

Land Use and Preservation (FINAL DRAFT 11/09/18)

Green - action has been completed or is moving forward as planned
 Yellow - action has encountered minor obstacles
Red - action has not been taken or has encountered a serious barrier

Action #	Description	Performance Target(s)	Responsible Party(ies) and Partnerships	Geographic Location	Expected Timeline	Resources Available: Technical & Funding	Resources Needed: Technical & Funding	Potential Implementation Challenges/Issues
Priority Initiative 1: Growth Management								
1.1	Direct growth to UGA's and VGA's (DGA's). Prioritize redevelopment and infill in DGAs. Build more compactly and efficiently.	Increase % of new dwellings in UGAs to accommodate projected pop and increase % of new non-residential SF. Increase residential net density to target density for each UGA; 9.0+ DU/Ac, 6.5 DU/Ac or 5.5 DU/Ac depending on the UGA.	Municipalities, Lancaster Co Planning Commission (LCPC), and developers.	Countywide (Focus: Designated Growth Areas)	LCPC Growth tracking - 2 year increments.	Municipalities (Regs & Implementation). LCPC staff for growth tracking	Grants and resources needed by municipalities	Municipal participation
1.2	Utilize low impact development (LID) practices	Increase use of LID practices.	Municipalities, LC Clean Water Consortium, Developers, and LCPC	Countywide (Focus: Designated Growth Areas)	2019-2025	Staff of various partners	Grants and funding for education & outreach	Municipal participation. Developer resistance
1.3	Limit large-lot suburban development in rural areas	Reduce total acres developed per year in rural areas, and reduce % of new dwellings outside UGAs	Municipalities and LCPC	Countywide (Focus: Rural Areas)	LCPC Growth tracking- 2 year increments.	LCPC staff for growth tracking		Municipal participation. Developer resistance

1.4	Plan to fully serve Urban Growth Areas (UGAs) and align water and sewer service with UGA's	Increase % parcels in UGA with water and sewer service <i>Septic connection of 3,000 systems (to municipal service)</i>	Municipalities, Municipal Authorities and LCPC (education & advocacy)	Countywide (Focus: Designated Growth Areas)	LCPC Growth tracking - 2 year increments.	LCPC staff for growth tracking	Matching funds to municipalities for Act 537 plans (of approx. \$100,00 per muni)	Costs, Municipal participation, Authority participation
1.5	Plan for appropriate wastewater management in rural areas	Reduce number of failing on-lot disposal systems (OLDS) <i>Septic pumping of 10,000 systems</i>	Municipalities, Municipal Authorities, PA DEP and LCPC	Countywide (Focus: Rural Areas)	2019-2025		Funding	Costs, Stricter regulations required from state, municipal participation
1.6	Adopt and/or Update Act 537 Plans	Increase number of municipalities that adopt or update their Act 537 Plans	Municipalities, PA DEP, and LCPC	Countywide	2019-2025		Matching funds to municipalities for Act 537 plans (approx. \$100,000 per muni)	Costs, Stricter regulations required from state, municipal participation
1.7	Utilize TDRs for Ag land, woodlots and other natural areas as a tool to promote greater density in UGAs/VGAs	Increase-# of muni using TDRs. Explore possibility of a pilot TDR ordinance between multiple municipalities	Municipalities, LCPC (guidance)	Countywide	2019-2025		Funding/grants to revise or draft ordinances	Logistical hurdles, municipal participation

Priority Initiative 2: Improve Planning and Design

2.1	Improve Planning & Design and Utilize Integrated Water Resource Planning and	Increase number of Comprehensive watershed management, water/sewer infrastructure, rural	Municipalities, with LCPC	Countywide	2019-2025		Grants and funding (\$50,000 - \$100,000 per plan/ordinance)	Funding. Municipal participation
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	Management (IWRP & IWRM)	wastewater management, stormwater management and green infrastructure plans						
2.2	Amend or adopt local ordinances that minimize stormwater runoff and regulate development that protects water resources	Increase number of ordinances municipalities adopt that minimize stormwater runoff and regulate development that protects water resources; including Zoning, SALDO, stormwater and floodplain management, well head protection ordinances, conservation zoning district and natural resource protection standards)	Municipalities, with LCPC	Countywide	2019-2025		Funding/grants to revise or draft ordinances (\$50,000 - \$100,000 per plan/ordinance)	Municipal participation
2.3	Revise Project Funding Criteria	Funding criteria should be revised to ensure alignment with adopted policy and planning goals.	Municipalities, LCPC, Lancaster Co MPO (TTAC), DEP and DCNR	Countywide	2019-2025 (i.e. 2019-2022 MPO/TIP)	Various stakeholders. (i.e. PennDot Connects Program and County LRTP)	Need to leverage existing funding	Current PennDOT, DEP, and DCNR regs do not require consistency. Consistency between Central office and districts. Coordination

