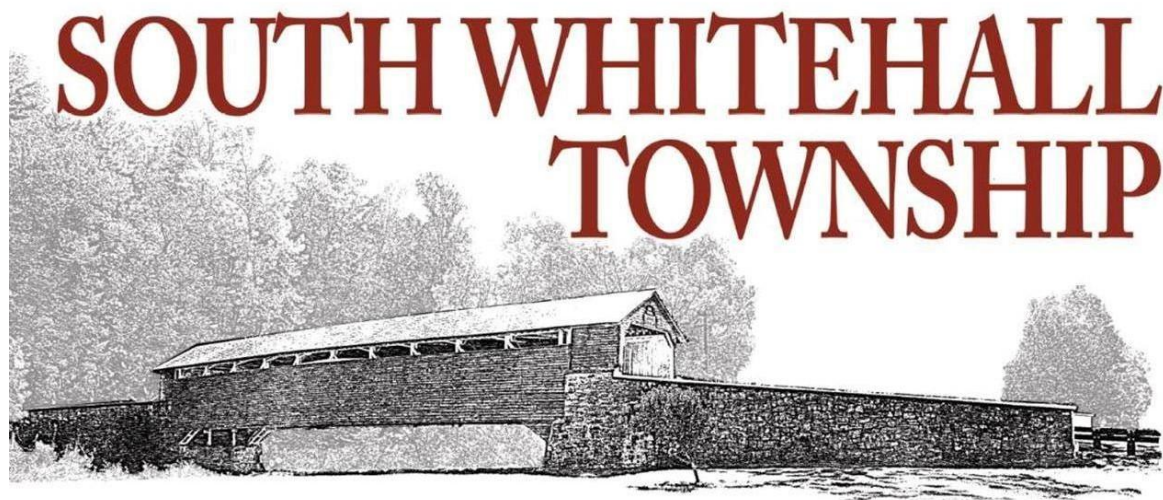


2021
Comprehensive
Plan Update

Phase 4 – Community Utilities Workbook



Comprehensive Plan Update: Working Groups Introductory Meeting

In March 2021, South Whitehall Township kicked off Phase 4 of the Comprehensive Plan Update. South Whitehall is excited to have community participation in the Phase 4 Working Groups: Housing; Transportation; Resource Protection; Community Facilities; and Community Utilities.

When did Phase 4 of the Comprehensive Plan Update begin?

The Comprehensive Plan Phase 4 Kickoff Meeting on March 31st, 2021 introduced the five Working Groups which reflect the required Plan Elements from the PA Municipalities Planning Code (MPC). Community members joined Township staff, elected officials, and the Lehigh Valley Planning Commission (LVPC) to learn more about how to engage in the Working Groups. The meeting reviewed work to date, and LVPC staff provided brief presentations during breakout sessions on existing conditions and how each topic fits into regional context.

What's next?

Community participation is needed to assess existing conditions and develop Working Group recommendations during Phase 4 of the Comprehensive Plan Update. The groups will follow the meeting schedule on the next page, where Working Group members will evaluate data and future scenarios, and build out recommendations for the Comprehensive Plan Update.

housing

transportation

community
facilities

community
utilities

resource
protection

**Comprehensive Plan Update:
Phase 4 Working Groups Timeline**

Introductory Virtual Meeting [All Working Groups together]: Tuesday, June 29th, 2021, 6-8PM



Meeting #1 – Existing Conditions [by Topic Area]: Week of July 12th



Meeting #2 – Recommendation Brainstorm with Subject Matter Experts from LVPC [by Topic Area] Virtual Meetings: Week of July 19th

7/19, 6-7:30PM: Community Facilities

7/20, (Sessions 1 and 2 running concurrently) 6-7:30PM: 1) Transportation 2) Housing

7/21, (Sessions 1 and 2 running concurrently) 5:30-7PM: 1) Resource Protection 2) Community Utilities



Meeting #3 –Develop Recommendations [by Topic Area]: Week of August 2nd



Concluding Meeting Working Groups [all Working Groups together]: Week of August 9th

Phase 4 Working Group Resources

- South Whitehall Comprehensive Plan Update Webpage: www.southwhitehall.com/compplan
- South Whitehall Township 2009 Comprehensive Plan: <https://www.southwhitehall.com/Home/ShowDocument?id=575>
- South Whitehall Township Comprehensive Plan Update “Where Should We Grow?” StoryMap: <https://storymaps.arcgis.com/stories/d7a161a6324c4b39beaa4af2eeafc24b>
- South Whitehall Township Comprehensive Plan Update Existing Conditions Report: https://ksand.southwhitehall.com/PDF/CompPlan/ExistingConditionsReport_20190618.pdf
- South Whitehall Township Comprehensive Plan Update Planning Trends Supplement: https://ksand.southwhitehall.com/PDF/CompPlan/PlanningTrends_Supplement.pdf
- Lehigh Valley Planning Commission (LVPC) and Lehigh Valley Transportation Study (LVTS) Comprehensive Plan and Long-Range Transportation Plan FutureLV: <https://www.lvpc.org/futurelv.html>
- March 31st Phase 4 Kickoff Meeting Recordings and Presentations here: <https://www.southwhitehall.com/departments/community-development/land-development/planning/comprehensive-plan-update/phase-4-kick-off-meeting>

Access All Resources on the Community Utilities Working Group webpage at www.southwhitehall.com/communityutilities or with the QR Code:



Contact Information

Name	Title	Contact Info
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Guiding Principles



Protect natural, historical, recreational, scenic, open space, and agricultural, amenities, resources, and assets.



Coordinate future land use, development, and redevelopment, in sync with the capacity of the road network and utilities to absorb changes.



Promote an effective continuation of opportunities, facilities and services for open space, parks, recreation, education, public safety, and wellness.



Promote techniques to limit the sprawling pattern of development, by advocating for land use with more effective smart growth attributes.



Coordinate with PennDOT, LVPC, and adjoining Municipalities, in order to alleviate existing problems and to avoid future conflicts, and to promote opportunities for alternative transportation such as bus service, ride sharing, bicycling, and walking.

MPC Guidelines: **Comprehensive Plan**

The Pennsylvania Municipal Planning Code (MPC) enables local jurisdictions to conduct a comprehensive planning process to identify areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth.

The comprehensive plan, consisting of maps, charts, and textual matter, shall include, but not be limited to, the following related basic elements:

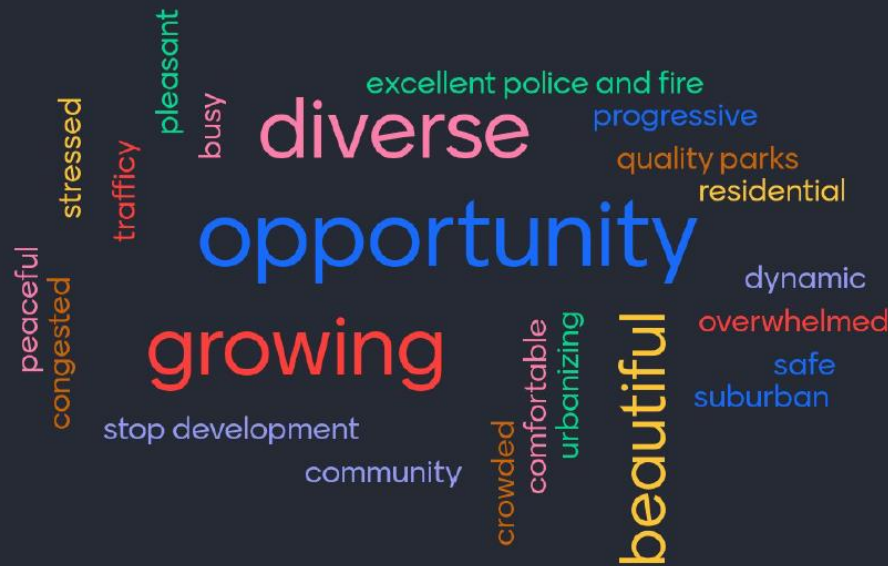
- Statement of objectives concerning future development, including, but not limited to, the location, character and timing of future development
- A plan for land use
- A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality
- A plan for movement of people and goods
- A plan for community facilities and utilities
- A statement of interrelationships among the plan components
- A discussion of short- and long-range plan implementation strategies
- A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities
- A plan for the protection of natural and historic resources to the extent not preempted by federal or state law

The MPC requires that comprehensive plans shall be reviewed at least every ten (10) years.

