerous forms or variations of Area-Based APZ.

Fixed Area-Based APZ

This technique has been employed extensively in Lancaster County, allowing one dwelling or acre for development for a specified number of acres owned (e.g. one dwelling for every 25 acres).

Sliding Scale APZ

Sliding Scale also bases the number of acres of dwelling units on the total acreage owned, but they require more acreage per dwelling unit for larger tracts than for smaller ones. An illustration of Sliding Scale APZ from Shrewsbury Township, York County:

Size of Parcel	Number of Dwelling Permitted
0-5 acres	1
5-15 acres	2
15-30 acres	3
30-60 acres	4
60-90 acres	5
90-120 acres	6
120—150 acres	7
Over 150 acres	8, plus 1 dwelling for each 30 acres over 150 acres

Sliding Scale APZ is a relatively strong agricultural preservation technique that has been used extensively in Pennsylvania. The scale should be established based on an analysis of the farm sizes in the region.

Clean & Green or Percent of Land Based APZ

This type of Area Based APZ makes use of the same standards utilized in the Clean and Green Preferential Assessment Program. It specifies the percent of a tract area that can be devoted to development. The chief advantage to this approach in counties that utilize Clean and Green in their assessment programs is that the same development standards are utilized for taxation and in zoning, potentially eliminating confusion between two interfacing programs. This approach would be considered a moderate approach to APZ.

Exclusive Agricultural Use APZ

Under this approach only farming and related uses are allowed. This would be considered a very strict technique.

•**Rural Development Areas** - This zone would provide for large lot residential, seasonal, recreation and forest uses. The prospects for sewage facilities for a given use will determine the feasibility, extent or density of the development.

•**Borough Growth Zones** - Ideally those areas designated as Borough Growth Zones would have their own zoning regulations. This is the desired approach because of the complexity of land use patterns that is perhaps best addressed on the local municipal level. Examples of such zones include central business district, one or more residential zones, commercial, commercial/industrial, or commercial highway districts.



•**Village Growth Zone** - It should be feasible to employ a single zoning district for the rural villages of Sullivan County. A wide variety of land uses would be provided, including all those uses that are traditionally found in the village setting. Uses with potentially low environmental impacts (i.e. residences, accessory uses) would be classified as permitted uses. Those uses with traffic and higher environmental impacts (commercial and manufacturing uses) should be in the special exception category.



•**Commercial and Industrial Development Areas** - This category sets aside land for future commercial and industrial development. Such land may be necessary to support the anticipated economic development, including support industries and commerce for the benefit of the Marcellus Shale gas activity.

Single Municipality Zoning Approach

The Municipalities Planning Code grants the authority to all municipalities, except for first class cities “to plan for their development and to govern the same by zoning, subdivision and land development, planned residential development and other ordinances.....” Included in the list of municipalities with this authority are:

- Second and third class cities
- boroughs
- incorporated towns
- townships
- counties of the second through eight classes

Consequently, the county has the same legal authority to adopt land use regulations as do cities, boroughs and townships. However zoning is most commonly adopted at the city, borough, and township (local government) level rather than at the county level. Perhaps because these local government units are closer to the citizenry it has historically made sense to apply land use regulation at this level.

Every municipality that adopts zoning will require a zoning hearing board and zoning officer to administer the ordinance and should allow for all conceivable land use categories in the municipality. Zones are established which allow for the distribution of the land use categories (i.e. manufacturing, residential, agriculture, commercial) throughout the municipality. For example, manufacturing would typically be assigned to a single zone and thus the entire municipality would not be open for this use.

Joint Municipal Zoning

A recent amendment to the Municipalities Planning Code authorizes the development of zoning regulations on a multi-municipal basis. Article VIII-A – Joint Municipal Zoning is the enabling legislation for this approach. The two principal advantages to the municipality under joint municipal zoning deal with manpower and the distribution of land use across the region. If a group of municipalities within Sullivan County were to establish such an approach the manpower (zoning hearing board, solicitor and zoning officer) required to administer the program could be spread across the grouping of municipalities. Section 815-A of the MPC authorizes either the use of a joint zoning hearing board or individual zoning hearing boards for each of the participating municipalities under the joint ordinance.

The second advantage under joint municipal zoning is the ability to distribute land uses across the entire region. Under conventional (single municipality zoning) a municipality is expected to accommodate each land use that would be reasonably expected to occur in the municipality including such unpopular uses as landfill or quarries. With joint municipal zoning the land use distribution could be across the entire region rather than in each municipality, potentially reducing exposure to the unpopular uses. This feature may especially be an advantage for a region with a great variety in terms of land use character, e.g. a borough and several adjoining townships. For example a municipality with significant rural land area may be a more logical location for a landfill. With joint municipal zoning the remaining municipalities of the region would not be required to plan for this use. A model cooperative agreement is included in the Appendix for the development of Joint Municipal Planning.

The joint municipal zoning approach offers significant advantages as well as one chief disadvantage. The joint municipal zoning concept can falter in the event that the land use policy goals of one municipality become inconsistent over time with the regional plan or should personality conflicts arise. Section 808-A of the MPC does allow a municipality to withdraw from or repeal a joint municipal zoning ordinance, but only after a minimum of 3 years has passed following enactment of joint municipal zoning.

If a joint municipal zoning approach were to be applied to Sullivan the following regions or collections of municipalities might be considered:

- Dushore Region including Cherry and Colley Townships and Dushore Borough
- Eagles Mere Region including Eagles Mere Borough and Shrewsbury Township
- Forksville Region including Ekland, Forksville, Fox and Hillsgrove Townships and Forksville Borough
- Laporte Region including Davidson and Laporte Townships and Laporte Borough

County Zoning

In actuality county zoning is just another form of the single municipality zoning approach with a few added features. The Municipalities Planning Code stipulates that “the powers of counties to enact, amend and repeal zoning ordinances shall be limited to land in those municipalities, wholly or partly within the county, which have no zoning ordinance in effect.....” and further that “the enactment of a zoning ordinance by any municipality, other than the county, whose land is subject to county zoning shall act as a repeal protanto of the county zoning ordinance within the municipality adopting such ordinance”. Therefore zoning adopted by a borough or township would always supersede a county zoning ordinance.

