

Comprehensive Plan Update

**Planning
Commission
Workshop
XI**

SWT Planning Commission

November 8, 2022

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November 8, 2022

AGENDA / PROCESS

draft comprehensive plan

mapping + land use plan

implementation items

modeling: transportation + economic

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Land Use Plan

MUNICIPALITIES PLANNING CODE:

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.

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Land Use Plan

PURPOSE

The Land Use Plan is a critical component of the Comprehensive Planning process, intended to provide a high-level overview of how land should be developed, preserved, and used within the Township. This process should identify general locations for all land use types (residential, commercial, industrial, agriculture, natural) and guide future decisions when it comes to regulating land use.

Land Use is related to zoning but does not regulate development on a parcel-by-parcel basis. Land Use should influence zoning districts and provide the rationale for zoning changes or updates. Identifying Place Types will help establish the character of each land use category and make it easier to consider zoning updates in the future.

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Land Use Plan

Land Use Plan

- High-level, general boundaries
- Provides a framework for how a municipality should grow
- Example land use categories:
 - Natural
 - Agricultural
 - Residential
 - Commercial
 - Industrial



Integration of Place Types

- Describes desirable characteristics of places within the Township
- Helps to visualize the goals of land use categories
- Example place types:
 - Urban Center
 - Entertainment District
 - Crossroads Village



Zoning Ordinance Updates

- Reviewed on a parcel-by-parcel basis
- Considers infrastructure needs and impacts
- Regulates how and what can be developed
- Example zoning districts:
 - RR-1 Rural Residential
 - R-2 Low Density Residential
 - HC Highway Commercial
 - IC-1 Industrial Commercial

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Land Use Place Types

OS

Open Space

Undeveloped areas with special attention to natural or recreational resources

LR

Large Lot Residential

Single-Family residential in areas with limited access to utilities (>1 acre lot sizes)

NC

Neighborhood Center

Pedestrian-oriented, locally-serving areas of economic, entertainment, and community activity (ex. small businesses, "Main Streets")

AG

Agriculture

Land and development centered around agriculture

SR

Small Lot Residential

Single-Family residential in areas with access to utilities

SC

Suburban Center

Mixed-use or commercial areas that serve more regional needs

RU

Rural

Developed areas that contribute to the character of rural culture (ex. rural roadsides, crossroads villages)

MF

Multi-Family Residential

Multi-unit residential with a smaller footprint that blends into the surrounding neighborhood (ex. duplex, triplex, <6-unit apartment building)

RC

Regional Employment Center

Areas that feature regional employers and activities (ex. Office campus, medical centers, regional entertainment)

CS

Conservation Subdivision

Development that prioritizes the preservation of natural, historic, or cultural resources (ex. cluster development)

MR

Mixed Residential

Residential area featuring a variety of housing types and densities (single or multi-family)

IN

Industrial

Areas that support the manufacturing and/or distribution of good and materials. May also include research and development.

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Land Use Plan

2022 OVERALL GOAL

LU1: Provide a variety of land uses that can be supported by necessary infrastructure, preserve critical resources, and uphold the existing character of South Whitehall.

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Land Use

STRATEGIES

- LU1: Utilize the land use plan to provide opportunities for growth while preserving the framework of existing neighborhoods
- LU2: Utilize the concept of Place Types to promote desired types of development and establish smooth transitions between land uses where appropriate.
- LU3: Utilize the land use plan to inform updates to SALDO, Zoning Ordinance, and other regulatory documents to be consistent with the comprehensive plan

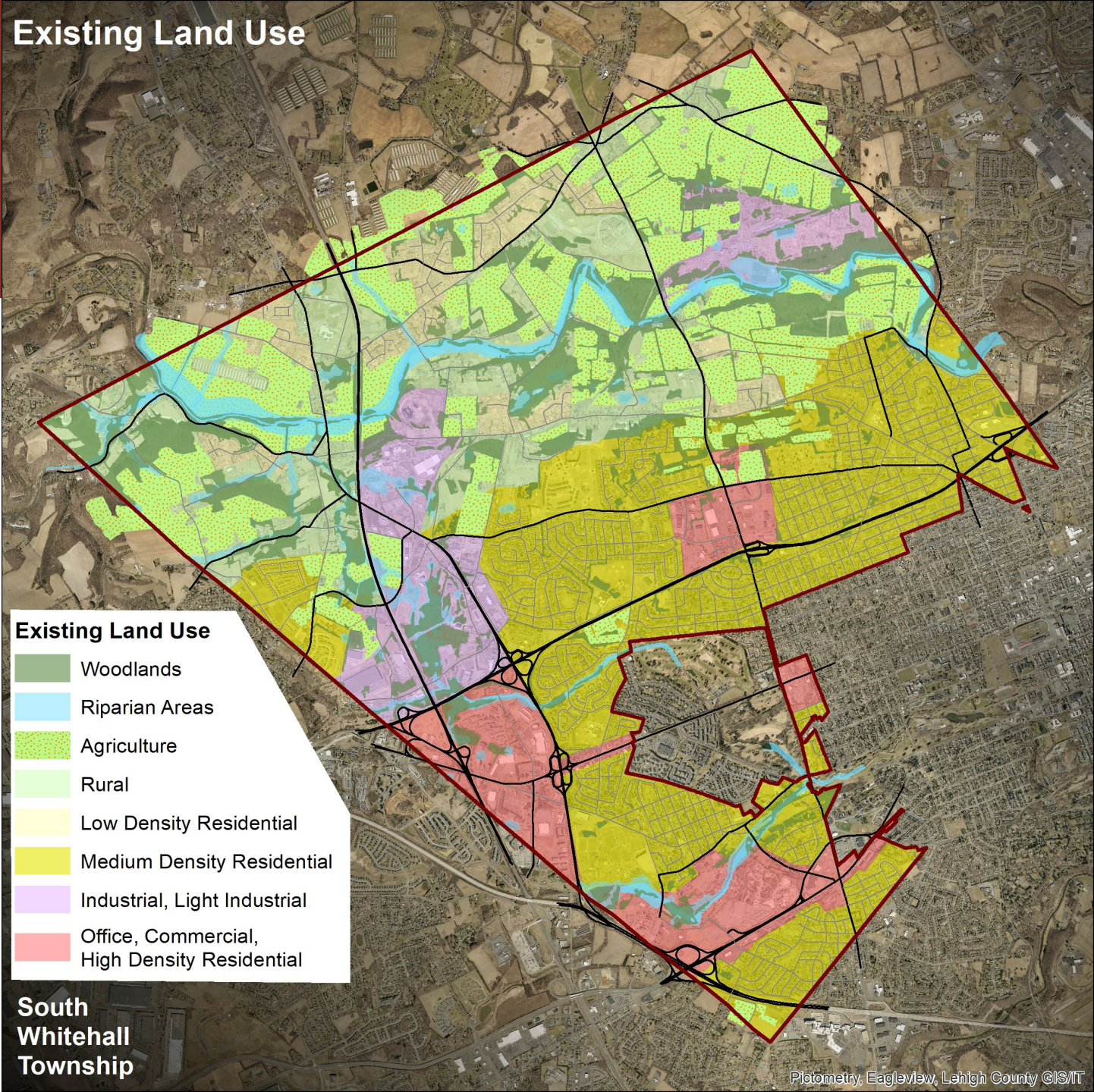
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Land Use Plan

Land Use	Acreage	Percent
Woodlands	1,204	10.9%
Riparian Areas	796	7.2%
Agriculture	2,217	20.1%
Rural	1,216	11%
Low Density Res.	505	4.6%
Medium Density Res.	3,301	29.9%
Industrial	718	6.5%
High Density Res./Commercial	1,080	9.8%

Existing Land Use



Existing Land Use

- Woodlands
- Riparian Areas
- Agriculture
- Rural
- Low Density Residential
- Medium Density Residential
- Industrial, Light Industrial
- Office, Commercial, High Density Residential