South Whitehall Today:
Phase 4 Kickoff Meeting March 31, 2021

What is one word you would use to describe South Whitehall Township today?

Mentimeter

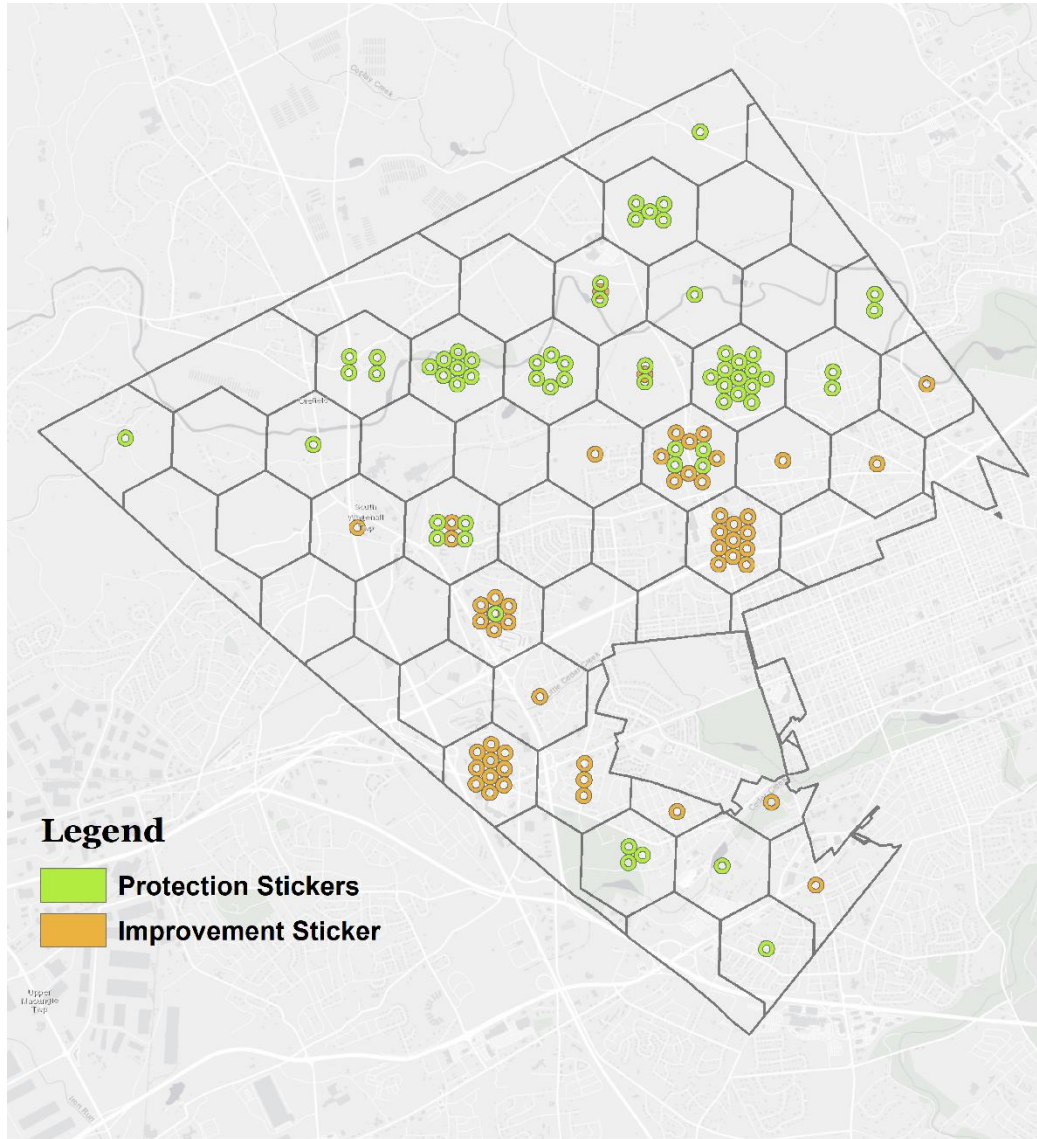


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Framing Concepts

- 1. South Whitehall Growth and Future Land Use**
- 2. South Whitehall Economic Development Scenario presented by 4ward Planning**
- 3. South Whitehall Transportation Model presented by Keystone Consulting Engineers**

South Whitehall Township Growth and Future Land Use



WHERE SHOULD WE GROW?

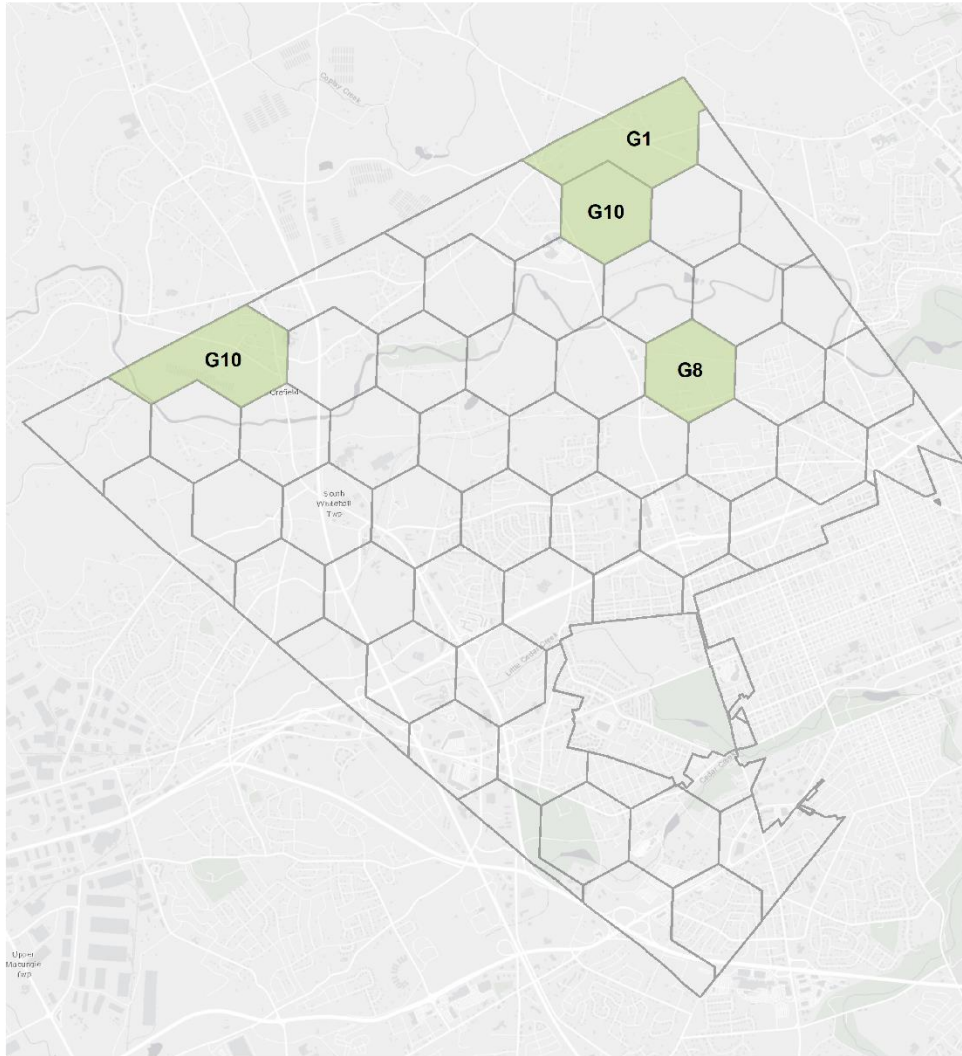
This map presents results of the “Where should we grow?” build out exercises conducted throughout South Whitehall Township. These included four public engagement meetings, two focus group meeting and a joint meeting between the Board of Commissioners and the Planning Commission. Participants were asked to accommodate future growth in population and jobs. This was accomplished by participants placing stickers on a map of South Whitehall Township divided into hexagons. Thus, answering the question “Where should we grow?”.