Several other interesting facts and features about county adopted zoning include:

- A county zoning ordinance can be directed at part of the county whereas under local government zoning approach “no part of the municipality shall be left unzoned”.

- County zoning is most often applied in rural areas where the local government units do not have the manpower or the level of sophistication to administer the tool. Thus it may be more efficient to provide zoning at the county level in that one zoning hearing board and zoning officer would be required.

- Although there are not a lot of counties that have implemented county zoning programs, four examples include Clinton, Lebanon, Lycoming, and Montour Counties.

- A County Zoning approach may have one effect that is similar to the Joint Municipal approach in that more flexibility is possible in the distribution of land use, i.e. across a larger region (the entire county). See discussion in paragraph #2 under Joint Municipal Zoning.

Intergovernmental Cooperation

Intergovernmental cooperation is a long established idea that is being enthusiastically supported by our state government as a solution to the high cost and fragmentation of local government services. When set up properly this concept has great potential to yield benefits from the economies of scale while still maintaining adequate local management and influence. Cooperation can occur in many areas of governmental operations including joint purchasing, equipment sharing, utility systems, recreation and emergency services. In the context of this Comprehensive Plan, the idea of regional plan implementation is an intriguing idea that has advantages as touted under the Joint Municipal Zoning section above. As development patterns frequently extend across municipal boundaries a regional approach can result in a better overall community development pattern. There can also be the advantage of shared administration of land use regulation administration. The tool of intergovernmental cooperation has recently been sharpened up by state government with amendments to both the Municipalities Planning Code and the Intergovernmental Cooperation Law. A model agreement, including guidelines and an authorizing ordinance are included in the Appendix.

Local Development Districts – Northern Tier Regional Planning and Development Commission

Intergovernmental cooperation also extends beyond the local and county levels to include neighboring counties and to the Northern Tier Regional Planning and Development Commission (NTRPDC). Serving the Pennsylvania Counties of Bradford, Sullivan, Susquehanna, Tioga and Wyoming the NTRPDC is a Local Development District (LDD) affiliated with the Appalachian Regional Commission (ARC) that plays a variety of roles including: business development, education and training, and infrastructure development.

ARC is a regional economic development agency that represents a partnership of federal, state, and local government. Established by an act of Congress in 1965, ARC is composed of the governors of the 13 Appalachian states and a federal co-chair, who is appointed by the president. Local participation is provided through multi-county local development districts. To ensure that funds are used effectively and efficiently, and to strengthen local participation, ARC works with the Appalachian states to support a network of multicounty planning and development organizations, or local development

districts (LDDs), throughout the Region. The 73 LDDs cover all 420 counties in Appalachia.

The LDDs' most important role is to identify priority needs of local communities. Based on these needs, the LDDs work with their board members and other local citizens to develop plans for their communities' economic development, to target and meet the most pressing needs, and to build community unity and leadership. The NTRPDC is an ideal place to look when addressing community and economic problems and opportunities. See their web page at:

northerntier.org

Marcellus Shale Land Use Issues

The explosion of interest in the drilling of the gas wells in the Marcellus Shale formation underlying all of Sullivan County results in numerous land use impacts and concerns, some of which are within the purview of this Comprehensive Plan and some which are not. Recent court cases have attempted to clarify what is under the jurisdiction of the Pennsylvania Oil and Gas Act and what may be under the jurisdiction of the Municipalities Planning Code. Generally, the Oil and Gas Act, administered by the Pennsylvania DEP has authority over the permitting, registration and bonding for oil and gas facilities including well drilling. In the permitting phase, the Oil & Gas Act does regulate the location of wells in proximity to buildings, water wells, wetlands and water bodies. In addition the DEP is charged with developing environmental requirements for drilling operations, waste disposal, cementing and casing of wells; and proper plugging of wells upon abandonment. There are additional related environmental programs dealing with Erosion Control, NPDES (industrial stormwater), waste containment and waste disposal (e.g. brines, production and fracturing fluids), air quality and water withdrawals administered by PADEP and others.

Zoning and the Location of Gas Wells

What is the role of zoning in determining suitable locations for gas wells? In the 2009 court case *Huntley & Huntley v. Borough of Oakmont*, the Pennsylvania Supreme Court ruled that municipal governments may exclude from some zoning districts the surface use of land for natural gas production. From the opinion: “Although the PADEP regulates the location of wells in relation to such features as buildings, water wells, wetlands, and bodies of water, these preemptive provisions of the Oil & Gas Act (OGA) do not disable local government’s core municipal function under the Municipalities Planning Code, of designating districts in which land uses may occur”. A reasonable interpretation of this case allows well drilling to occur only in a zoning district where it is allowed under a municipal zoning ordinance. For example a municipality might elect not to permit gas wells in a residential, borough or village zones *or in an area of high quality natural or*

scenic resources. It is also reasonable to expect that wells would be permitted in industrial, rural, agricultural and forest zones. In conclusion the land use authority of the Municipalities Planning Code is preserved, i.e. determining appropriate locations for gas wells with the zoning tool, provided that the zoning provisions do not attempt to interfere in areas regulated (e.g. setbacks) under the Pennsylvania Oil & Gas Act.

Disruption to Forest Lands, Natural Areas and Sullivan County Scenic Resources

Gas wells will require cleared land to construct access roads, drilling pads and pipelines. Considering that Sullivan County is approximately 84% forested including high quality scenic and natural resources, it is reasonable to be concerned about the impact to these resources. The impacts are both visual and financial through the loss of timber resources. Potentially impacts can extend to recreation and tourism, important economic forces in the County.

Perhaps the simplest way to minimize disturbances is to utilize existing roads and concentrate new roads, pipelines and well sites along existing openings and in areas that avoid natural and scenic resources. To accomplish this will be a challenge for Sullivan County which perhaps should be addressed on two fronts. The individual leases that property owners negotiate can specifically address these issues. A Marcellus Education Fact Sheet titled Forest Landowner and Natural Gas Development by Penn State Agricultural Research and Cooperative Extension is available at the following web site address: <http://extension.psu.edu/naturalgas/publications> and provides detailed recommendations minimizing forest impacts. The County could promote this publication and other education tools available among its property owners.