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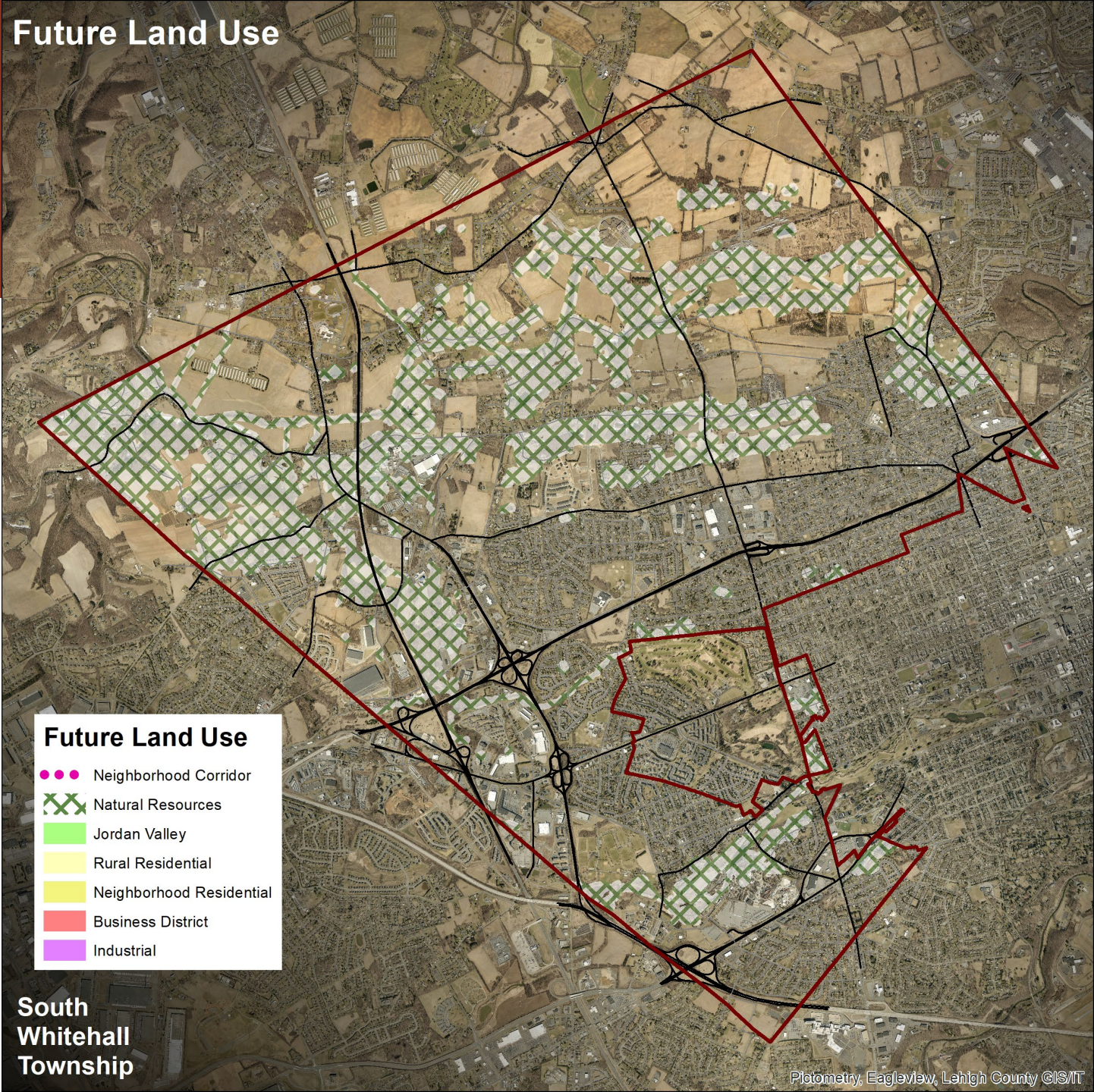
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Land Use Types

Natural Areas

Natural areas are comprised of woodlands, riparian areas, and steep slopes. These areas are designated with an overlay and should be priority for preservation when possible. Protection of these areas can occur through resource protection ordinances, discussed in the implementation plan. In some cases, development can be supported in these areas but may require site-level analysis.

Future Land Use



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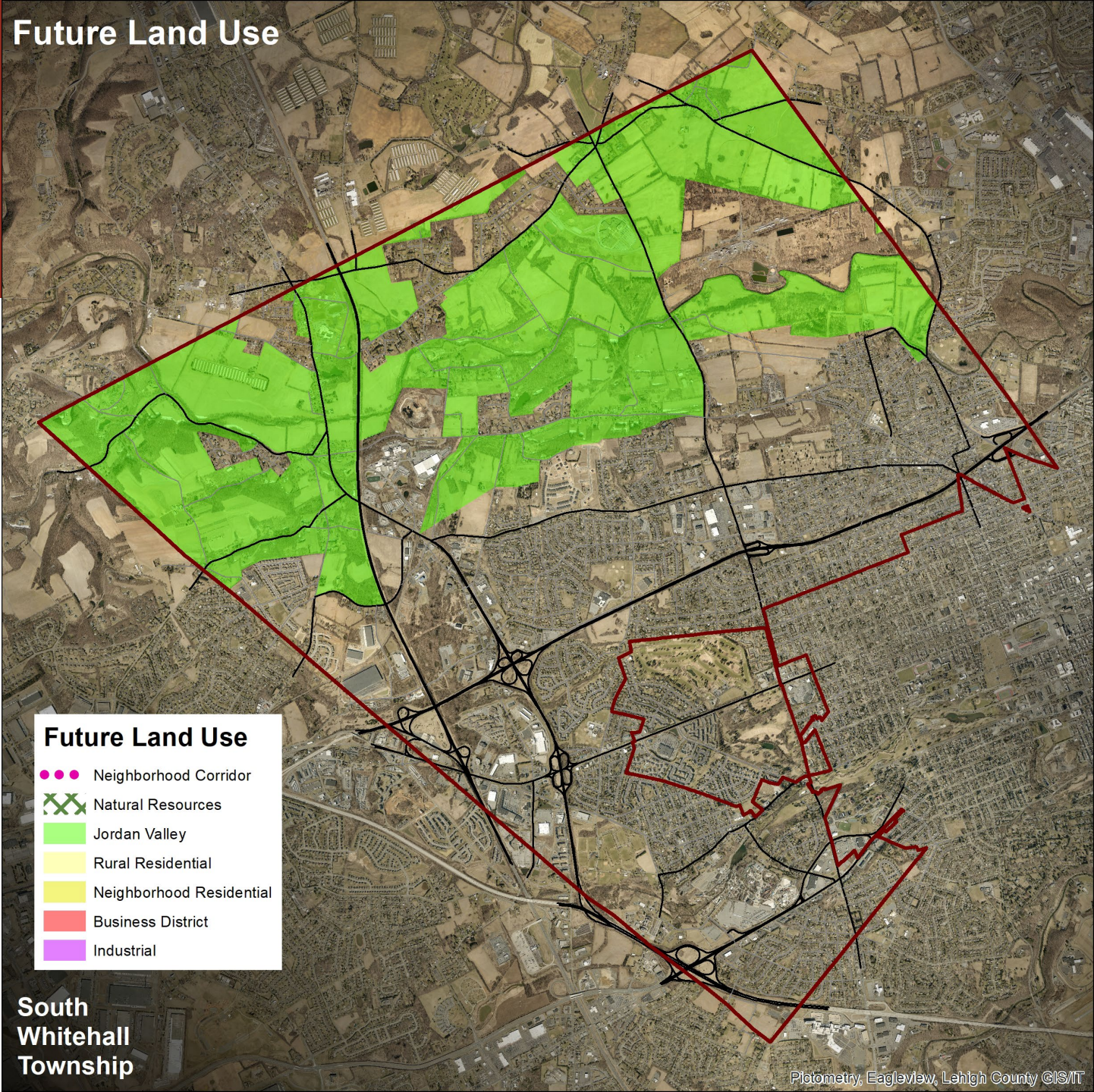
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Land Use Types

Jordan Valley

The SWT portion of the Jordan Creek Watershed is a distinctive landscape when compared to other areas of the Jordan Creek Watershed. Much of the upstream areas of the Jordan Creek Watershed are defined by challenging topography. As the Jordan Creek enters South Whitehall Township the topography transitions from steep slope areas to a defined valley. This valley, the Jordan Valley, is an area where residents of SWT consider a resource that enhances the quality of life for residents and is closely tied to the community identity. Downstream from SWT the Jordan Creek begins a denser development pattern as it enters Whitehall Township and eventually the City of Allentown. This area has limited access to public water. Several properties are served by private sewage treatment facilities.