In addition to placing future population and jobs, participants were asked to indicate areas to protect and areas to improve. Each group was provided two green stickers (*protect*) and two orange stickers (*improve*). These were purposely limited to two each to encourage discussion and thoughtful placement among the groups.

This map of the South Whitehall Township is divided into hexagons. Each hexagon depicts an area of the township. These areas have been used to classify existing development. These hexagons were then used to determine where future development should occur.

How Should We Grow? – Survey Results

GREENFIELD



50.2% Encouraged

Single-Family Dwellings, Compact Arrangement, Central Green, Open Space Preservation
G1. Greenfield—Low Population—No Employment

51.6% Encouraged

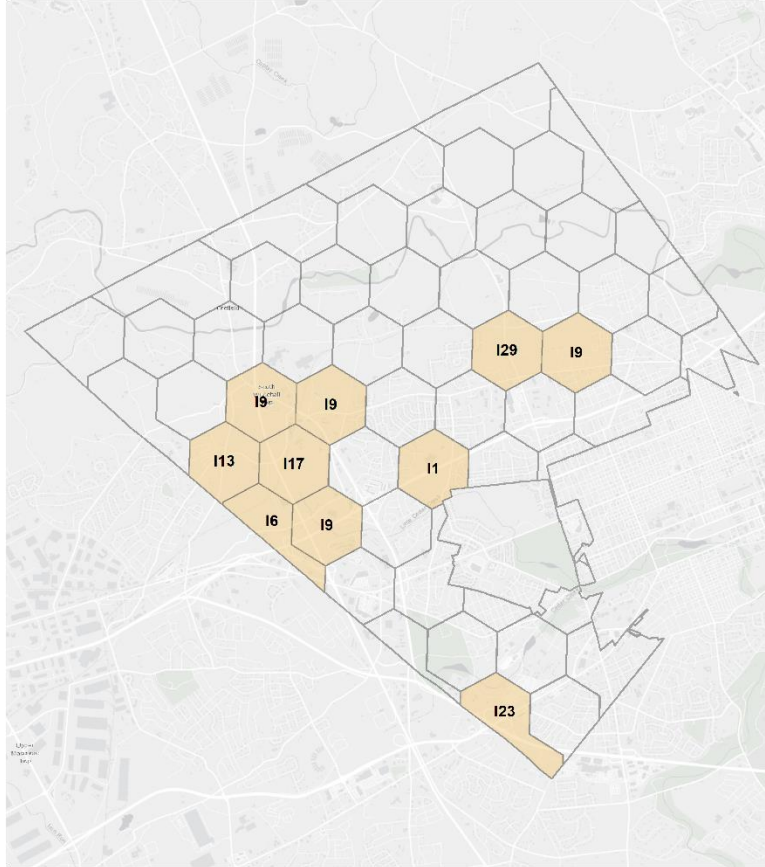
Commercial/Retail Use, Multi-Tenant, Context-sensitive Architecture, Village-type setting
G8. Greenfield—No Population—Low Employment

60.6% Encouraged

Single-Family Dwellings, Central Green
G10. Greenfield—Low Population—Low Employment

How Should We Grow? – Survey Results

INFILL



50.2% Encouraged

Single-Family Dwellings, Compact Arrangement, Central Green, Open Space Preservation
14. Infill—Low Population—No Employment

29.8% Encouraged

Multi-dwelling/Apartments, Central Green, Walkable
113. Infill—Medium Population—Low Employment

42.2% Encouraged

Mixed Use, Main Street Environment, Outdoor Dining, Architectural Variation
25. Infill—Medium Population—Medium Employment

50.7% Encouraged

Single-Family Dwellings, Compact Arrangement, Central Green, Open Space Preservation
14. Infill—Low Population—No Employment

45.3% Encouraged

Single Family Dwellings, Central Green, Pedestrian Connectivity, Alley Access
19. Infill—Low Population—Low Employment

50.0% Encouraged

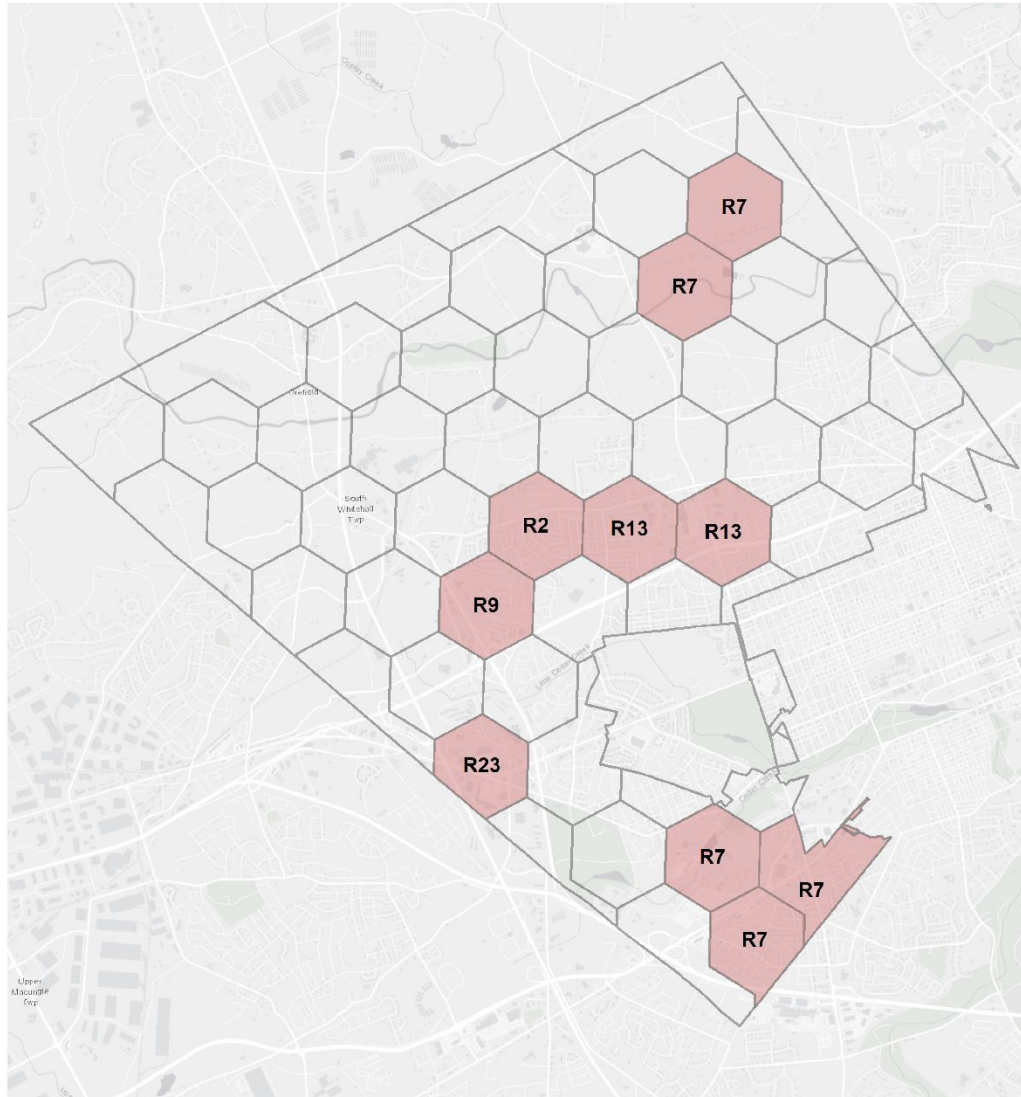
Commercial/Retail Use, Central Green, Pedestrian Oriented, Neighborhood Center
17. Infill—Low Population—Medium Employment

