

Wayne County Comprehensive Plan Update

Chapter XI - Goals and Objectives

The foregoing background studies suggest directions the County might move in the future. Choosing among several possible paths is a function of these goals and objectives. They are intended to help define the needs and interests of the County as a foundation for planning. Recommended policies will be based on these choices. The following are the Goals and Objectives for this Wayne County Comprehensive Plan:

Goal 1: Preserve and Enhance the Small Town Nature and Quality of the County

Objectives:

- Through technical assistance to townships and boroughs who request it, foster the drafting of local land use regulations to direct development away from areas having major physical limitations for growth.
- Assist local governments in setting basic minimum lot sizes that are large enough to provide for health and safety but not so large as to require more open space and farmland than necessary be consumed in residential development.



Main Street, Hawley Borough

- Assist municipalities in drafting regulations to limit proliferation of signs and billboards.
- Assist municipalities in drafting land use regulations that promote agriculture by avoiding or reducing conflicts between residential and agricultural land uses.

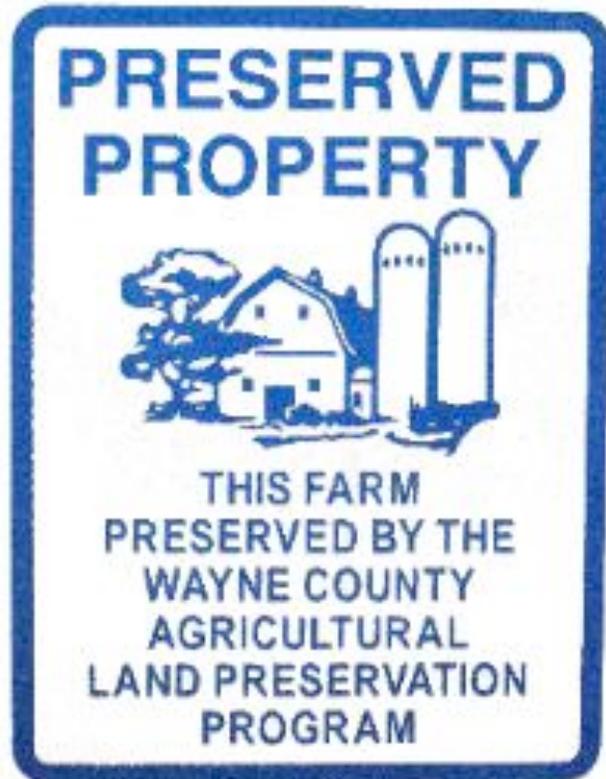
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- Promote the development of small business enterprises, including home occupations, to maintain a diverse economy with appeal to households of all income levels.
- Work with municipalities to ensure land use regulations do not unnecessarily limit the ability of the private market to produce affordable housing and condensed and mixed use projects that match traditional, small town development patterns and accommodate the varied housing types now found throughout the County.
- Provide assistance to Wayne County Redevelopment and Housing Authorities as they seek state and federal funding for community rehabilitation and enhancement projects.

Goal 2: Maintain and Protect the County's Natural Resources

Objectives:

- Assist municipalities in establishing development and design standards based on land capabilities such as poor soils, steep slopes and other limiting factors and establishing development and design standards based on these land capabilities by using Geographic Information System (GIS) technology.
- Promote water quality monitoring of the County's ponds, lakes, streams, and rivers in the areas where extensive development could present potential problems, specifically including a continuation of the water quality testing throughout the Lake Wallenpaupack watershed.
- Support the efforts of private conservation entities, including but not limited to the Delaware Highlands Conservancy, and the Wayne County Agricultural Land Preservation Board to preserve working farms and valuable open spaces through the voluntary acquisition of conservation easements.
- Develop model conservation subdivision and transfer of development rights (TDR) provisions municipalities can opt to include in their land use regulations as a means of accommodating innovation and creating meaningful open spaces.



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Goal 3: Promote the Availability of Recreational Facilities and Attractions

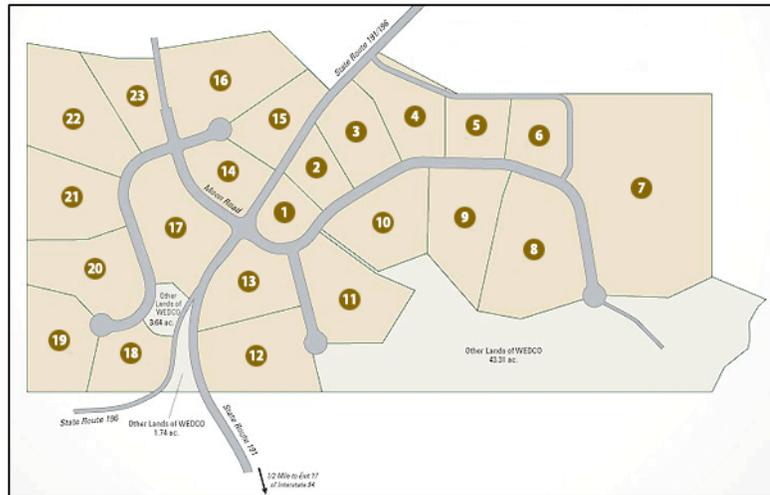
Objectives:

- Support the further development of private recreational enterprises and the tourism industry as part of the County's economic development program.
- Assist municipalities in drafting standards that require developers of major subdivisions composed of small lots to provide recreation areas and open spaces and also ensure continued maintenance of these.
- Advise municipalities on ways to ensure land use regulations accommodate recreation and tourism enterprises including but not limited to agricultural tourism, outdoor recreation and family recreation.
- Continue the development of the County Farm property for recreation and support municipal park improvement projects with technical assistance.
- Promote community use of school facilities.

Goal 4: Promote Local and County Economic Development

Objectives:

- Continue to give support to WEDCO's development and marketing of the Sterling Business Park in Southern Wayne County.
- Position the County to take economic advantage of its considerable natural gas assets by anticipating infrastructure and service demands and helping municipalities provide for these needs.



Sterling Business Park site plan

- Support the responsible development of the County's natural gas resources as a domestic source of clean fuel that can help meet national and County energy demands.
- Maintain a working relationship with the Wayne Economic Development Corporation

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(WEDCO), local Chambers of Commerce, Penn's Northeast, and other organizations that can help the County develop new job-creating businesses.

- Help municipalities identify, properly zone and promote land suited to commercial and industrial development based on land capability, availability of buildings and utilities, proximity to the transportation network and compatibility with adjoining uses.
- Solicit compatible businesses and industries and work with existing enterprises to facilitate their expansion and further development as economic enterprises.
- Develop, where appropriate, tax and/or other economic incentives to attract capital intensive industry.
- Support new business creation by providing technical assistance and referrals to small business assistance support agencies.
- Aggressively seek state and federal site development and economic development funds.
- Further develop the County's agriculture industry and protect the agricultural land base through conservation easement and preferential tax assessment programs.
- Promote cultural tourism based on the County's numerous historical assets, architecture and arts, including its museums and sanctuaries.

Goal 5: Provide and Maintain an Adequate Transportation Network

Objectives:

- Continue to work closely with PennDOT and municipalities to provide constructive input into the State's 12 year Highway and Bridge Program.
- Identify specific highway and bridge needs and pursue measures to remedy those specific problems found, including high accident locations.
- Assist communities in developing street encroachment and highway access standards.



New Manchester Township bridge,
owned and maintained by Wayne County

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- Control the creation of new driving hazards by developing model access, parking, setback, and road standards which can be used by communities to evaluate new subdivisions and developments.
- Support the designation of bike lanes through the County and promote these and other highway based routes and tours, including the Route 6 Heritage Corridor, as a means of alternative transportation and a method of tourism promotion.
- Work with interested agencies and local governments to help identify sites and plan the development of park and ride facilities and additional downtown parking within the County's commercial centers (e.g., Hawley and Honesdale Boroughs).
- Promote the availability of rail service to the central part of Wayne County as a major comparative advantage for economic development in the region and opportunity to attract capital intensive industry.

PENNSYLVANIA ROUTE 6



HERITAGE CORPORATION

Goal 6: Provide for Necessary Community Facilities

Objectives:

- Identify necessary and desirable County and municipal community facilities including but not limited to emergency services, medical services, libraries and roads and promote capital improvements programming to address these needs.
- Seek out community facilities grant and loan funds where appropriate to reduce the burden on local taxpayers.
- Support civic organizations providing for community facilities such as libraries, senior centers, youth centers, museums and other cultural facilities.
- Prepare long range plans for recreation and park development throughout the County in locations suited to the demands of projected population growth.

Goal 7: Maintain and Improve the Supply of Affordable Housing

Objectives:

- Finance housing rehabilitation by seeking and administering state and federal grant and loan funds either directly through County agencies or by assistance to individual municipalities who prefer to develop their own programs.

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- Work with developers (profit as well as non-profit) and the County Housing Authority to increase the supply of affordable housing both for sale and for rent, encouraging projects such as Maple City Apartments, Laurel Place Apartments and Stourbridge Apartments.
- Assist municipalities in drafting land use regulations that provide for all types of housing, including multi-family dwellings and manufactured homes.



Stourbridge Apartments - Honesdale

Goal 8: Promote Energy Conservation

Objectives:

- Ensure land use regulation will easily accommodate renewable energy systems (e.g., solar, wind, geothermal) as accessory uses.
- Consider incorporating elements of the National Association of Home Builders *Model GREEN Home Building Guidelines* in land use regulations.