Future Land Use



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Land Use Types – Jordan Valley

GOALS

- Preserve the rural and historic character of the Jordan Valley through the following:
 - Preserve natural resources and important landscapes through incentives and cooperation with landowners
 - Enhance crossroads villages with attention to the surrounding landscape
 - Encourage the continuation of active agriculture by allowing uses consistent with operations of active agriculture
 - Incentivize the utilization of Conservation-Based Subdivisions for future land developments

Place Types

Open Space (OS) - Agriculture (AG) – Rural (RU) – Conservation Subdivision (CS)

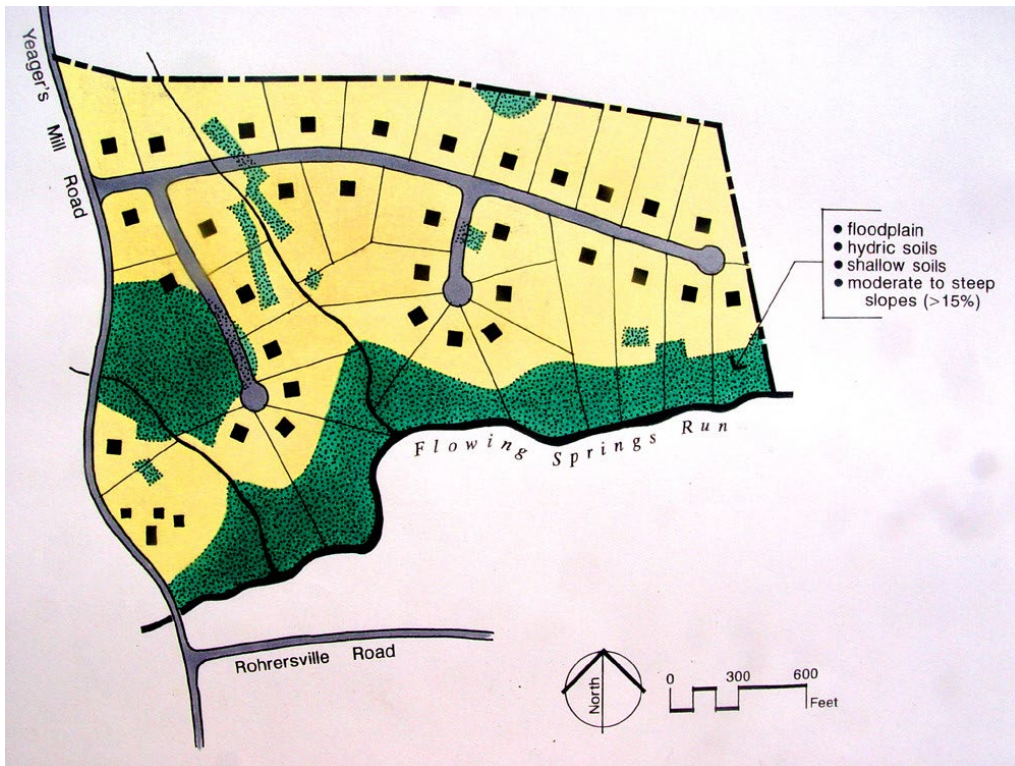
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Conservation Subdivision Example

85-acre site, 34 house lots

- Plan 1 (traditional zoning): 80,000 sq ft lots, uses approximately 70 acres
- Plan 2 (conservation zoning): 36,000 sq ft clustered lots, preserves approximately 50 acres



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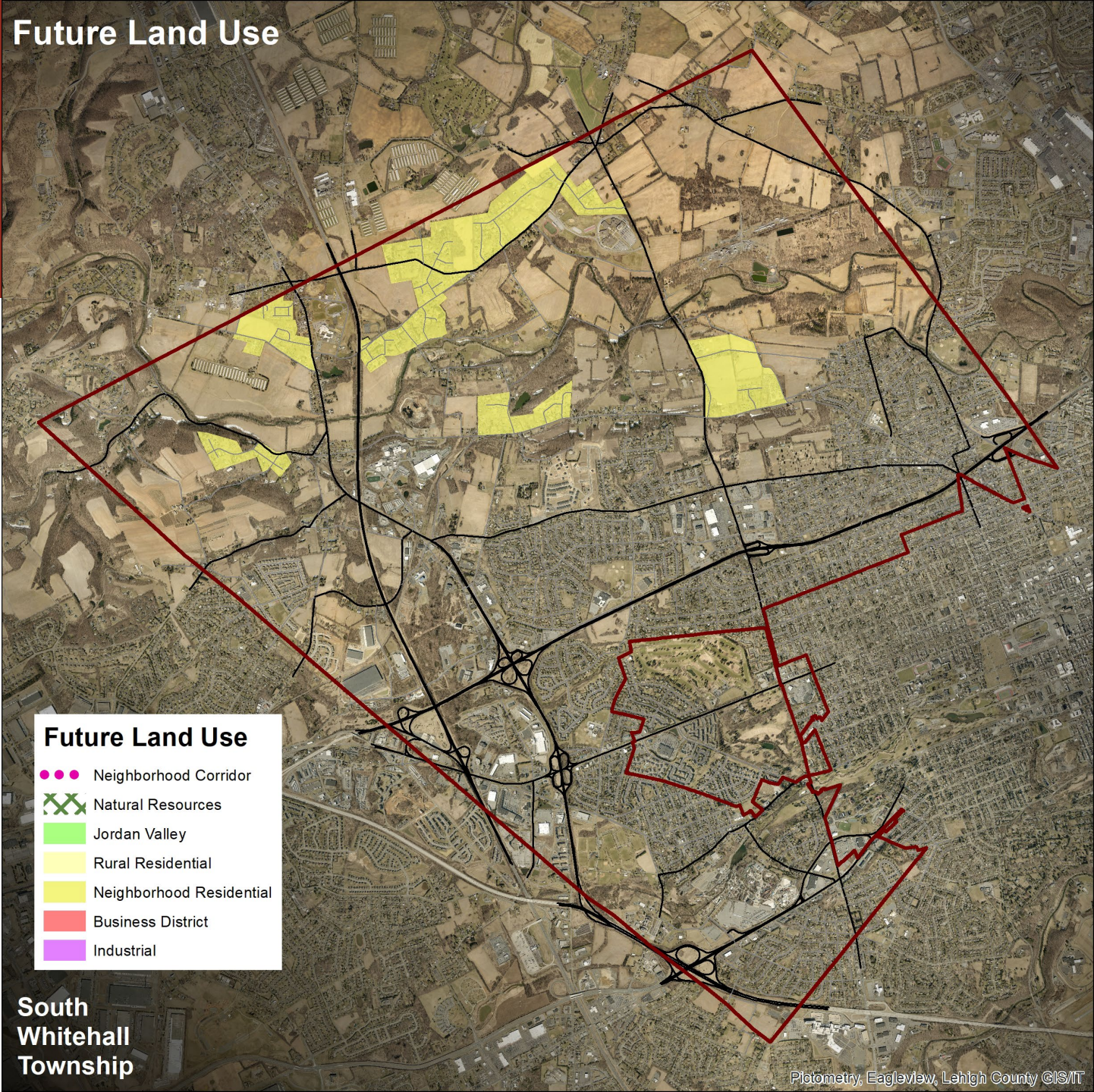
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Rural Residential

These areas are located within the Jordan Valley where access to utilities is sparse. While the water utility services much of these areas, sewer disposal is required to be on-lot individual septic. Therefore, the rural residential areas of the Township are identified as residential subdivisions that have lot sizes greater than one acre. Large tracts of land adjacent to these areas have been identified as Rural Residential primarily due to the presence of stub streets and/or proximity to existing infrastructure, making future development of these parcels more feasible. Development in these areas is currently in the form of Large Lot Residential.

Future Land Use



Future Land Use

- Neighborhood Corridor
- ✕✕ Natural Resources
- Jordan Valley
- Rural Residential
- Neighborhood Residential
- Business District
- Industrial

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Land Use Types – Rural Residential

GOALS

- Preserve natural resources and important landscapes through incentives and cooperation with landowners.
- Encourage the continuation of active agriculture by allowing uses consistent with operations of working farms.
- Incentivize the utilization of Conservation-Based Subdivisions for any future land development.
- Encourage the continuation of existing development in a seamless manner to preserve and enhance neighborhood character.