41.2% Encouraged

Mixed Use, Accommodates a variety of uses, Main Street Environment, Outdoor Dining, Pedestrian Oriented
29. Infill—High Population—Medium Employment

How Should We Grow? Survey Results

REDEVELOPMENT



68.1% Encouraged
Single-Family Dwellings, Adaptive Reuse

R2, Redevelopment—Low Population—No Employment
64.6% Encouraged
Commercial/Retail Use, Outdoor Dining, Adaptive Reuse

R7, Redevelopment—No Population—Low Employment
48.8% Encouraged
Mixed Use, Adaptive Reuse

R9, Redevelopment—Medium Population—Low Employment
54.4% Encouraged
Commercial/Retail Uses, Accommodates a Variety of uses, Main Street Environment, Pedestrian Oriented, High quality Architectural Design/Materials

R13, Redevelopment—Low Population—Medium Employment
53.1% Encouraged
Mixed Use, Central Open Space, Pedestrian Oriented

R23, Redevelopment—Medium Population—High Employment

South Whitehall Economic Development Scenario Presented by 4ward Planning



A fiscal impact analysis examines the linkage between local government revenue generated by new development and its resultant municipal service costs (e.g., police, fire, schools, sanitation, etc.). The outcome of such an analysis is to produce a project-related estimate of community service costs to projected revenues, a “cost-revenue ratio,” which will be positive (a revenue surplus), negative (a revenue shortfall), or neutral (break-even).

4ward Planning will evaluate the projected fiscal impacts (utilizing current service cost and tax rate metrics) for various build-out scenarios according to proposed zoning within South Whitehall Township.

Utilizing its proprietary fiscal impact model (inclusive of the latest residential multipliers identified within Pennsylvania), we will incorporate projected revenue and expenditure figures provided by the township and local school district, allowing for an examination of their relationship to existing land-use, employment, and population factors. 4ward Planning will then use the model to evaluate the projected fiscal impacts and potential public facility needs associated with various development scenarios (e.g., single-family detached housing; multi-family housing; shopping center development, professional/medical office; light industrial, etc.).

We will examine the following prospective outcomes:

- Estimate of development-generated capital needs/costs
- Estimate of development-generated municipal service costs/revenues
- Estimate of development-generated public-school district costs/revenues
- Estimate of development-generated public school-age children
- Estimate of development-generated employment (permanent)

4ward Planning will use one or a combination of qualitative and quantitative methods to conduct the fiscal impact analyses, based on the two fiscal impact methodologies most often employed by land-use practitioners: Per Capita Method and Case Study Methods.

The fiscal impact model is designed to perform sensitivity testing, such that changes to development type or intensity, value factors, etc. will update impact outputs.

The value of incorporating a fiscal impact analysis during the comprehensive planning process is to identify likely service and/or capital costs associated with permitted future development. In this way, comprehensive plan stakeholders can determine, in advance of development occurring, if the projected impacts will be detrimental or beneficial to the township and by what degree.

It should be understood, however, that the fiscal impact analysis model is based on currently known factors and, as such, cannot precisely predict future impacts; however, its utility is in illuminating the likely direction (positive or negative impact) and scale (how many new residents and school students; how many new employees; what increase in municipal and school district personnel might result; what new municipal and/or school district facilities might be required).

South Whitehall Transportation Model Presented by Keystone Consulting Engineers



An Evaluation of Future Traffic Impacts Associated with Planned Greenfield, Urban Infill, and Redevelopment in South Whitehall Township

Keystone Consulting Engineers, Inc. has prepared this traffic evaluation in support of South Whitehall Township’s comprehensive plan update. The purpose of this evaluation is to inform future planning efforts by identifying highlighting traffic impacts associated with greenfield, urban infill, and redevelopment in the areas identified during volunteer public workshop sessions. This evaluation will also provide various mitigating strategies that could be considered for areas where congested traffic conditions are anticipated.

The above noted analysis was performed in accordance with the following methodology:

- **Study Scope:** Critical intersections along the major roadway corridors within the Township have been identified to use as a basis of determining traffic impacts. These intersections were selected based on KCE’s local knowledge of the Township and based on guidance received from Township Staff.
- **2040 Base Traffic Conditions:** A 2040 Base Traffic Scenario was developed to use as a baseline by which to compare the impacts of a future Township development scenario. This base scenario was prepared as follows:
 - Existing traffic counts were compiled for the study intersections using traffic impact studies submitted to South Whitehall Township as part of various land development projects. Where existing traffic count information was not available from prior studies, KCE engaged Tri-State Traffic Data to perform new traffic counts, which were subsequently adjusted to account for fluctuations in traffic volumes resulting from the COVID-19 pandemic. The existing traffic volumes were then projected to the year 2040 using a static growth rate for Lehigh County as published by PennDOT’s Bureau of Planning & Research.
 - Anticipated traffic volumes from approved developments in the Township (not reflected in the above mentioned counts) were also obtained from submitted traffic studies and were layered onto the 2040 traffic projections to arrive at a 2040 base scenario. The quality of traffic flow was determined using the Intersection Capacity Utilization (ICU) method, which provides a quantitative index of intersection performance and also provides qualitative flow descriptions for Levels of Services (LOS) A through H, where LOS A indicates no congestion and LOS H indicates excessive prolonged periods of traffic congestion during peak periods.

South Whitehall Township Transportation Model – Continued

- **2040 Future Traffic Conditions:** A 2040 Future Scenario was developed based the greenfield, redevelopment, and urban infill conditions identified during the planning workshops. Specific locations where this traffic was expected to enter the roadway network were provided by Township Staff.
- **Trip Generation and Distribution:** Trip Generation for the various development types was determined using the ITE Trip Generation Manual, Tenth Edition, for representative land uses for retail, residential, and industrial land use types.
 - Trips generated from planned multi-use sites in the Township were reduced to account for internal (shared) trips between uses (an example of a shared/internal trip would be traveling to the grocery store and also stopping at the bank located on the same site as part of the same trip). Further, shared trips that were expected to occur between uses within the Township were also identified and generally accounted for in the analysis (an example of this would be a Township resident making a trip from their home to a retail shopping center located within the Township. In this event the trip originates and terminates within the Township and does not result in an external trip into or out of the Township).
 - The specified trip generation was also reduced to account for trips for retail uses being served by traffic that is already present on adjacent roadways. This is referred to as a “pass-by” trip (an example of a pass-by trip would be stopping for gas on the way home from work along the normal commuter route).
 - The analysis was limited to vehicular traffic, although it is generally recognized that other modal transportation choices would generally serve to reduce traffic impacts (i.e. LANTA bus service, Biking, and/or walking along sidewalks or other defined pedestrian routes).
 - The above noted trips were then distributed to the extents of the Township and/or to origins/destinations within the Township in a proportional manner in accordance with existing roadway traffic volumes and/or using engineering judgement.
- Anticipated traffic volumes from the future development types identified were then layered onto the 2040 Base traffic conditions and evaluated for quality of traffic flow using the above described Intersection Capacity Utilization method. Areas of significant degradation were noted and indicated as areas where special consideration is recommended to maintain the quality of traffic flow
- Since this evaluation was performed for planning purposes and was therefore not prepared to the rigors of a formal traffic impact study, specific mitigating improvements for areas anticipated to be affected by development traffic were not identified. However, structural mitigating improvements could generally include roadway widening/lane additions, interchange modifications, signal timing adjustments, and/or enhancement of alternate transportation modes and infrastructure, such as expanding public transportation routes, construction of sidewalks and/or bike paths, etc. Planning efforts could also be employed to help mitigate future traffic impacts including the encouragement of multi-use development to facilitate trip sharing. Lastly, travel-demand management strategies could be considered in an effort to influence driver behavior to reduce traffic congestion during peak periods (i.e. staggering of employment shift times, provision of incentives for ride-sharing, etc.).