								between MPO and municipalities
2.4	Water quality improvement measures should be built into capital and maintenance projects	Increase # of green infrastructure projects installed with municipal capital and maintenance projects	Municipalities, Municipal Authorities, LCPC, Lancaster MPO (TTAC)	Countywide	2019-2025 (i.e. 2019-2022 MPO/TIP)	Various stakeholders. (i.e. PennDot Connects Program, and County LRTP)	Need to leverage existing funding	Municipal participation, funding
2.5	Practice regional and place-based planning and analysis	Increase # of municipalities with regional comprehensive plans and natural resource and water resource plans	Municipalities, LCPC	Countywide	2019-2025	LCPC and municipal staffs		Municipal participation, resistance to regionalization
2.6	Utilize official maps for regional stormwater management and protection of natural resources	Increase number of municipalities participating in regional official maps	Municipalities, LCPC	Countywide	2019-2025	LCPC and municipal staffs	Funds to municipalities for utilizing official maps for regional swm	Municipal participation, lack of municipal familiarity with official maps under MPC
2.7	Utilize agricultural preservation process to promote greater implementation of agricultural BMPs	Increase number of BMPs implemented on preserved farms	Lancaster County Agricultural Preserve Board, Lancaster Farmland Trust, Lancaster County Conservation District	Countywide (Focus: Rural Areas)	2019-2025	APB and LFT staff		The purchase of development rights does not carry BMP obligations

Priority Initiative 3: Natural Resources, Open Space and Parks

3.1	Preserve natural and forested lands	Preserve natural lands and land with forest cover (2,000-3,000 acres).	Lancaster County Conservancy, Municipalities, LCPC, State	Countywide	2019-2025	Current LCC staff State funding. State	Add staff & maintenance. Lancaster County funding	Funding, landowner participation
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		<p>Prioritize contiguous areas.</p> <p><i>Land retirement to open space of 500 acres</i></p>		(Focus: Rural Areas)		Agencies (Game Comm., State Parks, Forestry, DCNR). Conservation Fund, Townships		
3.2	Conserve natural resources and services throughout Lancaster County's urban, suburban and rural areas	Increase acreage (or number) of areas being conserved for wise use & management to maintain ecological functions (wetlands, steep slopes, erodible soils, forest blocks < 100 acres.	Municipalities, Lancaster County Conservancy Lancaster County Parks, LCPC,	Countywide				Funding, landowner participation
3.3	Restore ecological connections and natural resource systems throughout Lancaster County's urban, suburban and rural areas	Increase number of ecological connections through restoration efforts.	Municipalities, Lancaster County Parks, LCPC, Lancaster County Conservancy	Countywide	2019-2025			Funding, landowner participation
3.4	Neighborhood and regional parks, greenways and trails	Increase number and acreage of neighborhood and regional parks,	Municipalities, Lancaster County Parks, LCPC, Lancaster County Conservancy	Countywide	Check progress toward		Funding and grants	Funding, County and municipal participation

		greenways and trails. Adopted County standard: 15 acres of parkland/1,000 residents. Specifically, 5 acres in county/regional parks and 10 acres in local/municipal parks			goal in 2025			
3.5	Utilize TDRs as a tool to preserve high quality agricultural land, woodlots and other natural areas	Increase-# of municipalities using TDRs. Explore possibility of a pilot TDR ordinance between multiple municipalities	Municipalities, LCPC	Countywide	2019-2025			Logistical hurdles, municipal participation