Place Types

Open Space (OS) – Agriculture (AG) – Conservation Subdivision (CS) – Large Lot Residential (LR)

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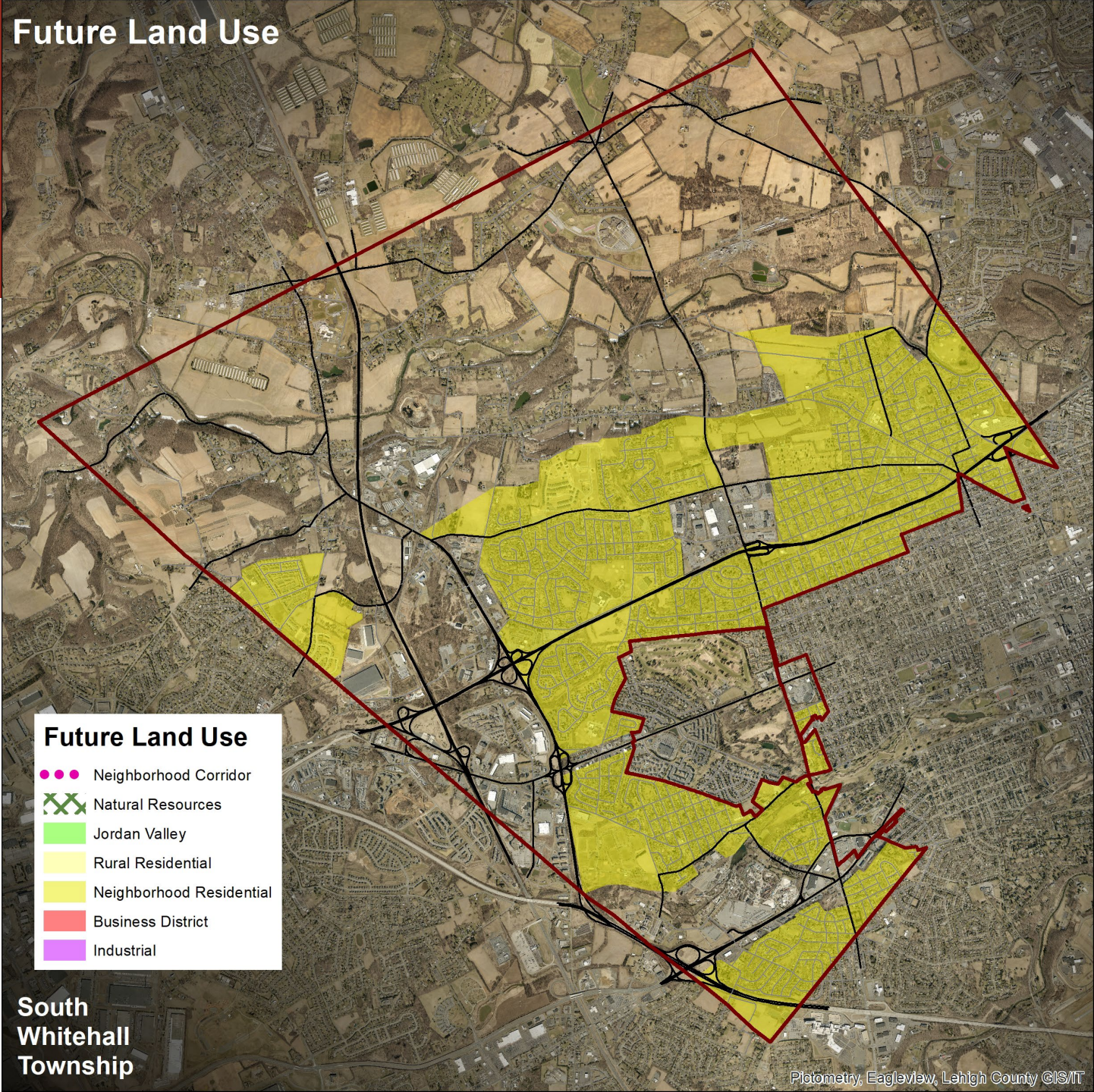
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Neighborhood Residential

These areas are predominantly established neighborhoods, dominated by existing residential development typically on lots less than 1 acre and served by water and sewer. The overall area contains a variety of housing types and densities and is home to the largest proportion of the Township population.

Future Land Use



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Land Use Types – Neighborhood Residential

GOALS

- Encourage housing types to address the needs of all income levels
- Evaluate pedestrian safety and connectivity by identifying barriers that impede pedestrian mobility
- Encourage walkability within neighborhoods and to other land use types
- Consider traffic calming and congestion relief where possible

Place Types

Open Space (OS) - Agriculture (AG) – Conservation Subdivision (CS) - Small Lot Residential (SR)
– Multi-Family Residential (MF) – Mixed Residential (MR)

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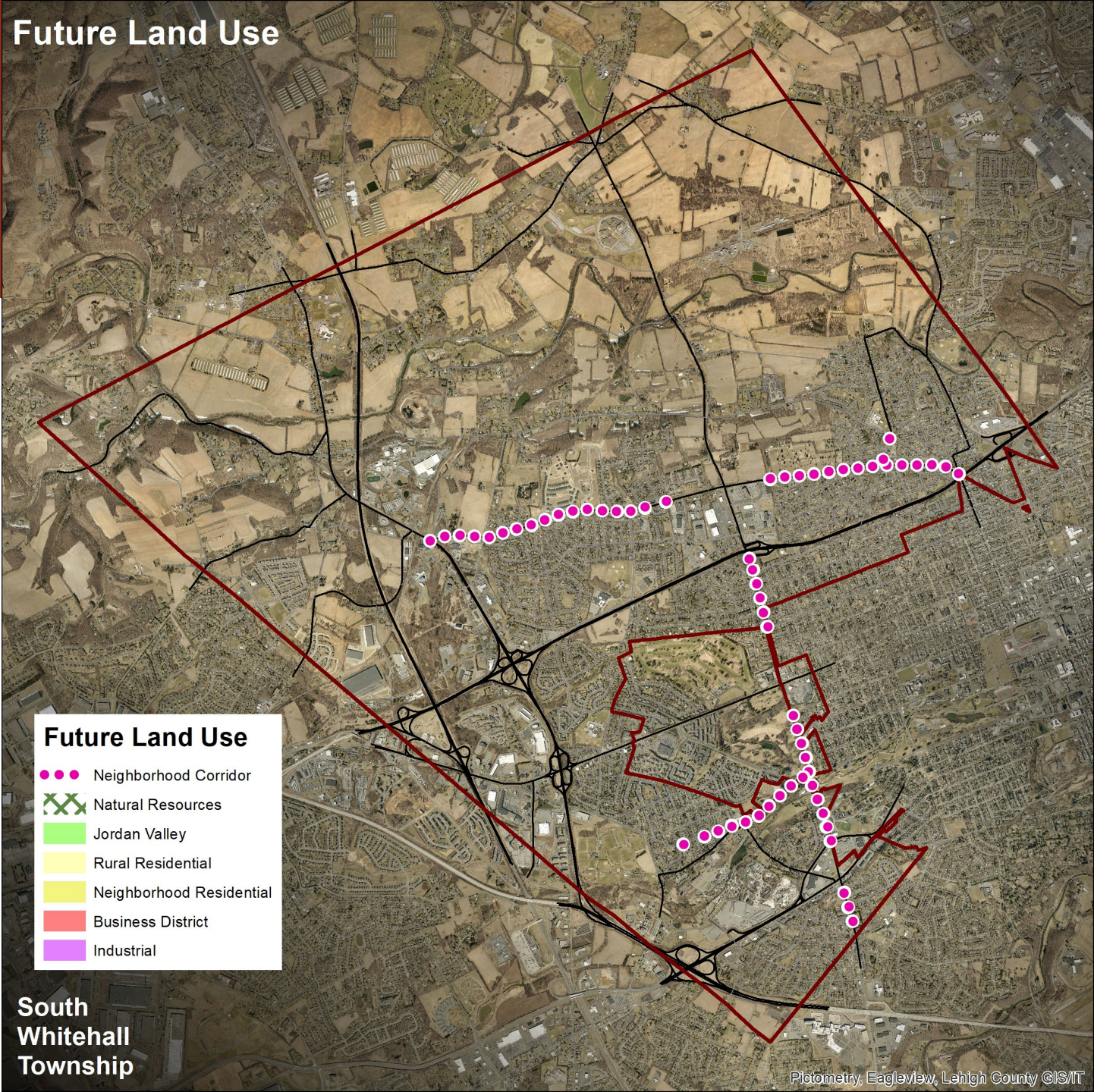
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Neighborhood Corridor

These corridors operate as gateways to the community and the spine of activity to the surrounding neighborhoods. Neighborhood Corridors are intended to enhance the residential uses while blending the transitions between residential and commercial. Existing corridors are typically high traffic volume and should encourage multiple forms of transportation (bike/ped/transit). These areas are served by public water and sewer.