Working Group Meeting #1: Existing Conditions

This meeting will focus on the current existing conditions for Community Utilities in South Whitehall Township. Relevant information will be discussed and presented from the growth, economic development, and transportation scenarios, the South Whitehall Township 2009 Comprehensive Plan, Comprehensive Plan Update Guiding Principles [2019], Comprehensive Plan Update Existing Conditions Report [2019], and the 2019 regional comprehensive plan FutureLV.

Goals

- **Identify significant data trends within South Whitehall Township**
- **Identify where updated data and/or additional information is needed**
- **Complete Existing Conditions Discussion Template**

Outcome

Solidify a baseline understanding of current data and information to best inform the recommendation process.

MPC Guidelines: Community Utilities

The PA Municipalities Planning Code (MPC), Act of 1968, P.L.805, No. 247 as reenacted and amended states in Article III, Section 301, that in the Preparation of Comprehensive Plans, in relationship to Community Utilities, shall include:

(4) A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.

2009 SWT Comprehensive Plan Goal Themes & Statements: Community Utilities

Notes

Municipal Infrastructure & Services

Goal:

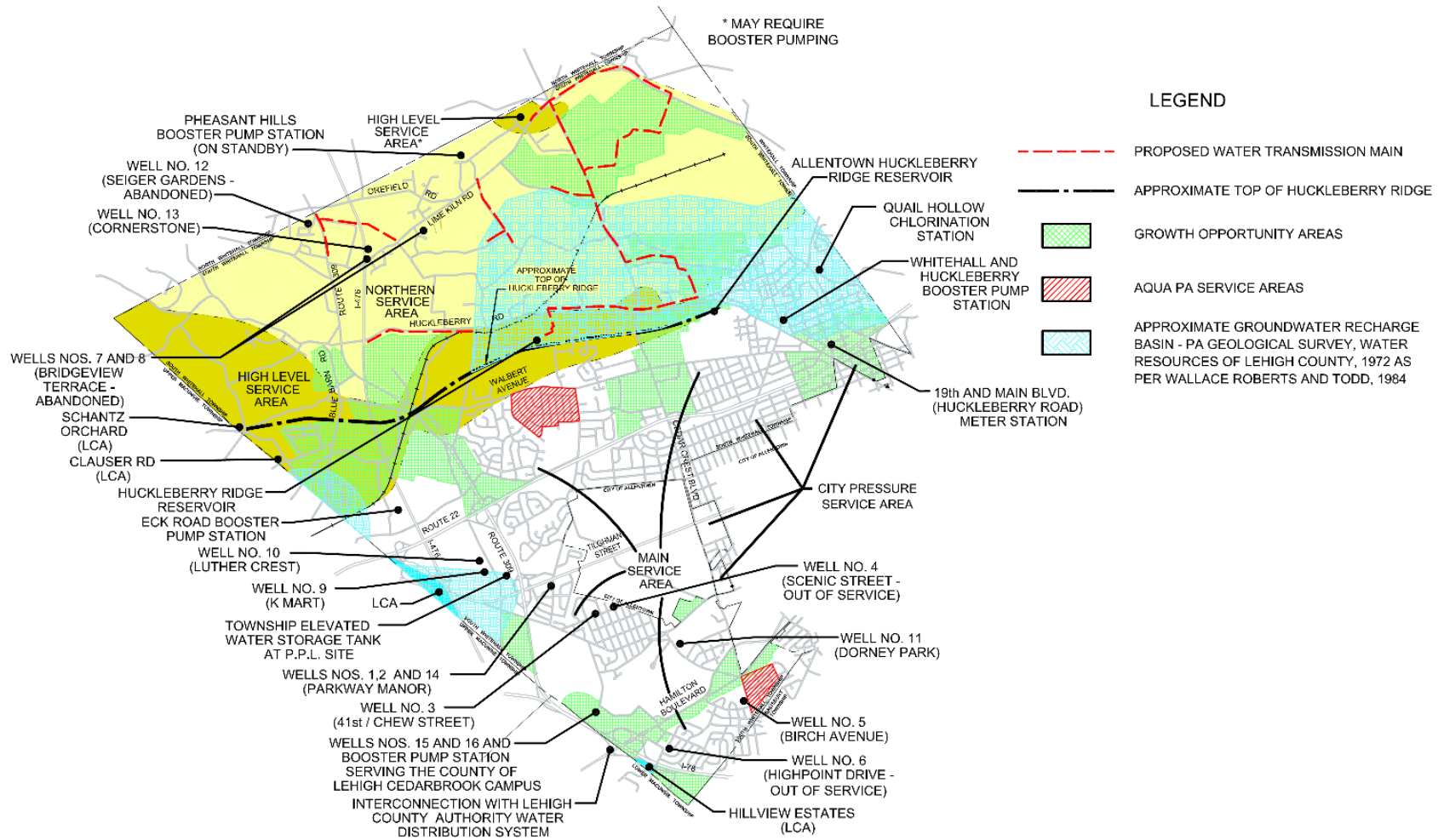
Develop performance measures and benchmarks for all municipal services and utilities and expand or refine municipal functions to satisfactorily meet them as the Township grows.

Goal statements:

1. Continue to support volunteer fire/ambulance services vs. paid full-time services with Township funding and policy.
2. Continue to support Township policing efforts.
3. Develop and maintain consistency between land use and sewage systems/public water systems plans.
4. Match Infrastructure with affordability based on new zoning areas and anticipated tax revenues.
5. Consider alternative options for sewer treatment, particularly in the Jordan Valley.
6. Examine the feasibility of the Township's future sewage treatment capacity at the Allentown plant.
7. Examine tools to better protect water supply sources and recharge areas, including a wellhead protection ordinance and a riparian buffer ordinance.
8. Maximize use of the Township Municipal Authority.
9. Create and annually review a five-year Capital Improvements Plan that prioritizes capital projects and informs the yearly budget and work program prior to the budget each year.
10. Develop a goal-oriented, performance-based municipal services budget with Activity- Based Costing to replace the line item budget.
11. Consider employing user fees to a greater degree to support municipal services.
12. Explore cooperation with adjacent municipalities and the County for municipal services.
13. Ensure Township has adequate space for vehicles, equipment and personnel.
14. Clarify Township boundary confusion regarding municipal services, with neighboring municipalities.
15. Consider developing a landfill policy.