A second approach would be to publicize this concern with the gas industry. In particular the routing of pipelines should be considered to the maximum extent feasible in or along existing forest openings and through areas that avoid quality natural and scenic areas. Much of the documentation of these areas is provided in this Comprehensive Plan which should be promoted as a resource document for the use of the industry.

Improvement of Land Use Records

The interest in the Marcellus Shale play presents an opportunity to improve the County's deed records due to the increased filing of property surveys for lease and royalty instrument purposes. Obtaining the surveys in digital format would greatly aid the County in updating its land use records.

Appendix A

Note: During July and August 2009 the members of the Sullivan County Planning Commission participated in a Comprehensive Plan goal development exercise. Each of the questions presented on pages A-1 through A-4 were answered by the Planning Commissioners and the results tabulated after each person identified their top three preferences in each category.

Please list Positives, Strengths, Opportunities for the County

Top Three

1. Water Supply, natural beauty of mountains, exceptional value streams
2. Scenic beauty, rural, quiet environment
3. Natural Resources, i.e. lumber, coal and gas

Second Tier(received fewer votes than top three)

4. Good county wide school system
5. Strong agricultural heritage
6. Low crime rate
7. Hunting/fishing
8. Lack of excessive regulations, strong degree of personal freedoms exist
9. Adequate tax base
10. Ease of access to cities

Did not receive votes for top three

11. Good people, strong volunteer base and work ethic
12. Tourist attractions, i.e. festivals, Eagles Mere Toboggan Run, Covered bridges
13. Little traffic congestion
14. Bedroom community
15. Dark skies
16. Low pollution

Please list Problems or Challenges Facing the County

Top Three

1. Impacts of Gas Industry
2. Transportation Infrastructure
3. Increasing Elderly Population
4. Maintenance of State Parks
5. Lack of Employment Opportunities

Note: items #2-5 in 4 way tie for second

Second Tier(received fewer votes than top three)

6. Maintaining the Rural Environment
7. Loss of Farmland
8. Retaining Youth
9. Accumulation of Junk Trailers & Motor Vehicles

Did not receive votes for top three

10. Protection of Air & Water Quality
11. Lack of Public Transportation
12. Depletion of Forest Resources

Please list Unique Conditions or Characteristics of the County

Top Three

1. Beautiful scenery
2. Geographic location, proximity to urban areas, cultural opportunities
3. 2 State Parks and 3 state owned lakes

Second Tier(received fewer votes than top three)

4. No railroads or interstate highways
5. Hunting & fishing opportunities
6. Mountain headwater of 4 significant streams: Fishing, Loyalsock, Mehoppany and Muncy Creeks
7. Small town atmosphere, everyone knows who you are
8. 38% of land area owned by the Commonwealth
9. 52% Absentee ownership
10. 1 traffic light in entire county
11. 1 Countywide school district
12. High prevalence of rare and endangered species, unique habitat
13. Alleghany High Plateau landform
14. Low crime rate and drug use
15. Migratory flyways
16. No landfills in our County

Vote for Top Three Natural or Historic Sites In Sullivan County

Top Three

1. Canyon Vista and World End State Park
2. Sullivan County Covered Bridges
3. High Knob

Note: items #1&2 tied for 1st.

Second Tier(received fewer votes than top three)

4. Little & Big Loyalsock Creeks
5. Hunter Lake/Sones Pond
6. Wrights View
7. Loyalsock Trail
8. Sullivan Fall. Windra Falls, Angel Falls
9. Eagles Mere Lake
10. Ricketts Glen State Park
11. Celestia
12. Haystacks
13. Camp 96 - CCC

Appendix B

Illustration of Sliding Scale Agricultural Preservation

Zoning Concept

**Excerpts from Lewis Township, Union County Zoning Code - Sliding Scale
Agricultural Preservation Zoning Concept**

A. Limitations With Respect to Non-Agricultural Development Uses

Non-Agricultural Development Uses in the Agricultural Preservation District shall be subject to the following limitations and standards:

1. Maximum Acres Allocated To Non-Agricultural Development Uses

The number of acres of non-agricultural development permitted in the Agricultural Preservation district after July 1, 2003 shall be based on the size of the Core Farm Tract in accord with the following schedule and standards.

<u>Size (Acres) Of Core Farm Tract As of July 1, 2003</u>	<u>Total Number of Acres of Non-Agricultural Development Permitted</u>
0-7 acres	2
> (greater than) 7 up to 15	3
> 15 up to 30	4
> 30 up to 80	5
> 80 up to 130	6
> 130 up to 180	7
over 180	8 plus 1 dwelling unit for each 50 acres over 180

2. New non-agricultural development uses shall be located to avoid prime agricultural land (USDA Class I, II, and III) and be located on the least agriculturally productive land feasible, so as to minimize interference with agricultural production.
3. A lot on which a new non-agricultural development use is to be located shall not contain more than one (1) acre unless the physical characteristics of the land itself require a lot size in excess of one (1) acre in order to properly locate a building, a driveway, and an on-lot sewage disposal system.
4. As noted in Section A.1 the lot size (acres) existing in the core farm tract shall be the number of contiguous acres owned by the same person, persons or entity as of July 1, 2003. For purposes of this provision, roads, alleys, streets, highways, natural or manmade boundaries and tax map parcels shall be disregarded for the purpose of determining if acres are contiguous.
5. A property owner submitting a subdivision plan will be required to specify on his plan which lot or lots carry with them the right to utilize any unused quota of acres for non-agricultural development his tract may have.

6. Owners of the core farm tract are urged to consider techniques to minimize the effects of new non-agricultural development on agricultural operations including use of least productive soils, maximizing distance from livestock operations, contiguous lot placement using a common access, or other methods. In addition, innovative arrangements involving clustering of units and DEP approved sewage disposal alternatives may be considered when suitable legal arrangements are implemented by the applicant.