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Land Use Plan – Neighborhood Corridor

GOALS

- Blend transitions from residential to mixed-use and commercial
- Encourage opportunities for small business to develop, expand, and thrive
- Encourage walkability and multiple modes of transportation
- Utilize streetscaping, facades, and beautification techniques to create sense of place that preserves and enhances community character

Place Types

Mixed Residential (MR) – Neighborhood Centers (NC)

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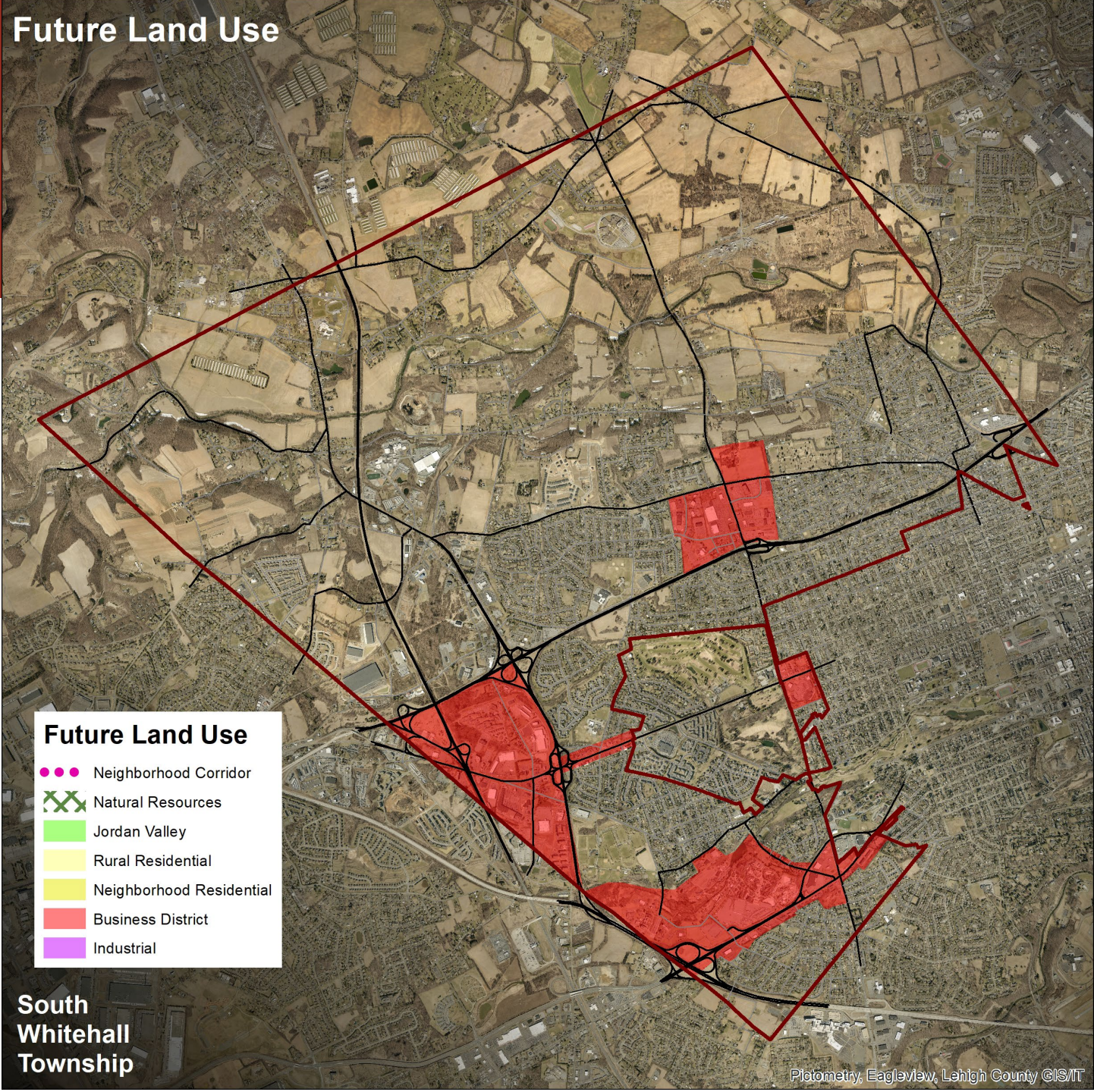
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Business District

These areas represent regional employment centers and the hubs of economic activity for South Whitehall Township. These areas are primarily established developments that feature shopping centers, entertainment areas, and office buildings. The Business Districts typically have the greatest concentration of employees. These areas serve a regional draw and support a mix of uses and place types.

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Land Use Plan – Business District

GOALS

- Incentivize infill and redevelopment
- Incorporate residential to create mixed-use developments
- Encourage local connectivity to surrounding land uses
- Encourage regional connectivity through transit and multimodal infrastructure and circulation

Place Types

Suburban Center (SC) – Regional Employment Center (RC)

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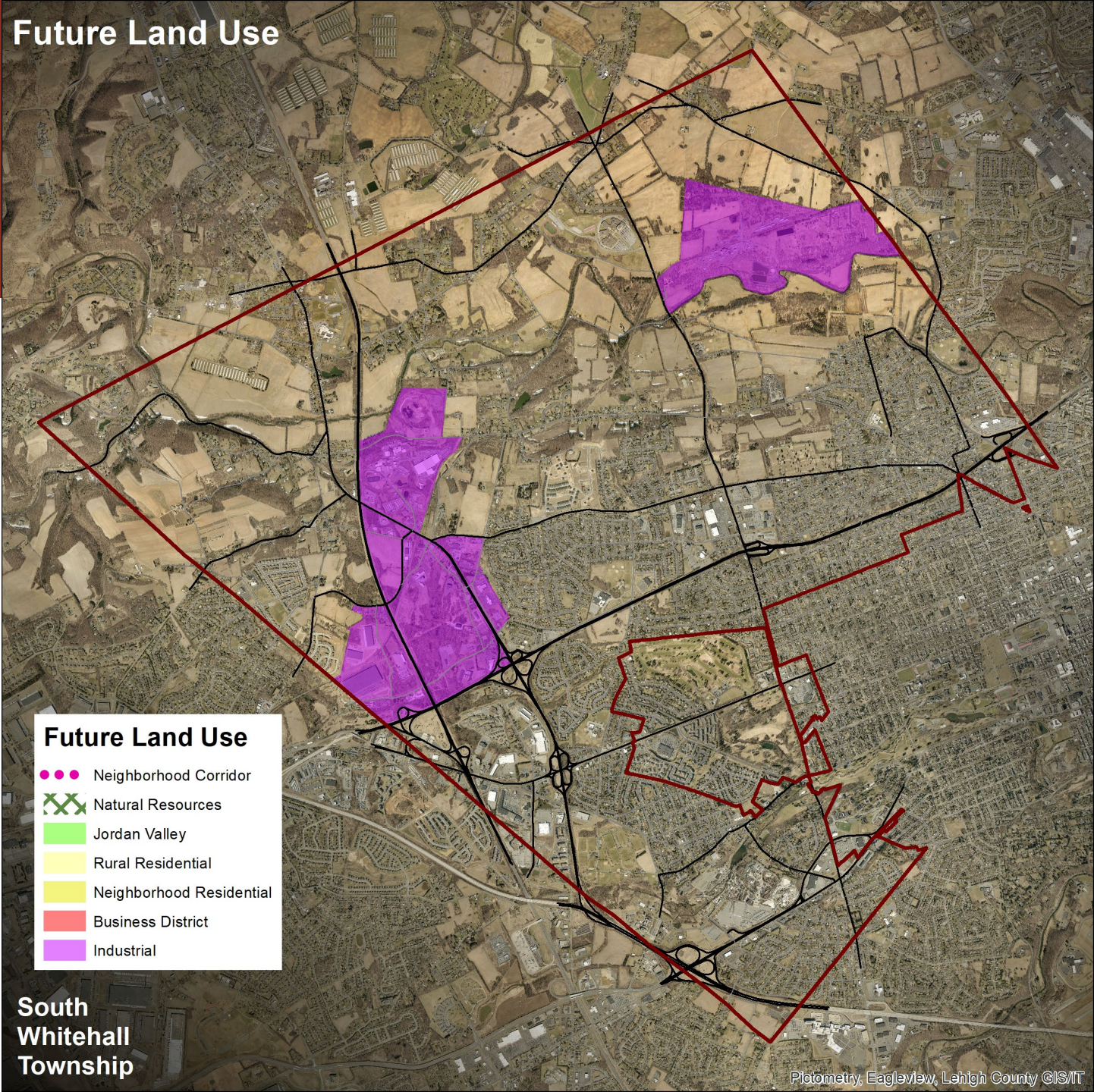
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Industrial

These areas support the manufacturing and distribution of goods and materials. Intensity of development is dependent on the availability of utilities and connections to road infrastructure. These areas contain both heavy and light industrial uses. Heavy industry typically contributes more impacts. Light industrial uses typically have less noticeable impacts.