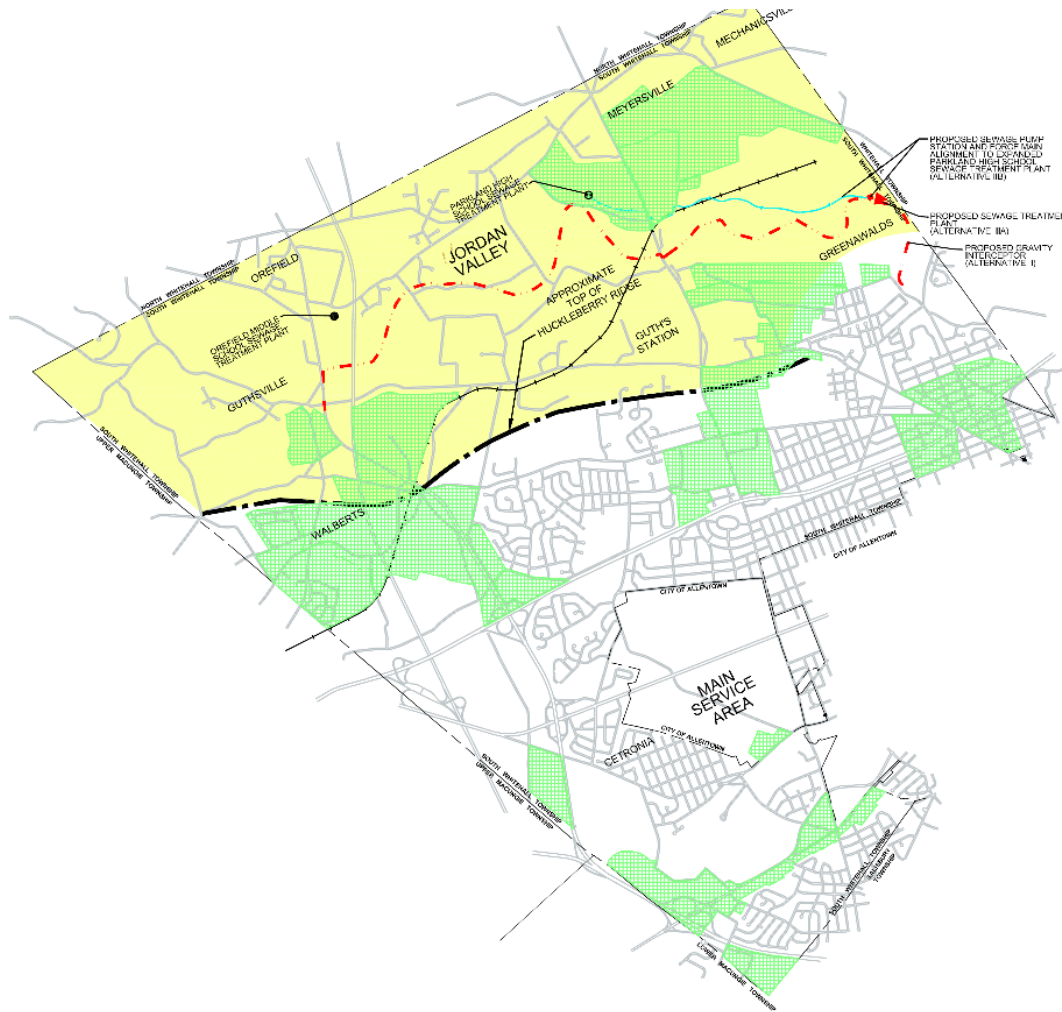
2009 SWT Comprehensive Plan: Sanitary Sewer System Map

Notes









2009 SWT Comprehensive Plan: Water Distribution System

Notes



LEGEND

-  PROPOSED FORCE MAIN
-  PROPOSED INTERCEPTOR
-  PROPOSED SEWAGE TREATMENT PLANT
-  PROPOSED PUMP STATION
-  JORDAN VALLEY
-  GROWTH OPPORTUNITY AREAS

2009 SWT Comprehensive Plan: Community Utilities Recommendations

Recommendations for Utilities

Notes

1. Consider incorporating elements of the wellhead protection program prepared by the LVPC to increase protection of the water supply.
2. Consider groundwater recharge measures for new development and redevelopment proposed within the Groundwater Recharge Basins to preserve water supply.
3. Conduct fiscal impact studies of proposed alternatives for extending the sewer and public water systems.
4. Conduct an Act 537 Feasibility Study to determine the most feasible option for expanding sewer service in the Township and gain DEP approval of a revision to the Township's Act 537 Plan.
5. Incorporate planned and future utility extensions as part of a 5-year and 10-year Capital Improvements Plan.
6. Extend sewer treatment capacity to new growth areas in pace with Township capability and the Capital Improvements Plan.

2019 Existing Conditions Report: Stormwater

Notes

Stormwater Management System

- approximately 65 miles of storm sewer mains
- roughly 100 detention/retention ponds
- over 1,500 inlets



2019 Existing Conditions Report: Water and Sewer

Notes

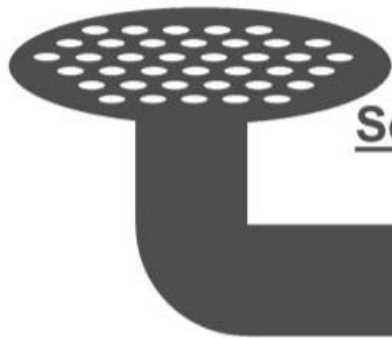


South Whitehall Public Water

5,914 customers
1.8 million gallons per day



5,370 customers
1.52 million gallons per day



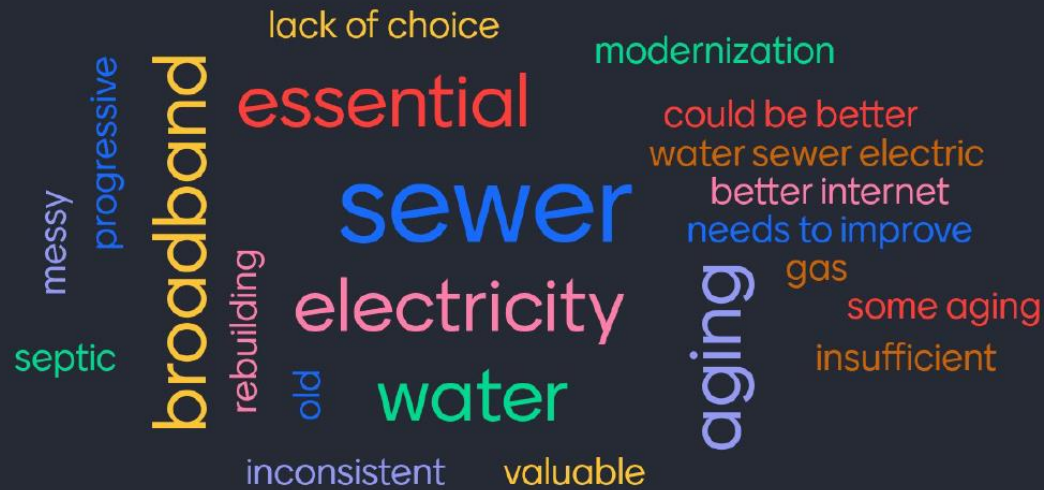
South Whitehall Public Sewer



Community Utilities Today:
Phase 4 Kickoff Meeting March 31, 2021

What is a word you would use to describe Community Utilities in South Whitehall Township today?

Mentimeter



10
[User Icon]

Discussion Template

1. What information or data is significant?

- Impact of private sewer systems
- Areas of the township that don't have access to the municipal sewer system and the related environmental impact
- Water capacity throughout the township
- Review fiscal impact study for water and sewer alternatives from the 2009 plan
- The 2009 maps that included the growth opportunity area were interesting. Are those data still relevant?
- Does TWP own reservoir site on Huckleberry ridge next to Allentown City reserve?
- Odors coming from plants/manufacturing
- Who will pay for the future growth area water and sewer infrastructure?
- Allentown Municipal Sewer capacity for South Whitehall?
- Water Supply of concern for all
- Water capacity for fire flows
- Broadband and natural gas
- Existing service areas for utilities

2. *Why is it significant?*

- Resale - Keeping our properties desirable
- Water and sewer future growth will direct where new development may be considered. Water is a limited resource
- Environmental impacts
- How do we feel about 'green energy', solar panels, etc. in our communities?
- Don't want to run out of water
- Quality of life, convenience
- 5G service expansion with the current Mobile Service Carriers
- Possible expansion of natural gas service to established neighborhoods
- Fire protection
- Choice: having the ability to choose my utility (Cable, Wifi, power, etc.)
- Capital costs of system expansion
- Free market competition for broadband

3. *Where geographically is it significant?*

- Neighborhood focused concerns in all planned communities --Specifically "the Vistas"
- Sewer service north of the Huckleberry Ridge (Jordan Valley)

4. Do you disagree with anything?

- Need more detailed information on the 2009 plan and what goals were met - and those not met
- Growth areas need to be re-visited

5. Is anything surprising?

- I was surprised to learn why there was no sanitary sewer service in the northern part of the township
- How growth areas identified; using GIS capabilities could use more data in overlaying factors for growth
- Need to calculate/analyze the types of growth and density that has occurred since the last comp plan and determine how to balance the types of dwellings for the future (i.e. how many 1 or 2 acre lot developments vs how many dense apartments/townshouses)
- Why do we grow? When do we stop growing? Point of saturation/no room for growth if planning for growth every 10 years?
- The question that is surprising: Why do you grow? When do you stop asking about Growth?