B. Division of Land for Agricultural Operations

1. Except where necessary to permit the location of a non-agricultural development in accord with Section 4.5, no subdivision of land shall be permitted; provided however this shall not prevent a parcel from being divided into or among two or more farms which will, after transfer, each contain at least fifty (50) acres, nor shall it prevent a parcel containing less than fifty (50) acres from transferring land to another parcel which will, after such transfer, be at least as large as the transferor (sending) parcel prior to the transfer. Any new division line being created between two farms shall be agriculturally reasonable and shall not be so as to render the agricultural use of the tracts less efficient; i.e. under normal circumstances fields and contour strips shall not be divided. The tracts transferred to a farm or parcel pursuant to this section shall not subsequently be separated from such farm or parcel.
2. The property owner shall also be required to assign for each lot created for a new agricultural operation at least one acre for a farm dwelling and to demonstrate that the lot can be approved as a location for the placement of a farm dwelling unit unless the lot is being permanently merged with another parcel which has either an existing dwelling or the right to erect or place at least one dwelling.

C. Agricultural Nuisance Disclaimer

The following notation shall be affixed to all subdivision plan for the Agricultural Preservation District.

Lands within the Agricultural Preservation District are used for commercial agricultural production. Owners, residents, and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, herbicides, and pesticides. Owners, residents, and users of this property should be prepared to accept these conditions and are hereby put on official notice that Section 4 of the Pennsylvania Act 33 of 1982 "The Right to Farm Law" may bar them from obtaining a legal judgement against such normal agricultural operations.

APPENDIX C

INTERGOVERNMENTAL COOPERATION

AGREEMENT

**INTERGOVERNMENTAL COOPERATION AGREEMENT FOR
MULTIMUNICIPAL PLANNING**

**THIS INTERGOVERNMENTAL COOPERATION AGREEMENT FOR MULTIMUNICIPAL
PLANNING** dated as of the _____ day of _____, 200 , by and among the following
Municipalities (collectively, the Participants ¹

BACKGROUND

A. Article XI of the Pennsylvania Municipalities Planning Code, 53 Pa.C.S. §§ 11001 et seq., enables governing bodies of contiguous municipalities and the county or counties in which they are located to enter into intergovernmental cooperative agreements for the purposes of developing, adopting, and implementing a comprehensive plan for all or any part of the geographic area in which the participating municipalities are located.

B. Article 9, Section 5 of the Constitution of the Commonwealth of Pennsylvania and the Pennsylvania Intergovernmental Cooperation Act, 53 Pa.C.S. §§ 2301 et seq. (the “ICA”), give the governing bodies of Pennsylvania municipalities broad authority to cooperate with other municipalities in the exercise or delegation of any function, power, or responsibility.

C. The Participants recognize the need for multimunicipal comprehensive planning and hereby establish the XYZ Area Planning Committee to develop a multimunicipal comprehensive plan for the Participants. Under the terms of this Planning Agreement, the Participants intend to work together to de-

¹(Municipality” as used in this Agreement is as defined in Section 107 of the Municipalities Planning Code, and includes “any city of the second class A or third class, borough, incorporated town, township of the first or second class, county of the second class through eighth class, home rule municipality, or any similar general purpose unit of government which shall hereafter be created by the General Assembly.” 53 P.S. § 10107.

velop a multimunicipal comprehensive plan that can be adopted by all Participants and implemented through implementation agreements and the adoption by each Participant of generally consistent ordinances.

NOW THEREFORE, with the foregoing recital deemed an essential part hereof and incorporated herein, the Participants, intending to be legally bound, agree as follows:

1. Establishment of the Committee.

In order to promote the health, safety, morals, and the general welfare of their respective communities, and as an aide in exercising their police power, the Participants hereby establish the XYZ Area Planning Committee (the "Committee").

2. Purpose of the Committee.

The Committee is established to develop a multimunicipal comprehensive plan for the geographic area encompassed by the Participants (the planning area) pursuant to MPC Article III and Article XI.

3. Powers of the Committee.

The Committee shall have the power to develop a multimunicipal comprehensive plan for the XYZ planning area in compliance with MPC Articles III and XI and the terms of this Agreement. The Committee is empowered to do all acts and things necessary or convenient for the promotion of the Committee's business and to carry out the purpose of this Planning Agreement. Consistent with the terms of this Agreement, and as limited by their budget, the Committee's powers shall include, but not be limited to:

- (a) The selection and direction of officers and agents, including the services of a planning consultant, a legal consultant, and all necessary support services and supplies required to perform their functions;
- (b) Making application on behalf of itself or on behalf of any or all of the Participants to the Pennsylvania Department of Community and Economic Development for one or more Land Use Planning and Technical Assistance Program (LUPTAP) grants or to other sources for other funding;
- (c) Accepting grants from any Participant, any Federal agency, the Commonwealth, or its agencies, or any Person.

4. **Organization of the Committee.**

(a) **Membership.**

Each participant municipality shall appoint two regular Representatives (the “Representatives”) to the Committee. In addition, each Participant shall appoint an Alternative Representative, who shall be encouraged to attend Committee meetings. The appointment of each Representative and Alternate (the “Alternates”) shall be in writing, certified by the Participant’s secretary. Representatives and Alternates will serve without salary, but may be reimbursed for expenses incurred in the performance of their duties.

[As set forth above there is no requirement that the membership include an elected official of the municipality, or any member of a Participant’s existing planning commission. It is desirable to have elected representatives serve on the Committee and such a requirement could be inserted. In any event, the members of the Committee must remain in close touch with the elected officials of their municipality to insure that the Plan, and the obligations it will create, are politically acceptable and capable of implementation.]

(b) **Membership Term.**

Each Representative will serve a nominal three-year term, commencing on January 1 of the year immediately following the date of his or her appointment, except that the terms of initial appointments will commence immediately upon approval of this Agreement. Initial terms shall be staggered so that one Representative has a two year term and the other has a three year term. Notwithstanding the terms set forth herein, the governing body of any Participant may replace any Representative or the Alternate at any time by official action properly taken and such replacement shall take effect immediately upon notice to the Committee.

(c) **Organizational Meetings.**

The initial organizational meeting of the Committee will be held within sixty (60) days of the Effective Date of this Agreement. Each Participant agrees to appoint its first Representatives to the Committee not later than thirty (30) days after passage of its ordinance approving this Planning Agreement. Subsequent annual organizational meetings of the Committee shall be held in the month of January, or at such other time as the bylaws of the Committee provide.