Future Land Use



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Land Use Plan - Industrial

GOALS

- Require buffers to be proportionate to the degree of impact and intensity of development
- Consider transit and multimodal connections to support industrial employees
- Coordinate development along transportation routes that can appropriately accommodate traffic impacts and require necessary transportation improvements

Place Types

Agriculture (AG) - Regional Employment Center (RC) – Industrial (IN) – Open Space (OS) – Conservation Subdivision (CS)

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Land Use Plan

PLACE TYPES

Open Space (OS)

Agriculture (AG)

Rural (RU)

Conservation Subdivision (CS)

Large Lot Residential (LR)

Multi-Family Residential (MF)

Mixed Residential (MR)

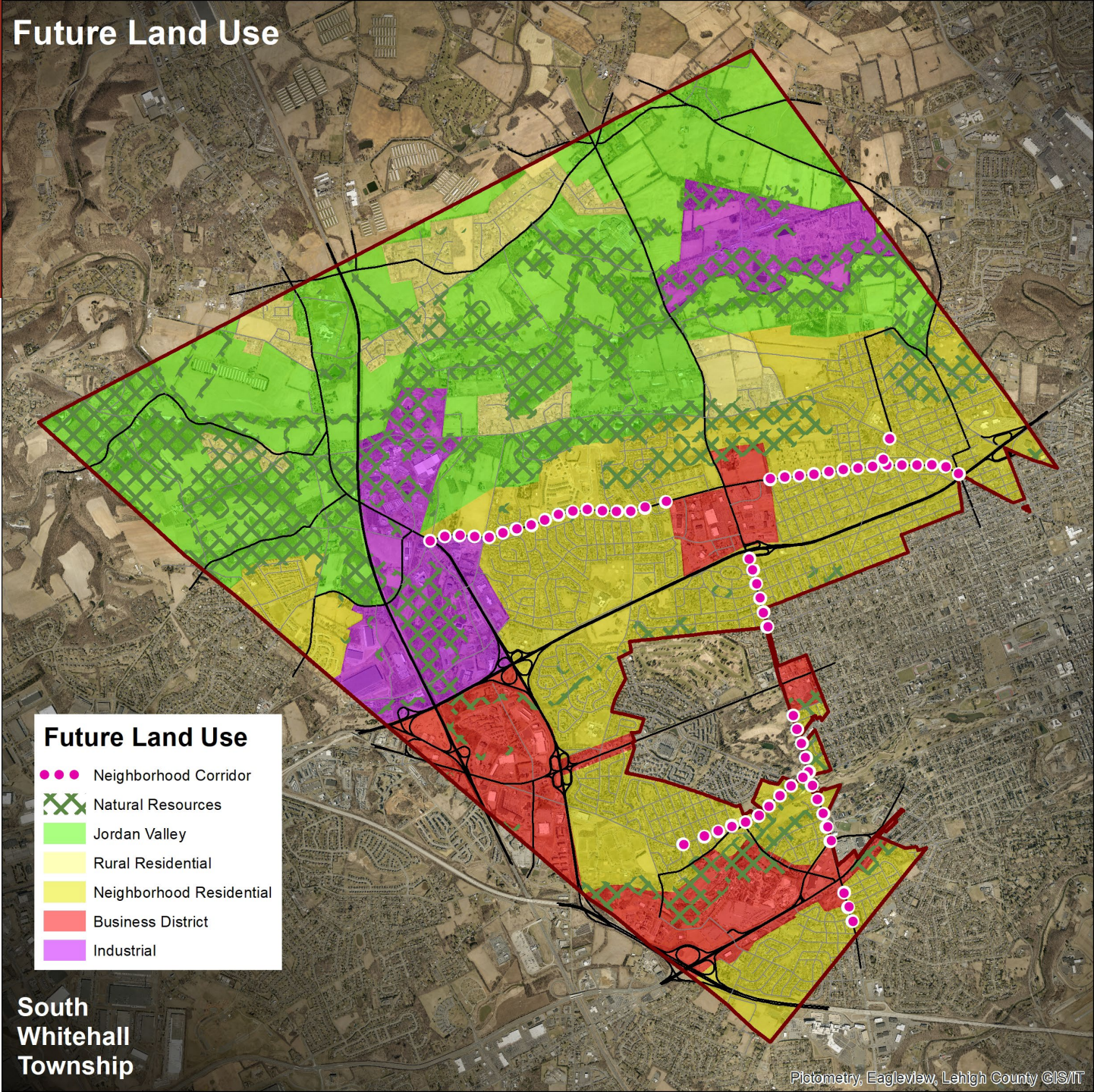
Neighborhood Centers (NC)

Suburban Center (SC)

Regional Employment Center (RC)

Industrial (IN)

Future Land Use



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Implementation Summary

Implementation Item	Focus Area	Timeline	Priority
Active Transportation Plan (A1)	T L	short term	medium
Advisory Committee Evaluation (A2)	R U H F T L	short term	high
Agricultural Preservation Plan (A3)	R L	short term	medium
Broadband Infrastructure (B1)	U	mid term	medium
Capital Improvements Plan (C1)	R U F T L	short term	high
Hazard Mitigation (H1)	F T	short term	medium
Historic Preservation Plan (H2)	R H L	short term	medium
Housing (H3)	H	mid term	low
Infrastructure Evaluation (I1)	U	short term	high
Landscape Plan (L1)	R U H F L	mid term	medium
Open Space Plan (O1)	R F L	short term	medium
Official Map Updates (O2)	R U H F T L	short term	high

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Implementation Summary

Implementation Item	Focus Area	Timeline	Priority
PROT (P1)	F	long term	low
Public Safety Plan (P2)	F T	short term	high
Regional Coordination (R1)	R U H F T L	mid term	medium
Reexamination Report (R2)	R U H F T L	short term	medium
Resource Protection Ordinances (R3)	R	long term	low
SALDO Updates (S1)	R U H F T L	short term	medium
Sewer Plan (Act 537) (S2)	R U H F L	short term	high
Solid Waste (S3)	U F	short term	medium
Stormwater Plan (Act 167) (S4)	R U F L	mid term	medium
Transfer of Development Rights Program (T1)	R U H F T L	mid term	medium
Traffic Safety Plan (T2)	T L	short term	high
Transportation Plan (T3)	T L	short term	high
Zoning Updates (Z1)	R U H F T L	short term	high

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Implementation – A1

ACTIVE TRANSPORTATION PLAN



KEY GOALS

Provide safe and efficient bicycle and pedestrian mobility and connectivity throughout the Township.



STAKEHOLDERS

- Community
- LANTA
- Regional trail groups

PRIORITY
Medium

TIMELINE
Short-Term



KEY ACTIONS

1. Develop a written Active Transportation Plan
 - Inventory and evaluate bike/ped networks
 - Consider multimodal and transit accessibility
 - Consider accessible/safe routes to school
 - Involve regional trail planning and connectivity efforts
 - Prioritize sidewalk deferral call-ins



FUNDING SOURCES

- PennDOT
- PA DCNR
- PA WalkWorks Program



MEASUREMENT OF SUCCESS

- Adoption of plan
- Increased mileage of continuous bike/ped networks
- New policies adopted

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Implementation – A2

Advisory Committee/Subcommittee Evaluation



KEY GOALS

Evaluate all Advisory boards, committees, commissions, councils, subcommittees to prevent overlap of duties and responsibilities and to identify enhanced efficiency where applicable.



KEY ACTIONS

1. Review mission, goals, and by-laws of each sub-committee
2. Review recent sub-committee agendas and member attendance



STAKEHOLDERS

- Board of Commissioners
- Parks & Recreation Dept.
- Community Development Dept.



FUNDING SOURCES

- N/A



MEASUREMENT OF SUCCESS

- Completed evaluation
- Final decision made by Board of Commissioners

PRIORITY

High

TIMELINE

Short-Term



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Implementation – A3

AGRICULTURAL PRESERVATION PLAN



KEY GOALS

Preserve agricultural lands and culture in the Township.



