

Lake Region Comprehensive Plan

3.0 Goals and Objectives

The following goals and objectives form the foundation of this Plan. They are intended to serve as the community development objectives for land use regulations.

3.1 Land Use

3.1.1 Provide for the use of conservation subdivision techniques as a preferred option for residential land development.

- a) *Rely upon the benefits of reduced infrastructure costs and flexibility in design as incentives to encourage conservation subdivisions.*
- b) *Allow for conservation subdivision in the cases where on-site sewage disposal methods are employed as well as those instances central sewage are involved, provided that protections are in place to ensure performance.*
- c) *Provide for flexibility in design of conservation subdivisions as a trade-off for protection of open spaces and special natural resources such as farmland and wetlands, offering a range of incentives and options tied to the percentage of open space preserved, starting at a threshold level of 40% open space.*

3.1.2 Support the strengthening of existing village centers, including the greater Hawley area, White Mills and Route 590 commercial nodes.

- a) *Provide for higher densities and a broad range of permitted uses in village centers.*
- b) *Provide for traditional neighborhood development of mixed residential - commercial uses in village centers or as expansions of such centers.*
- c) *Require curbs, street lights and sidewalks within village centers and in the case of village center expansions.*
- d) *Establish distinct planning criteria for village centers that reinforce traditional neighborhood development with interconnected parking lots in the rear, building to the dominant setback and similar measures.*

3.1.3 Provide wide flexibility for the establishment, throughout the region, of small businesses and industrial enterprises that do not require extensive infrastructure or generate major environmental impacts.

- a) *Designate specific districts within zoned portions of the region for small business and industrial enterprises as well as allowing for these uses in rural portions of the region.*
- b) *Establish performance standards for small business and industrial enterprises that ensure these uses will not require major infrastructure or generate major environmental impacts.*

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- c) *Provide for a full-range of home-based businesses in land use regulations.*
 - d) *Incorporate provisions that both allow for and protect the right to farm and conduct ancillary agricultural businesses.*
- 3.1.4 Provide for a mix of housing types and densities to accommodate the needs of all income segments of the population at assured high levels of quality in design and construction.
- a) *Designate districts within zoned portions of the region for various types of housing ranging from affordable higher-density models, such as multi-family dwellings, to large single-family dwellings.*
 - b) *Provide for mixtures of housing types within districts and within specific projects, using the conservation subdivision option to accommodate multi-family as well as single-family development.*
 - c) *Establish performance standards for mobile home parks, multi-family dwellings, active-adult and senior housing and other special forms of housing that demand different treatment to be successful and ensure high-quality development.*
- 3.1.5 Protect the natural character of the region as development takes place.
- a) *Establish performance standards for buffering of commercial development through existing tree preservation and use of landscaping.*
 - b) *Provide for a stepped subdivision design process that starts with identification of conservation areas and proceeds to lot layout as the final step.*
 - c) *Develop criteria, in land development and zoning ordinances, that protect natural features through limits on clearing and the construction of impervious surfaces.*
 - d) *Provide for flexible parking requirements that do not result in overbuilding of impervious surfaces.*
 - e) *Provide incentives for "green building," use of natural stormwater control measures and minimizing intrusion into steep slopes.*
 - f) *Provide for the use of active farmland and recreation areas as open space, offering developers incentives to preserve such areas.*
- 3.1.6 Recognize downtown Hawley's unique design and role in the region through zoning.
- a) *Employ development criteria for the downtown that address issues such as sidewalks and recognize the availability of on-street parking.*

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b) *Ensure new buildings as well as renovations of existing buildings are compatible, to the maximum extent practicable, with the downtown's existing character.*

3.1.7 Protect private property rights by putting the emphasis, in all land use regulations, on the balancing of competing rights with the least possible intervention into the private market place.

a) *Employ incentive-based performance criteria wherever possible to permit the use of innovative approaches and evolving technology in meeting development challenges.*

b) *Use site plan review and measures such as buffering, landscaping and natural methods of stormwater control to mitigate the impacts of development and resolve land use conflicts through design.*

3.2 Transportation

3.2.1 Develop a long-term highway improvement plan that serves to reinforce a functional highway plan and meet the needs of the traveling public.

a) *Establish a functional highway plan for the region identifying those highways that will need to play higher roles in the future, as collector or arterial roads based on current growth patterns, including, but not limited to, the Hoadleys Road and Owego Turnpike.*

b) *Identify accident-prone areas and needed safety improvements to address them.*

c) *Develop an annually updated 10 year capital budgeting process for highway and associated drainage improvements.*

d) *Establish and maintain up-to-date performance standards for private road construction, public road dedication, driveway construction and other highway occupancies.*

e) *Tailor road standards for new private roads to the size of developments and the character of the area being developed, avoiding excessive clearing or pavement widths, but ensuring appropriate sized turnarounds and accesses for emergency and maintenance vehicles.*

f) *Coordinate highway improvements with PennDOT and provide on-going input to the County and PennDOT in their 12-year highway planning process.*