(d) **Officers.**

The Officers of the Committee shall be a chairperson, a vice-chairperson, and a treasurer, who shall be elected from among the Representatives by the Representatives at the organizational meeting. The Committee shall also select a secretary, who may be a member of the Committee or a member of the staff of one of the Participants. Officers shall serve on-year terms. No two officers (excluding the secretary) shall be from the same municipality.

(e) Vacancies.

Vacancies on the Committee will be filled by the Representative's Alternate, if any. In case no Alternate is named, the Participate shall appoint a new Representative.

5. Meetings of the Committee.

(a) Number.

The Committee may meet as often as necessary to transact the business assigned to it.

(b) Public meetings.

The meetings of the Committee will be public meetings, pursuant to the provisions of the Sunshine Act, 65 Pa. C.S.A. §701 et. Seq. Public notice of all meetings will be given as provided by applicable law.

(c) Quorum.

A quorum will consist of the presence of a representative from a majority of the Participants.

(d) Voting.

Each Participant is entitled to one vote. Unless otherwise specified in this Planning Agreement, an action of the Committee will require the affirmative vote of a majority of the Participants. All votes will be recorded and will show the vote of each Participant.

(e) Subcommittees.

The Committee may establish one or more sub-committees to consist of two or more individuals, one of whom will be a Representative, to advise and make recommendations to the Committee on one or more areas of concern to the Committee. Each sub-committee may fix rules of procedure for its business.

6. Public Participation, Communication, Consultation.

(a) Public Participation.

The first task of the Committee following organization shall be the development and adoption of a plan for public participation throughout the planning area to assist the Committee in developing the plan. The Committee shall continually monitor the effectiveness of the public participation plan and make changes as necessary to insure maximum public knowledge of the planning process and public participation in that process.

(b) Communication.

The Committee will provide the means to and will maintain regular communication and coordination among the Participants, interested organizations, residents of participating municipalities, agencies, and members of the public that may affect or be affected by the multimunicipal plan.

(c) Consultation.

The Committee will consult with school districts, utilities, authorities, and special districts providing education, water, sewer, transportation, planning, or other services within the area of the plan. The Committee will also consult with and seek information and response from Commonwealth agencies and regional agencies who have interests in or activities within, nearby, or adjoining the area of the plan or that affect or may affect the area of the plan.

7. Development of a Draft Multimunicipal Comprehensive Plan.

(a) Schedule.

Within ____ months from the Effective Date, the Committee shall develop a draft multimunicipal comprehensive plan in accordance with MPC Articles III and XI. Guidelines and a preliminary list of tasks to be accomplished in developing the draft multimunicipal comprehensive plan are attached as Exhibit A. The Committee will establish a schedule for completing the draft multimunicipal comprehensive plan by assigning deadlines for the tasks identified in Exhibit A and other tasks deemed appropriate by the Committee.

(b) Delegation.

The Committee may assign the gathering of data and information and other planning tasks to the Participants, their planning agencies, advisory bodies, and other persons.

(c) Contents of Plan.

Based upon the results of the data and information obtained and evaluated by the Committee, the Committee will develop a draft comprehensive plan that incorporates all of the elements required by Articles III and XI of the MPC. The draft plan may include one or more designated growth areas, future growth areas, and/or rural resource areas.

(d) Preliminary Consistency Determination.

The Plan shall include a section analyzing the land development ordinances of each Participant to determine whether the current ordinances are “generally consistent” with the proposals of the Plan. When evaluating a Participant’s ordinances for “general consistency,” the Committee shall determine whether there is a “reasonable, rational, similar connection or relationship” between the

land development ordinances of each Participant and the provisions of the Plan. The Committee shall also determine whether the Participant utilized similar data and projections in the development of its ordinances as were utilized by the Committee in developing the Plan. In making a preliminary consistency determination the Committee shall focus specifically on whether the goals, policies, and guidelines of the Plan are compatible with the location, types, densities, and intensities of land uses and development parameters currently permitted by each Participant. If the Committee determines that material provisions of current land development ordinances are not generally consistent with the Plan, the Committee shall identify those provisions, specify the general nature of the inconsistency, and outline the general nature of the changes believed necessary to conform each Participant's ordinances to the Plan.

(e) Specific Land Use Designations and Allocations.

The Plan shall identify each municipality that is projected to have either specific limits on the type of development permitted, or that is projected to have specific obligations for identified development, and development densities, which will be required in order to be generally consistent with the Plan. If the Plan designates one or more growth areas, future growth areas, or rural resource areas, the Plan shall specify the size and location of each area. The plan shall also identify the municipalities involved in each planned use and the approximate locations of the land uses relative to existing developed communities, roadways, soil types, natural features, etc. The Plan shall identify mechanisms that may be required to implement the plan. The Plan should make it explicit that municipalities identified as hosts for specific land authorizations and restrictions are committing themselves to adopt ordinances implementing those provisions when they become Participants in the Plan. To the extent that the Plan excludes uses from one municipality, in reliance upon the fact that they are permitted and fostered in another municipality, the Plan should so state.

8. Approval of the Draft Multimunicipal Comprehensive Plan by the Committee.

When completed, the Draft Multimunicipal Comprehensive Plan will be considered by the Committee for approval. A Committee vote of 75% of the Participants shall be required to approve the draft plan for publication.

9. Review and Comment on the Draft Multimunicipal Comprehensive Plan.

Upon approval of the draft multimunicipal comprehensive plan by the Committee, the Committee will:

- (a) Distribute a copy of the draft to the governing body of each participant for review and comment; and
- (b) Make the draft available to members of the public within the planning area.

- (c) Conduct public meetings on the draft in accordance with the plan for public participation established by the Committee.
- (d) Following the public meetings the Committee shall consider all recommendations and comments from the Participants as well as the recommendations and comments presented at the public meetings.
- (e) Before the Plan has been adopted by the governing body of any Participant, the Committee may make revisions to the draft plan as it deems necessary to address the recommendations and comments received, or otherwise.

10. Final Committee Approval of the Plan.

When all comments have been considered and amendments made, the Committee shall vote on the final Committee version of the Plan. A Committee vote of at least 75% of the Participants shall be required to approve the final Committee version of the Plan.