STAKEHOLDERS

- Penn State Extension
- Lehigh County Farmland Preservation Board
- Landowners/Farmers

PRIORITY
Medium

TIMELINE
Short-Term



KEY ACTIONS

1. Develop a written plan identifying farmland preservation strategies
2. Revise Township ordinances to ensure they support the normal operations of agricultural users
3. Provide education and outreach materials to farming and non-farming residents about the importance of farming to the Township
4. Update regulations in response to changes in agriculture
5. Advise farm owners of the benefits of Lehigh County Agricultural Security Areas



FUNDING SOURCES

- Lehigh County Farmland Preservation Program
- USDA Natural Resource Conservation Service (NRCS)
- Penn State Extension



MEASUREMENT OF SUCCESS

- Adoption of an Agricultural Preservation Plan
- Agricultural land preserved
- Number of landowners/farmers engaged

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Implementation – B1

BROADBAND INFRASTRUCTURE



KEY GOALS

Increase access to high-speed (5G) internet

Provide more opportunity for infrastructure improvements while maintaining compliance with current laws/regulations



STAKEHOLDERS

- Community Development Dept.
- Service Providers
- Cable/Fiber Optic Companies

PRIORITY
Medium

TIMELINE
Medium-Term



KEY ACTIONS

1. Inventory where high-speed internet (5G) is available and explore opportunities to increase access
2. Work with service providers to better understand legal offerings/partnerships
 - Review State/Federal Laws and Guidelines
 - Inventory available service providers
 - Consider opportunities for incentives
3. Examine/update Township regulations to ensure shorter review periods in order to keep up with technological advancements



FUNDING SOURCES

- PA DCED
- Federal Programs



MEASUREMENT OF SUCCESS

- Increase in high-speed (5G) service areas

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Implementation – C1

CAPITAL IMPROVEMENTS PLAN



KEY GOALS

Establish an efficient process to make budgeting decisions for all capital improvements regardless of Township Department.



KEY ACTIONS

1. Consolidate existing Capital Expenditure Plans into a unified Capital Improvements Plan
2. Develop long term funding strategies and leverage grant funding where available.



STAKEHOLDERS

- Board of Commissioners
- Township Departments



FUNDING SOURCES

- N/A



MEASUREMENT OF SUCCESS

- Adoption of a Township-wide Capital Improvements Plan (CIP)
- Continued utilization of CIP annually in the decision-making process

PRIORITY

High

TIMELINE

Short-Term



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Implementation – H1

HAZARD MITIGATION PLANNING



KEY GOALS

Coordinate hazard mitigation planning between Township departments and related regional entities



STAKEHOLDERS

- Office of EMS
- Public Safety Commission
- Police/Fire/EMS
- Regional Planning Partners

PRIORITY

Medium

TIMELINE

Short-Term



KEY ACTIONS

1. Provide annual updates to the Township's annex of the Lehigh Valley Hazard Mitigation Plan.
2. Incorporate information from the Lehigh Valley Hazard Mitigation Plan into the Township's Emergency Operations Plan
3. Reconcile the annex and t confirm that actionable items in the annex of the Township and the overall regional mitigation plan are achievable.



FUNDING SOURCES

- N/A



MEASUREMENT OF SUCCESS

- Timeline for periodic updates
- Completed Township annex according to timeline

November 8, 2022

Implementation – H2

HISTORIC PRESERVATION PLAN



KEY GOALS

Preserve the historic buildings, structures, and places in the Township



STAKEHOLDERS

- Pennsylvania Historical & Museum Commission
- Lehigh County Historical Society
- Trexler Trust
- Landowners/Businesses
- Nonprofits

PRIORITY

Medium

TIMELINE

Short-Term



KEY ACTIONS

1. Develop a written Historic Preservation Plan
 - Inventory and evaluate historic sites and structures
 - Establish preservation mechanisms
 - Develop strategies to encourage adaptive reuse



FUNDING SOURCES

- PA DCED
- PHMC
- Private Foundations



MEASUREMENT OF SUCCESS

- Adoption of plan
- Ordinances adopted
- Number of historic structures preserved



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Implementation – H3

HOUSING POLICIES



KEY GOALS

Ensure all housing types are provided to meet the needs of current and future residents

Increase access to low-maintenance living options



STAKEHOLDERS

- Community Development Dept.
- Planning Commission
- LVPC

PRIORITY

Low

TIMELINE

Medium-Term



KEY ACTIONS

1. Develop incentive programs and flexible regulations to encourage different housing options

- Affordable Housing
- Accessory Dwelling Units
- Cluster Housing
- “Missing Middle” Housing Types
- Office-Residential Conversions

2. Review and amend zoning ordinance to ensure all types of housing needs are provided



FUNDING SOURCES

- Township Budget
- PA DCED
- HUD



MEASUREMENT OF SUCCESS

- Increase in new housing types constructed, adapted, or redeveloped

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Implementation – I1

INFRASTRUCTURE EVALUATION



KEY GOALS

Evaluate municipal services and utilities to help guide future refinements and expansions to municipal functions



STAKEHOLDERS

- Public Works Dept.
- Lehigh County Authority (LCA)

PRIORITY

High

TIMELINE

Short-Term



KEY ACTIONS

1. Develop measures and benchmarks for municipal services and utilities
2. Create incentives for developers to extend utility systems
3. Explore alternative energy potential in the Township (solar, wind, geothermal, etc.)
4. Conduct analysis of users per foot to determine optimal revenue stream to cover future maintenance
5. Review current ordinances and guidelines for alternative energy
6. Leverage daily operations to expand infrastructure data



FUNDING SOURCES

- PA DCED
- PA DEP



MEASUREMENT OF SUCCESS

- Completion of evaluation report

November 8, 2022

Implementation – L1

LANDSCAPE PLAN



KEY GOALS

Preserve and enhance landscapes that help define the sense of place that differentiates South Whitehall from other municipalities



STAKEHOLDERS

- PHMC
- PA DCNR
- Community Development Dept.
- Planning Commission
- Community/Landowners
- Nonprofits

PRIORITY
Medium

TIMELINE
Medium-Term



KEY ACTIONS

1. Develop planning area-based design guidelines
2. Consider adopting overlay zoning districts over existing villages for the purpose of preserving and enhancing the unique character found there
3. Consider the creation of a Jordan Creek Greenway Cultural District



FUNDING SOURCES

- PA DCNR
- PA DCED
- PHMC
- Private Foundations



MEASUREMENT OF SUCCESS

- Completed plan
- Acres/sites preserved
- Adoption of ordinances/zoning updates



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Implementation – 01

OPEN SPACE PLAN



KEY GOALS

Develop a process to preserve open space within the Township



STAKEHOLDERS

- Board of Commissioners
- Planning Commission
- Environmental Advisory Council
- Community Development Dept.
- Parks & Recreation Dept.
- Wildlands Conservancy

PRIORITY
Medium

TIMELINE
Short-Term



KEY ACTIONS

1. Develop a written plan for open space preservation
 - Identify and prioritize resources to be protected
 - Identify active vs passive open space.
 - Evaluate scenic viewsheds
 - Develop a preservation toolbox
2. Identify and evaluate funding sources and consider new funding options (Open Space Fees, TDR Program, EIT/Tax-based)



FUNDING SOURCES

- PA DCNR
- PA DCED
- Township Budget
- Recreation Fees



MEASUREMENT OF SUCCESS

- Completed plan
- Funding secured
- Acres preserved

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Implementation – 02

OFFICIAL MAP UPDATES



KEY GOALS

Update Township Official Map to identify and prioritize goals and recommendations from the Comprehensive Plan



STAKEHOLDERS

- Board of Commissioners
- Planning Commission
- Community Development Dept.

PRIORITY
High

TIMELINE
Short-Term



KEY ACTIONS

1. Identify and incorporate new/updated elements
 - Historic/important structures
 - Resource protection priorities
 - Facility/Park/Open Space goals
 - Transportation infrastructure
2. Educate the public
3. Prepare map, ordinance, and public notice
4. Work with developments to ensure implementation



FUNDING SOURCES

- Township Budget
- Mini-grants



MEASUREMENT OF SUCCESS

- Adoption of Official Map

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Implementation – P1

PARKS, RECREATION, OPEN SPACE, & TRAILS (PROT) PLAN



KEY GOALS

Implement the goals and recommendations of the PROT Plan



STAKEHOLDERS

- Board of Commissioners
- Parks and Recreation Dept.
- Public Works Dept.
- Parks and Recreation Board

PRIORITY

Low

TIMELINE

Long-Term



KEY ACTIONS

1. Increase recreation fees based on plan recommendations
2. Upgrade park facilities to meet National Recreation and Park Association (NRPA) guidelines
3. Pursue cooperative agreements with Parkland School District to share facilities/programming where appropriate



FUNDING SOURCES

- Township Budget
- PA DCNR



MEASUREMENT OF SUCCESS

- Number of recommendations implemented

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Implementation – P2

PUBLIC SAFETY PLAN



KEY GOALS

Develop mechanism to periodically evaluate current and future public safety needs of South Whitehall Township



STAKEHOLDERS

- Board of Commissioners
- Public Safety Commission
- Police Dept.
- Office of EMS
- Regional Fire Depts.