6. *What are we missing?*

- Discussion of farmland preservation; agricultural zoning

Key Takeaways – Working Group Meeting #1

- Evaluating growth area designations
- Lack of service north of Huckleberry Ridge
- Working with developers to help provide system expansions or evaluate capacities
- Considering natural gas expansions or other alternative utility expansions
- Developing broadband goals or recommendations
- Encouraging free market competition for utility services (Power, Cable, Wifi, etc.)
- Environmental impacts of areas that do not have access to sewer systems
- Including maintenance or even expansion projects on a Capital Improvements Plan

Working Group Meeting #2: LVPC Subject Matter Experts

Subject Matter Experts (SMEs) from the Lehigh Valley Planning Commission (LVPC) will present relevant data, tools, and best practices to each working group. Participants will have a chance to discuss the ways to address problems in South Whitehall Township and move forward towards identifying recommendations with SMEs.

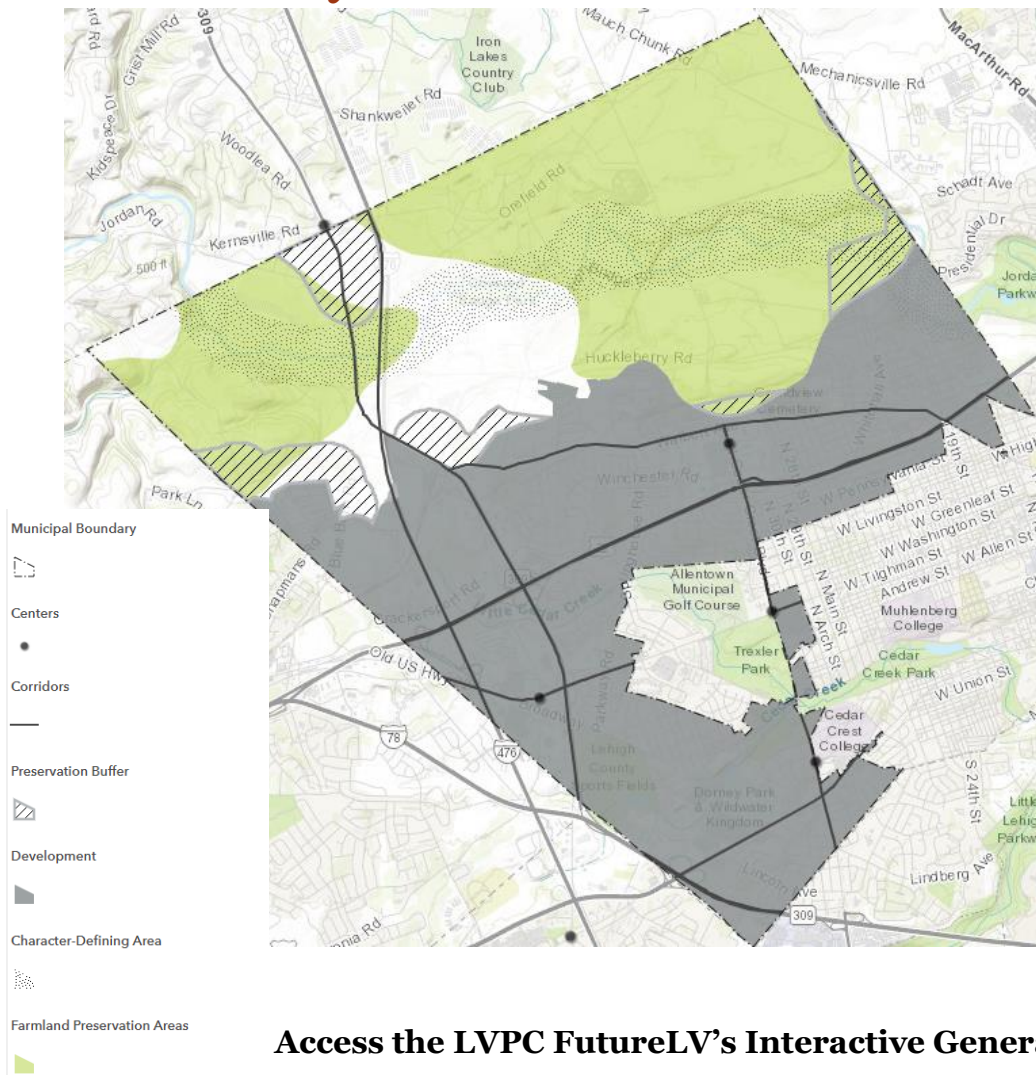
Goals

- **Review and discuss SME sourced data**
- **Learn about tools and best practices**
- **Identify initial recommendations**

Outcome

Create a high-level list of initial recommendations that will be prioritized and built out at Working Group Meeting #3.

FutureLV Data (LVPC): Community Utilities



Access the LVPC FutureLV’s Interactive General Land Use Map here: <https://tinyurl.com/y9a6xxvy>

Centers

Centers are opportunities for mixed-use areas that are a focal point of social, cultural and economic activity. The goal for these areas is to offer a variety of housing prices and types close to shops, restaurants, and jobs. They should feature streets that encourage walking and biking – expanding safe transportation options within the community. Further, they should be well-connected to nature and surrounding neighborhoods, promoting an active lifestyle that is good for the social, physical and psychological well-being of all people.

Corridors

Corridors are opportunities for linear mixed-use districts that connect centers with high quality roads, trails and mass transit lines. Each corridor contains a variety of uses and development types that help to support a variety of transportation modes. Anchored by a Center on each end, Corridors unify residential neighborhoods to social, cultural and economic opportunities and make the Lehigh Valley a more livable, equitable and connected place.

Development

These areas have most or all of the factors needed to support growth, such as sewer and transportation infrastructure capacity and contiguity to existing development, and are capable of accommodating a substantial amount of additional development. These areas are appropriate for a variety of uses, including major commercial, residential and industrial development.

Community Utilities Future:
Phase 4 Kickoff Meeting March 31, 2021

What is a word you would use to describe Community Utilities in South Whitehall Township over the next 10 years?