11. Submission of the Plan to the Participants for Approval.

Upon approval of the final Committee version of the Plan, the Committee shall submit the Plan to the Participants. The governing body of each Participant shall vote on the Plan as submitted in accord with the requirements of the MPC for approval of comprehensive plans. Upon approval of the Plan by the governing body of each Participant, the Plan shall become the comprehensive plan for that Participant.

12. Committee Responsibilities After Plan Approval.

The Committee will have the continuing responsibility for monitoring the maps, information, and data on present conditions within the planning area and evaluating forecasts and projections of potential or future conditions with respect to the Plan and reporting material changes which may affect the Plan to the Participants. The Committee may also recommend revisions and amendments to the Plan to the Participants, and perform the periodic reviews and updates of the Plan as mandated by the MPC. The Committee shall have additional responsibilities for implementing the Plan as more fully set forth in the Implementation Agreement.

13. Initial Funding.

It is understood and agreed that the Participants will make an initial payment for the benefit of the Committee as follows:

Municipality X \$ _____

Municipality Y \$ _____

Municipality Z \$ _____

14. Financial Policies.

(a) Fiscal Year.

The fiscal year of the Committee shall be the calendar year.

(b) Budget.

The Committee will act to approve the initial annual budget as soon as possible after the Effective Date of this Agreement. Except for the initial Annual Budget, the Committee secretary shall transmit copies of the next proposed annual budget to each Participant no later than October 31. A Committee vote of at least 75% of the Participants shall be required to approve the budget. The Annual Budget will designate the share of expenses to be paid by each Participant in both dollar and percentage terms.

(c) Financial Management.

The Committee will adopt a financial management policy, including procedures for approval of expenditures, internal controls, and safeguards for Committee funds. In the alternative, if 75% of the Participants agree, one of the Participants may provide financial management services to the Committee as in-kind contribution.

(d) Records.

The Committee will maintain and keep records of all receipts and disbursements, which records will be audited annually by a certified public accountant. A copy of each annual audit will be furnished to each Participant and each participating organization.

15. Future Funding.

The Participants will annually pay the expenses and obligations of the Committee in equal shares, or as otherwise agreed, in accordance with the Annual Budget.

16. Withdrawal.

(a) A Participant may voluntarily withdraw from participation in this Planning Agreement, at any time after having been a participant for at least one year; provided that the Participant shall give at least six months written notice to the Committee secretary and to each other Participant.

(b) Any Participant whose governing body does not adopt the Plan within ____ months of submission shall be deemed to have automatically withdrawn from this Planning Agreement and the Committee. The effective date of such withdrawal shall be determined by a Committee vote of a majority of the remaining Participants.

(c) Any Participant whose governing body does not adopt conforming ordinances that are generally consistent with the Plan within the time period for doing so established in MPC Article XI shall be deemed to have automatically withdrawn from this Planning

Agreement and the Committee. The effective date of such withdrawal shall be determined by a Committee vote of a majority of the remaining Participants.

- (d) The withdrawal of a Participant from this Planning Agreement shall not terminate the Planning Agreement among the remaining Participants.
- (e) Upon the withdrawal of a Participant the remaining members of the Committee shall assess the impact of the withdrawal on the Plan as it exists at that time. The Committee shall make recommendations to the remaining Participants for any amendments to the Plan, or implementing ordinances, made necessary by the withdrawal of the former member.
- (f) A Participant that withdraws will be responsible for its share of expenses and obligations incurred during, arising from, or related to its term of participation in the Committee.

[Note: An alternative method for addressing the issue of the financial responsibility of a withdrawing Participant is to provide:

- (g) A Participant that withdraws will be responsible for its share of expenses and obligations incurred for one year following its withdrawal.]

17. Local Planning by Participants.

Each Participant may retain its own municipal planning department, agency, or commission. Except as otherwise provided herein, each Participant will retain responsibility for the review of all matters relating to lot line changes, subdivision, land development, and all other matters of land use regulation, planning, or zoning under the MPC.

18. Dispute Resolution.

A dispute or claim over the rights or obligations, performance, breach, termination or interpretation of this Planning Agreement, the Plan, or any other matter, action, claim, dispute, question, or issue arising under the term of this Planning Agreement not otherwise resolved between or among Participants and/or one or more Participants and the Committee may be resolved as follows:

- (a) The disputing parties agree to first discuss and negotiate in good faith in an attempt to resolve the dispute amicably and informally.
- (b) If the dispute cannot be settled through direct discussions and good faith negotiations, the disputing parties agree that, upon written notice by one of the disputing parties to the other or others, they will endeavor to settle the dispute in an amicable manner by mediation utilizing the auspices of the County, the American Arbitration Association or such other mediation agency as the parties may agree. Unless otherwise agreed, costs of mediation will be shared equally by the disputing parties.

19. Amendment of Planning Agreement.

This Planning Agreement may be amended by unanimous vote of the Participants. Prior to any action being taken with respect to an amendment, the amendment shall be presented to and considered by the Committee. A written notice of each proposed amendment shall be given to each Participant and to each Representative serving on the Committee at least 30 days prior to the scheduled Committee meeting date at which time such proposed amendment is to be considered. The notice shall contain a summary of the substance of each proposed amendment. The Committee shall make a recommendation to the Participants concerning the proposed amendment. No amendment shall be effective until approved by the governing bodies of all Participants.

20. Any municipality that adjoins or county that includes all or part of the planning area that did not participate in the original establishment of the Committee may apply in writing to the Committee for admission as a Participant. A municipality seeking to participate in the multimunicipal planning process shall indicate its willingness to adopt an ordinance approving this Agreement, perform any applicable terms or conditions required for entry into this Agreement, and comply with this Agreement. The addition of new municipal members to the Agreement shall be by Amendment to the Agreement as set forth above. An additional Participant, once qualified, will be a Participant for all purposes of this Planning Agreement.