Priority Initiative 4: Tree Canopy

4.1 (a)	Conduct a tree canopy assessment	Conduct a new tree canopy assessment in 2020, to compare to 2010 baseline	County, Municipalities, Lancaster County Conservancy, Chesapeake Bay Conservancy	Countywide	2020	CBF K10 Campaign, DCNR,	Need tree canopy assessment data, processing. County GIS technology and staff possibly not able to do tree canopy assessment	Funding, staffing.
4.1 (b)	Set tree canopy targets, and implement tree canopy action plans at county	Increase number of municipalities setting targets. Possibly select 3 priority large	LCPC, Municipalities, Lancaster County Conservancy, and Lancaster Clean Water Consortium.	Countywide	2019-2025	CBF K10 Campaign, DCNR, Lancaster County GIS	Need tree canopy assessment data, processing. County GIS	Funding, staffing.

	and municipal level	watersheds, i.e. Donegal/Lower Chiques, Little Conestoga & Mill Creek.					technology and staff possibly not able to do tree canopy assessment	
4.1 (c)	Increase tree canopy cover	Increase % tree canopy cover in priority watersheds by 2030 <i>Tree planting of 50 acres</i>		Priority watersheds	2030	Tree Canopy Report		Municipal buy-in
4.2 (a)	Create a model tree preservation ordinance or “Planning Guide”	Adopt a model tree preservation ordinance or “Planning Guide”	LCPC, municipalities, developers	Countywide	2019-2025	PA Land Trust Assoc. (PALTA). DCNR		
4.2 (b)	Adopt (or amend) tree preservation ordinances at municipal level	Increase number of tree preservation ordinances adopted	Municipalities, developers, LCPC	Countywide	2019-2025	PALTA		Municipal Capacity
4.2 (c)	Enforce existing landscape ordinances and existing or new tree preservation ordinances	Preserve existing landscaping and trees	Municipalities, developers	Countywide	2019-2025		Municipal staffing	Municipal Capacity, Developer/land owner cooperation
4.3	Education and Outreach	Conduct trainings	Lancaster County Conservancy, Tree Tenders, LCPC, DCNR	Countywide	2019-2025			

Phase 3 Watershed Implementation Plan (WIP) Planning and Progress Template

Each county-based local area will use this template to identify:

1. Inputs – These are both existing and needed resources, public and private, to implement the identified priority initiative. These include both technical and financial resources, such as personnel, supplies, equipment and funding.
2. Process – what is each partner able to do where and by when. These are the action items listed under each priority initiative.
3. Outputs and outcomes – both short and long-term. These are the priority initiatives identified by each county. The performance targets are the intermediate indicators that will measure progress.
4. Implementation challenges – any potential issues or roadblocks to implementation that could impede outputs and outcomes

For each Priority Initiative or Program Element: Use the fields, as defined below, to identify the inputs and the process that will be followed to achieve each priority initiative. This is the “who, what, where, when and how” of the plan:

Description = What. This may include programs that address prevention, education, or as specific as planned BMP installations that will address the Priority Initiative. A programmatic or policy effort will require some ability to quantify the anticipated benefits which will allow calculation of the associated nutrient reductions.

Performance Target = How. This is an extension of the Description above. The Performance Target details the unique BMPs that will result from implementation of the Priority Initiative and serves as a benchmark to track progress in addressing the Priority Initiative. Performance Targets may be spread across multiple Responsible Parties, Geographies, and Timelines based on the specifics of the Initiative.

Responsible Party(ies) = Who. This is/are the key partner(s) who will implement the action items through outreach, assistance or funding, and who will be responsible for delivering the identified programs or practices.

Geographic Location = Where. This field identifies the geographic range of the planned implementation. This could extend to the entire county or down to a small watershed, based on the scale of the Priority Initiative, range of the Responsible Party, or planned funding/resources. NOTE: Resource limitations alone should not limit potential implementation as additional funding may become available in the future.

Expected Timeline = When. Provide the expected completion date for the planned activity. This should be a reasonable expectation, based on knowledge and experience, that will aid in tracking progress toward addressing the Priority Initiative.

Resources Available: Technical & Funding = This field will note technical and financial resources secured/available to implement the program (Description). This is the total of the resources identified in the County Resources Inventory Template below allocated to the priority initiative as a whole; or, if available, to each action.

Resources Needed: Technical & Funding = This field will note technical and financial resources needed/outstanding to implement the program (Description). This is the total of the additional resources projected and identified as needed in the County Resources Inventory Template below allocated to the priority initiative as a whole; or, if possible, to each action.

Potential Implementation Challenges/Issues = This field will note challenges and issues that may delay program implementation (Description)