3.2.2 Provide for other modes of transportation to meet the needs of the rapidly growing population.

a) *Provide, in the case of Hawley Borough, for public transportation stops, park and ride areas and similar improvements in the course of capital improvement budgeting and land development approvals.*

b) *Provide for rail-using industries at key points along the Stourbridge Railroad where the opportunities exist for such development.*

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3.3 Community Facilities

3.3.1 Provide for essential community facilities to meet the needs of the region's rapidly growing population.

- a) *Identify sewer and water needs through periodic survey and updating of official wastewater facilities plans.*
- b) *Establish population based standards for other community facilities such as recreation and parks, libraries, public buildings and emergency services that will allow these needs to be projected going forward.*

3.3.2 Ensure that new development pays its own way with respect to community facility needs it generates.

- a) *Establish recreation standards for all new residential development that require the installation of facilities as needed or financial contributions to public projects in lieu of installing such facilities.*
- b) *Lay a foundation for payment in lieu of recreation facilities by developing a regional park and recreation plan.*
- c) *Develop performance criteria for new development with respect to emergency access, fire safety, school bus stops, mailbox areas and similar matters.*
- d) *Establish public-private partnerships wherever possible to pursue the development of community facilities, employing non-profit groups as partners, developing mixed-use facilities where private tenants help to pay for the public space created and similar techniques.*

3.4 Water Resource Protection

3.4.1 Protect the water quality of Lake Wallenpaupack.

- a) *Implement stormwater management programs that encourage the use of natural control techniques.*
- b) *Support continuous monitoring of Lake Wallenpaupack water quality.*
- c) *Establish appropriate setbacks from the Lake and tributaries to ensure buffering of the water bodies from runoff.*

3.4.2 Address the water quality needs of other lakes within the region.

- a) *Implement periodic water quality testing of other lakes and water bodies.*

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- b) *Limit the percentage of clearing and the construction of extended impervious surfaces in favor of buffered development that allows for protection of water bodies from runoff.*
- c) *Promote the use of the Lac-a-Wac Sanctuary as a resource for water quality research and education as well as other environmental education.*

3.5 Open Space and Recreation

3.5.1 Continue to enhance existing municipal parks by adding new athletic facilities and other amenities as needed.

- a) *Continually review park facility usage to determine the need to expand facilities.*
- b) *Coordinate the development or enhancement of park facilities between participating municipalities to insure that facility amenity duplication does not occur.*

3.5.2 Work cooperatively among Hawley Borough, Palmyra Township and Paupack Township to identify the potential location of one regional passive recreation park site.

- a) *Determine the passive recreation of choice for residents and visitors to the three municipalities.*
- b) *Identify possible locations that would be available for development.*

3.5.3 Identify possible areas in Palmyra Township where a municipal park could be developed.

3.5.4 Continue the existing practice whereby local athletic groups and leagues which provide organized youth and adult sports opportunities cooperate with local municipalities to coordinate facility schedules.

- a) *Identify existing local athletic groups and leagues that use the various municipal park facilities.*
- b) *Coordinate facility schedules between the municipalities.*
- c) *Identify available facility amenities that have not been scheduled for league or group play opportunities.*

3.5.5 Expand the range of special events programming to better meet the needs of individuals with special needs.

3.5.6 Coordinate special events programming within each of the four municipalities through the use of the recreation committees and governing boards or council.

3.5.7 Develop or refine local park maintenance, safety and risk management practices.

- a) *Annually review park maintenance, safety and risk management practices and adapt as needed.*

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b) Share best practice methods among participating municipalities.

3.5.8 Increase current revenues available for park and recreation activities through the use of new fundraising techniques.

a) Review existing fee or donation schedules.

b) Pursue grant opportunities for the further enhancement and development of park facilities.

3.6 Economic Development

3.6.1 Ensure that all land use regulations accommodate economic development activities and avoid placing an undue burden upon commercial and industrial expansion as may be needed within the community.

3.6.2 Promote agricultural activities, small business, tourism and other niche enterprises that capitalize on visitation to the area, its natural resources, recreation facilities and cultural heritage.

3.6.3 Employ Lake Wallenpaupack's appeal as a major recreational attraction to leverage the development of complementary tourism enterprises.