21. Execution, Effective Date, and Term.

- (a) To enter into this Planning Agreement, the governing body of a Participant must adopt an ordinance approving this planning agreement, substantially in the form of Exhibit B, attached hereto, and the chief executive officer of such Participant must execute this Planning Agreement, with the attestation of the secretary or assistant secretary of such Participant, and the seal of the Participant affixed hereto.
- (b) This Planning Agreement will become effective on the first day of the calendar month immediately following due adoption by all Participants of an ordinance approving this Planning Agreement (the "Effective Date"). In the event less than all Participants pass approving ordinances, this Planning Agreement will be deemed automatically amended to name only those Participants whose governing bodies have passed an ordinance approving this planning agreement.
- (c) This Agreement will remain in effect until terminated by the written consent of at least 75% (number or percent to be agreed upon by participants) of the Participants. Upon termination or dissolution, the assets remaining to the Committee, after all expenses and liabilities are paid in full, shall be divided among the Participants in the same proportion as the Participants shared the expenses of the Committee immediately prior to termination or dissolution.

22. Miscellaneous.

- (a) Assignment. This Planning Agreement may not be assigned by any Participant. The Committee may delegate or assign its duties hereunder in accordance with policies and procedures adopted by the Committee or to consultants, advisors, experts, or other persons as determined appropriate by the Committee.
- (b) Severability. The unenforceability or invalidity of any provision of this Planning Agreement will not affect the enforceability or validity of any other provision.
- (c) Counterparts. This Planning Agreement may be executed simultaneously in one or more counterparts, each of which will be deemed an original but all of which together will constitute one and the same instrument.
- (d) Expenses. Each Participant will pay all costs and expenses incurred or to be incurred by it in negotiating and preparing this Planning Agreement and in carrying out the transactions contemplated by this Planning Agreement to be performed on the part of the Participant.
- (e) Governing Law. This Planning Agreement will be construed and governed in accordance with the laws of the Commonwealth of Pennsylvania.
- (f) Headings. The subject or section headings in this Planning Agreement are included for purposes of convenience only and will not affect the construction or interpretation of any of its provisions.

IN WITNESS WHEREOF, the Participants, intending to be legally bound hereby, have caused this Planning Agreement to be subscribed, as of the date set forth under the duly authorized signature of each Participant.

ATTEST:

By:

Secretary of Assistant Secretary

Date

ATTEST:

By:

Secretary or Assistant Secretary

Date

Exhibit A: Guidelines

Exhibit B: Ordinance Approving the Planning Agreement

Notes and Comments:

Exhibit A

GUIDELINES FOR DEVELOPMENT OF THE XYZ MULTIMUNICIPAL PLAN

1. *Surveys.* To develop the multimunicipal comprehensive plan for the Participants, the Committee will make or obtain for the area of the Plan careful surveys, studies, and analyses of housing, demographic, and economic characteristics and trends; amount, type, and general locations and interrelationships of different categories of land use; general location and extent of transportation and community facilities; natural features affecting development; natural, historic, and cultural resources; and the prospects for future growth in the geographic are of the Participants. 53 Pa.C.S.A. 10301.2.
2. *No Duplication.* The Committee will make every effort to avoid duplication of the efforts of others and utilize those resources available from XYZ County, from any Participant, from any agency of the Commonwealth, or other persons in the development of the Plan.
3. *Use of Participants' Employees.* The Committee may request the assignment or loan of one or more of Participants' employees to assist in the development of the multimunicipal comprehensive plan and each Participant agrees to give prompt consideration and cooperation to each such request.
4. *Roles and Responsibilities.* Subject to modification from time to time by the Committee, the following is a general, preliminary statement of the roles and responsibilities of the Participants and others in connection with developing the multimunicipal comprehensive plan. (See Appendix 3A-1, Worksheets for Planning Elements, for more specific guidelines for development and implementation.)

Task	Responsibilities/Sources	Completion Date/Schedule
8. Land use-description and functional organization of residential areas and housing stock, retail, commercial, and industrial uses (including mineral and extractive industries, and developments of regional impact); brownfields.	Committee, consultants, county, LDD	8 months to one year
Development and assessment of options for land use (including ways of distributing growth throughout the area of the plan); infrastructure, capital improvements, and transportation.	Consultants, committee	1 year
<p>Preparation of the xyz multimunicipal comprehensive plan, including, but not limited to, the following six key planning elements required in MPC Section 301:</p> <ol style="list-style-type: none"> 1. A plan for land use; 2. A plan for housing; 3. A plan for transportation; 4. A plan for community facilities & utilities; 5. A plan for natural and historic resources; 6. A plan for water supply. <p>The xyz multimunicipal plan may also include designated growth areas, future growth areas, and rural resource areas; a plan for the distribution of uses within the area of the plan; a plan for DRIs; and a plan for energy conservation</p>	Consultants, committee	18 months to 2 years
Consideration and adoption of the xyz multimunicipal plan.	Participants-after required public hearings	18 months to 2 years

Exhibit B

ORDINANCE APPROVING THE PLANNING AGREEMENT

BRADFORD COUNTY, PENNSYLVANIA

ORDINANCE NO. 200 _____

AN ORDINANCE OF THE ____ OF ____ PROVIDING FOR AN AGREEMENT OF INTERGOVERNMENTAL COOPERATION FOR THE PURPOSE OF MULTIMUNICIPAL COMPREHENSIVE PLANNING BY THE ____ OF AND THE ADJACENT MUNICIPALITIES OF [LIST].

The [Board of Commissioners/Supervisors/Borough Council] of the ____ of _____ hereby ordains as follows:

Section 1. The proper officers of the _____ of _____ are authorized and directed to Execute and deliver the Intergovernmental Cooperation Agreement for Multimunicipal Planning dated as of _____, by and among the _____ of _____ and [list other participating municipalities], a copy of which attached hereto (the “Cooperative Planning Agreement”). The specific terms, conditions and provisions of the Cooperative Planning Agreement are made a part hereof.

Section 2. The conditions, duration and term, purpose and objective, scope and authority delegated, manner and extent of financing, organizational structure and manner in which real and/or personal property shall be acquired, managed, and disposed of, are set forth in the attached Cooperative Planning Agreement.

ORDAINED at a duly assembled public meeting held this ____ day of _____, 200__.