KEY ACTIONS

1. Utilize independent third party to evaluate Fire/EMS services areas
2. Inventory, maintain, and repair equipment
3. Identify partnerships and increase volunteerism



FUNDING SOURCES

- Township Budget
- FEMA



MEASUREMENT OF SUCCESS

- Public satisfaction of service
- Officer recruitment/retention

PRIORITY

High

TIMELINE

Short-Term



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Implementation – R1

REGIONAL COORDINATION



KEY GOALS

Work with regional agencies and neighboring municipalities to coordinate and share services where feasible



STAKEHOLDERS

- Board of Commissioners
- Planning Commission
- Multiple Departments



KEY ACTIONS

1. Evaluate multi-municipal planning partners
2. Investigate a regional watershed plan
3. Investigate a regional traffic safety plan



FUNDING SOURCES

- N/A



MEASUREMENT OF SUCCESS

- Number of plans created/implemented

PRIORITY

Medium

TIMELINE

Medium-Term



November 8, 2022

Implementation – R2

REEXAMINATION REPORT



KEY GOALS

Periodically reexamine the Comprehensive Plan to identify progress, major problems, significant changes, and areas requiring revision or adjustments



STAKEHOLDERS

- Board of Commissioners
- Planning Commission
- Community Development Dept.

PRIORITY
Medium

TIMELINE
Short-Term



KEY ACTIONS

1. Develop consistent guidelines and/or questions for re-examination
2. Determine frequency of reexamination



FUNDING SOURCES

- Township Budget



MEASUREMENT OF SUCCESS

- Adoption of reexamination process
- Number of reexamination reports completed



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Implementation – R3

RESOURCE PROTECTION ORDINANCES



KEY GOALS

Develop ordinances to help protect the Township's most valuable resources



STAKEHOLDERS

- Board of Commissioners
- Planning Commission
- Community Development Dept.
- LVPC

PRIORITY

Low

TIMELINE

Long-Term



KEY ACTIONS

1. Review existing ordinances to evaluate their ability to preserve natural resources
2. Review/evaluate LVPC model ordinances
3. Develop a steep slopes ordinance
4. Develop a riparian buffer ordinance



FUNDING SOURCES

- Township Budget
- Mini-grants



MEASUREMENT OF SUCCESS

- Number of ordinances adopted

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Implementation – S1

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) UPDATES



KEY GOALS

Update the SALDO to implement goals and be consistent with the Comprehensive Plan.



KEY ACTIONS

1. Develop design standards as part of the SALDO
2. Re-evaluate lighting standards to current Backlight, Uplight, and Glare (BUG) standards
3. Modernize SALDO to be consistent with development practice.



STAKEHOLDERS

- Board of Commissioners
- Planning Commission
- Community Development Dept.



FUNDING SOURCES

- Township Budget



MEASUREMENT OF SUCCESS

- Number of ordinances updated or added

PRIORITY
Medium

TIMELINE
Short-Term



November 8, 2022

swt

Implementation – S2

SEWER PLAN (ACT 537)



KEY GOALS

Develop and updated Act 537 Sewer Plan to be consistent with the Comprehensive Plan and PA DEP requirements



STAKEHOLDERS

- Board of Commissioners
- Public Works Dept.
- Community Development Dept
- Lehigh County Authority

PRIORITY
Medium

TIMELINE
Short-Term



KEY ACTIONS

1. Evaluate areas with aging septic systems and develop management/mitigation efforts
2. Evaluate Growth Areas to ensure adherence to future land use plan
3. Examine existing system capacity
4. Update GIS data to include septic information



FUNDING SOURCES

- Township Budget
- PA DEP
- PA DCED



MEASUREMENT OF SUCCESS

- Adoption of plan
- Dissolution of Sewer Authority

November 8, 2022

swt

Implementation – S3

SOLID WASTE



KEY GOALS

Improve SWT waste collection and recycling processes



KEY ACTIONS

1. Evaluate municipal solid waste/recycling contract
2. Investigate opportunities for local/regional composting
3. Develop a mechanism to divert waste material from waste streams



STAKEHOLDERS

- Board of Commissioners
- Environmental Advisory Council
- Public Works Dept.
- Finance Dept.



FUNDING SOURCES

- Township Budget
- PA DEP



MEASUREMENT OF SUCCESS

- Number of new programs created
- Budget savings

PRIORITY

Medium

TIMELINE

Short-Term



November 8, 2022

swt

Implementation – S4

STORMWATER MANAGEMENT PLAN (ACT 167)



KEY GOALS

Develop a plan to address stormwater in the Township



STAKEHOLDERS

- Board of Commissioners
- Planning Commission
- Public Works Dept.
- Community Development Dept.
- LVPC
- Environmental Groups

PRIORITY
Medium

TIMELINE
Short-Term



KEY ACTIONS

1. Develop a Township-wide stormwater management plan
 - Consider green infrastructure efforts
 - Evaluate future maintenance costs/funding sources
2. Investigate watershed plans for Jordan Creek, Coplay Creek, and Little Lehigh Creek watersheds



FUNDING SOURCES

- PA DEP
- PA DCNR
- Stormwater Fees



MEASUREMENT OF SUCCESS

- Adoption of plan



November 8, 2022

Implementation – T1

TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM



KEY GOALS

Preserve open space by clustering development and minimizing land used for development

Improve opportunities for infill and redevelopment



STAKEHOLDERS

- Board of Commissioners
- Planning Commission
- Community Development Dept.
- Landowners

PRIORITY

Medium

TIMELINE

Medium-Term



KEY ACTIONS

1. Complete a TDR Program Feasibility Study
 - Identify Sending and Receiving Areas
 - Evaluate density transfers on micro (site-specific) and macro (Township-wide) scales
2. Strengthen cluster incentives
3. Allow density credits to be applied to adaptive reuse of non-residential buildings where appropriate



FUNDING SOURCES

- Township Budget
- PA DCED
- Mini-grants



MEASUREMENT OF SUCCESS

- Completion of Feasibility Study
- Increase in acres of preserved open space
- Increase in number of cluster developments
- Increase in new development types (e.g., farmettes)

November 8, 2022

Implementation – T2

TRAFFIC SAFETY PLAN



KEY GOALS

Improve traffic safety conditions and high crash areas



STAKEHOLDERS

- Board of Commissioners
- Police Department
- Public Works Dept.
- Community Development Dept.
- PennDOT
- LVPC/LVTS
- Neighboring Municipalities

PRIORITY
High

TIMELINE
Short-Term



KEY ACTIONS

1. Create a Township-wide (or multi-municipal) traffic safety plan
 - Identify hazard areas
 - Incorporate parameters into transportation model
 - Develop mitigation strategies



FUNDING SOURCES

- PennDOT
- LVPC/LVTS/LTAP



MEASUREMENT OF SUCCESS

- Adoption of plan
- Reduction in crash fatalities
- Number of safety improvements

November 8, 2022

Implementation – T3

TRANSPORTATION PLAN



KEY GOALS

Evaluate current and future transportation network to absorb future growth



STAKEHOLDERS

- Board of Commissioners
- Public Works Dept.
- Community Development Dept.
- PennDOT
- LVPC/LVTS

PRIORITY

High

TIMELINE

Short-Term



KEY ACTIONS

1. Develop a written Active Transportation Plan
 - Evaluate functional road classifications and update as needed
 - Identify and evaluate appropriate truck routes
2. Update the Road Maintenance Plan
 - Include ancillary infrastructure (curbing, drainage, etc.)
 - Coordinate with Capital Improvements Plan
3. Investigate the feasibility of an Act 209 Transportation Impact Fee
4. Adopt a Traffic Calming Policy
5. Prioritize transportation improvements to be incorporated with the Long-Range Transportation Plan/TIP



FUNDING SOURCES

- PennDOT
- LVPC/LVTS
- Township Budget



MEASUREMENT OF SUCCESS

- Adoption of plan
- New policies/ordinances adopted

November 8, 2022

Implementation – Z1

ZONING UPDATES



KEY GOALS

Update Township zoning ordinance to be consistent with the comprehensive plan/land use plan



STAKEHOLDERS

- Board of Commissioners
- Planning Commission
- Community Development Dept.
- Public Works Dept.

PRIORITY

High

TIMELINE

Short-Term



KEY ACTIONS

1. Review and update zoning districts where appropriate based on the land use plan
2. Integrate Place Types with appropriate zoning district updates
3. Utilize transportation and economic impact models to identify development potential



FUNDING SOURCES

- PA DCED
- Township Budget



MEASUREMENT OF SUCCESS

- Zoning districts updated



November 8, 2022

swt

Draft Plan Review