Mentimeter



6

Discussion Template

1. *What is working well now in South Whitehall Township?*

- Robust water supply system
- My septic system is working just fine. Is there any need to change according to rules?
- High quality public water supply

2. *What are the problem areas?*

- Areas of potential septic failures
- Perception of muni water supply?
- Cable broad band issues. No choice of supplier.
- Fire flows
- High maintenance costs that prevent expansion
- Package wastewater treatment plants?
- School district offloading sewer responsibilities
- Aging systems
- Franchise agreements
- MPC not providing guidelines for newer utilities such as broadband or natural gas
- Planning for new services in shorter periods of times -- 10 years is long
- Mobile 5G offerings

3. What SME tools/best practices are relevant to addressing these problems?

- Green infrastructure guidelines for stormwater
- Working with developers
- Looking at important preservation areas or conservation efforts
- Using land use plan to help plan for utilities considerations
- Detailed capital improvements plan to effectively plan for future
- Reducing impervious cover
- Return on Environment -- Benefits of natural systems on flood management, water quality, storm water -- For free!
- Township optimizing private systems -- the municipality needs to work within these systems
- Stormwater Management Plan - Act 167
- Shorter review periods -- maybe 5 years -- to allow for corrections as needed

4. What recommendations based on SME tools and best practices should we carry forward to the Comprehensive Plan Update?

- North of Huckleberry Ridge -- Sewer expansions. Do we need a plan or not?
- 5-year, or shorter, review
- Evaluating growth areas -- land use plan
- Evaluate areas with aging septic systems and development management/mitigation efforts
- Continuously follow emerging technologies and the best practices to plan and allow for 5G, high speed internet, etc.
- Exploring alternative/green energy potential in Township (Solar, Wind, Geothermal, etc..)
- Inventory where high speed internet/WIFI is publicly available throughout the Township and evaluate opportunities to increase availability (libraries, parks, etc)
- Explore benefits of capital improvements plans
- Land use plan will guide utilities such as power and natural gas (PPL, UGI)
- Consider green infrastructure efforts
- Act 537 Plans - Sewer Facilities
- Ensure development follows utility capacity
- EV charging stations in SWT
- Incentives for green building
- Incentives for developers to infill where systems exist
- Incentives for developers to extend systems
- Climate and Energy Element -- LVPC 2014
- Act 167 Plans
- Understanding interrelationships in order to create balance = Quality of Life

Working Group Meeting #3: Prioritize and Develop Recommendations

Meeting #3 focuses on building out the recommendations identified in Meeting #2. Working Group members will prioritize their recommendations and develop recommendations utilizing the Recommendation Template.

Goals

- **Prioritize and assess recommendations**
- **Build out Recommendation Templates**
- **Prepare to present Recommendations at the Concluding Working Group Meeting**

Outcome

Prioritize recommendations and then identify key goals, key actions, leaders, partners, funding, and timeline. These recommendations will be presented to the South Whitehall Township Planning Commission at the Concluding Working Group Meeting, and will directly inform the Comprehensive Plan Update.

Prioritization Exercise

Final Working Group Recommendation Prioritization



Recommendation: Evaluate aging septic systems/mitigation

Key Goals:

- Build our infrastructure to avoid negative environmental impacts upon septic failures
- GIS inventory of permitted septic systems within the Township
- Clearly identifying aging systems and their locations, and educate the public on proper maintenance efforts regardless of age
- Explore requiring an inspection and documentation given to the township of every home sold with a septic system
- Encourage sewer expansion based on identified growth areas in the land use plan

Key Actions:

- Utilize permit process to help inventory septic systems
- Inspections of systems
- Survey of septic system users to determine where the problem areas are
- GIS plotting by age

Stakeholders

Who Leads?

- Public Works, Township GIS, Keystone Engineering

Who Partners?

- Septic Pumping Companies, Developers

Funding Sources

- Be on lookout for grant opportunities
- Intern budgeting
- PA Infrastructure -- Community Septic Management Plan, programs for homeowners to repair or replace their on-lot septic system
- Survey budgeting
- Difficult due to private ownership

Implementation Timeline (near-term, mid-term, or long-term):

- Mid to Long
- No current areas of note with failures

Measures of Success:

- GIS Inventory
- Balance between updating existing septic and new growth -- there are limits on both sides
- Better public education, perhaps by using newsletters, other outreach methods

Recommendation: Act 537 (Sewer Facilities) and Act 167 (Stormwater Management Plan)

Key Goals:

- Understanding our systems capabilities and how much room we have left (currently 300k-400k left) (1700 houses)
- Regional 537 Plan, understand how this affects SWT

Key Actions:

- Act 537 Feasibility Study -- Last update in 1990s
- Explore cooperation with adjacent municipalities to conduct more accurate projections
- Consider incentives for developers to fund system expansions

Stakeholders

Who Leads?

- DEP, Lehigh County Authority, Developers

Who Partners?

Funding Sources

- Is there allocation available?

Implementation Timeline (near-term, mid-term, or long-term):

- Mid-term (2-5)
- Aligns with where do want to grow
- Would need to budget and conduct studies

Measures of Success:

- Do we have capacity for projected appropriate growth?
- Decision on whether or not we need to update 537 Plan -- so the success measure will be the plan approval

Recommendation: Explore benefits of a Capital Improvements Plan

Key Goals:

- Currently exists for sewer systems and water operations
- Understand relations to roadway improvements and MS4 systems
- Explore equipment capabilities

Key Actions:

- Encourage developers to provide for new road/infrastructure
- Goal 9 -- 2009 Plan

Stakeholders

Who Leads?

- UGI, PennDOT, Broadband Providers

Who Partners?

- Private Entities, Developers

Funding Sources

- PennDOT – State
- Water/Sewer grant opportunities
- Equipment Grants
- Developers

Implementation Timeline (near-term, mid-term, or long-term):

- Near-term -- should be a continuing item

Measures of Success:

- Annual reviews
- GIS to increase public understanding of these projects and their timelines

Recommendation: Evaluate Growth Areas to ensure adherence to future land use plan

Key Goals:

Key Actions:

- Re-evaluate 2009 Growth Areas
- Evaluate area North of Huckleberry Ridge

Stakeholders

Funding Sources

Who Leads?

Who Partners?

Implementation Timeline (near-term, mid-term, or long-term):

- Near

Measures of Success:

Recommendation: Ensure Development Follows Utilities Capacity

Key Goals:

- Utilize new land use plan

Key Actions:

- Re-evaluate growth areas
- Huckleberry Ridge

Stakeholders

Funding Sources

Who Leads?

Who Partners?

Implementation Timeline (near-term, mid-term, or long-term):

- Near

Measures of Success:

Recommendation: Inventory of high-speed internet/5G and its expansion

Key Goals:

- Inventory Efforts
- Evaluating return on investment for service expansions
- Understand what Township can offer under State/Federal Law and Guidelines
- Keep zoning and land development ordinances in compliance with legal offerings and partnerships with service providers
- Working with providers to better understand service capabilities and expansion opportunities

Key Actions:

- Is there a permit process for the Township in a legal sense? (Currently Electric permit)
- Ensure shorter review periods in order to keep up with technology advancements
- Examine state and federal law to see if there are incentives for providing these extensions
- Inventory service options

Stakeholders

Who Leads?

- Service Providers, Cable and Fiber-Optic Options

Who Partners?

Funding Sources

- State and Federal Programs?

Implementation Timeline (near-term, mid-term, long-term):

- Near-term (Explosion of teleworking, cable-cutting, etc.) Need to make sure we can provide service and options

Measures of Success:

- Seeing 5G service widely available

Recommendation: Consider Green Infrastructure Efforts

Key Goals:

- Review current ordinances and guidelines for alternative energy
- Review current ordinances (code enforcements across the board)

Key Actions:

- Diversion of waste material from waste streams
- Keep in mind trash collection and composting efforts (providing bins)

Stakeholders

Funding Sources

Who Leads?

Who Partners?

Implementation Timeline (near-term, mid-term, or long-term):

Measures of Success:

Working Group Concluding Meeting

Each Phase 4 Working Group will present their recommendations to SWT staff and the Planning Commission to generate constructive feedback and discussion. The recommendations, feedback, and discussion will inform the drafting of the Comprehensive Plan Update.

Goals

- **Present recommendations**
- **Provide feedback and facilitate discussion**
- **Advance recommendations to Planning Commission drafting of Comprehensive Plan**

Outcome

Phase 4 will conclude with presentations of Working Group recommendations to the Planning Commission, informing the Comprehensive Plan Update.