Attest:

BOARD OF _____
BOROUGH COUNCIL

Secretary

By _____
[President/Chairman]

APPENDIX D
ADOPTION RESOLUTION



Sullivan County Commissioners

Sullivan County Courthouse
245 Muncy St., P.O. Box 157
Laporte, Pennsylvania 18626

(570)946-5201

(570)946-4421 (fax)

commissioners@sullivancounty-pa.us

www.sullivancounty-pa.us

Darla Bortz, Chairperson
Betty Reibson, Vice-Chair
Robert Getz, Commissioner

Naomi M. English, Chief Clerk
Kenneth R. Levitzky, Solicitor

BOARD OF COMMISSIONERS SULLIVAN COUNTY, PENNSYLVANIA January 18, 2011

RESOLUTION AUTHORIZING THE ADOPTION OF THE SULLIVAN COUNTY COMPREHENSIVE PLAN

WHEREAS, in accordance with the requirements of the Pennsylvania Municipalities Planning Code, the Sullivan County Planning Commission has the duty to prepare the comprehensive plan for the County and present it for the consideration of the governing body; and

WHEREAS, the Sullivan County Planning Commission, with assistance provided by Planning Consultant Douglas Hovey and funding provided by the Commonwealth of Pennsylvania, Department of Community and Economic Development, has diligently worked for nearly two years to prepare a County Comprehensive Plan appropriate for Sullivan County; and

WHEREAS, the plan consists of a background analysis of Regional Settings, Population Trends, Housing Trends, Natural & Historic Resources, Existing Land Use, Economy, Agriculture Trends, Transportation and Community Facilities & Services. Goals & Objectives were formulated and Future Land Use, Future Transportation, Community Facilities & Services, Housing, Natural and Historic Resources and an Economic Development Plan's were developed. The plan also includes over one-hundred different charts, graphs and maps; and

WHEREAS, as part of the preparation of the comprehensive plan, the Planning Commission held a public meeting to solicit public comments on the plan and sent the draft plan to all County municipalities and to the school district as well as to all abutting counties, municipalities, and school districts. The Planning Commission considered the comments received and incorporated appropriate revisions into the plans; and

WHEREAS, by unanimous approval at the October 6th, 2010 meeting, the Planning Commission certified that the plan complies with the requirements of the Pennsylvania Municipalities Planning Code and endorses the plan as prepared and recommended that the Board of Commissioners hold a public hearing to consider adoption of the plan; and

WHEREAS, the Board of Commissioners on December 1st, 2010 held a public hearing in accordance with Section 302 of the Pennsylvania Municipalities Planning Code to solicit public comments on the plan; and

WHEREAS, the Board recognizes that it is essential for the health, safety and welfare of all county residents for Sullivan County to have an up-to-date set of coordinated policies to guide the county's physical development, preserve its natural and cultural resources, and make optimum use of its financial resources; and

WHEREAS, the county comprehensive plan will serve as a policy guideline for County decisions relating to land use, housing, transportation, community facilities, utilities and other community-related issues; and

WHEREAS, the county comprehensive plan will continue to present a comprehensive set of county plans, goals, and policies for the use and guidance of regional, state, and federal agencies.

NOW THEREFORE BE IT RESOLVED, that the Board of County Commissioners of Sullivan County hereby accepts and adopts as official county policy, in accordance with Section 302 of the Pennsylvania Municipalities Planning Code, the Sullivan County Comprehensive Plan of 2010.

BE IT FURTHER RESOLVED, that the County Planning Commission is hereby directed to continue to refine, maintain, and update its plans as necessary to ensure that the policies of the comprehensive plan are fully supported, maintained, and implemented in a reasonable and up-to-date manner, and to conduct new studies and prepare new plans that may become necessary as Sullivan County continues to change and face new issues; and

BE IT FURTHER RESOLVED, that the County Planning Commission is hereby directed to transmit an accurate copy of the Sullivan County Comprehensive Plan and a copy of this resolution to the governing body of each municipality in Sullivan County, and to appropriate county departments and agencies to ensure compliance with Sections 303, 304, 305, and 306 of the Pennsylvania Municipalities Planning Code, and to other appropriate municipal, regional, state, and federal agencies as deemed necessary.

Resolved and Enacted at the regular meeting of the Board of Commissioners of the County of Sullivan on this Eighteenth day of January, Two Thousand and Eleven.

**County of Sullivan
Board of Commissioners**



Darla Bortz, Chair-person



Betty Reibson, Vice-Chairperson

seal



Robert Getz, Commissioner

Witness by: 

Naomi English, Chief Clerk

Appendix E Information Sources for Map Data

DATA	DESCRIPTION	SOURCE
PaCounty_Cen00	Pennsylvania County Boundaries	U.S. Census Bureau
PGC STATE GAMELAND200907	State Game Land boundaries	Pennsylvania Game Commission
PaStateRoads2010	Pennsylvania State Roads	Penn DOT
PaTraffic20010	Calculated vehicle traffic volume on road sections	Penn DOT
PaAdministrativeState_Roads2009	Road Classifications of segments	Penn DOT
DCNR_stateforestlands_2006	State Forest boundaries	Department of Conservation Natural Resources
DCNR_stateparks2009	State Park boundaries	Department of Conservation Natural Resources
Network ed Streams of Pennsylvania	Streams	Penn State University
Floodplains of Pennsylvania	floodplains	Office of Remote Sensing for Earth Resources - Penn State
Major Watersheds of the Susquehanna River Basin	Watersheds	Susquehanna River Basin Commission
AU670464G	National Assessment of Oil and Gas Project - Appalachian Basin Province (067) Assessment Units	U.S. Geological Survey
SSURGO	Soils distribution - part of National Cooperative Survey	US Department of Agriculture
STATSGO	Soils distribution - part of National Cooperative Survey	US Department of Agriculture
Bedrock Geology	Bedrock	Susquehanna River Basin Commission
Physiographic divisions of the conterminous US	Physiographic Regions	U.S. Geological Survey
CONUS_wet_poly	Wetlands	U.S. Fish and Wildlife
Digital Elevation Model of Pennsylvania	DEM - for viewsheds & hillshade	PAMAP, PA Department of Conservation Natural Resources, Bureau of Topographic & Geologic Survey
Natural Wildlife Inventory	Natural Areas	U.S. Fish and Wildlife
Sullivan County Land Use / Cover	Land Use / Land Cover of Sullivan County	Penn State University