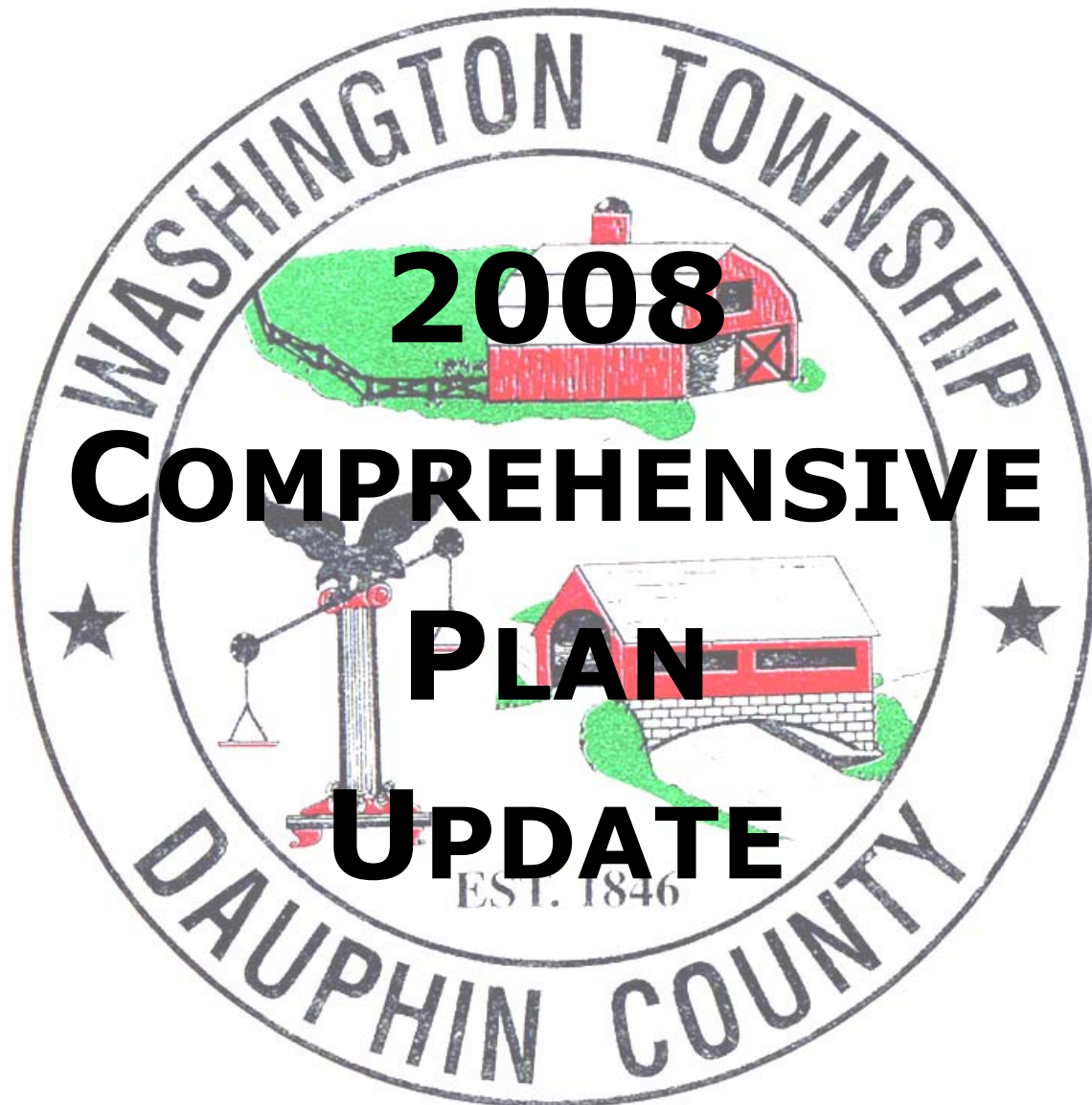


WASHINGTON TOWNSHIP



2008 COMPREHENSIVE PLAN UPDATE

**THIS PLAN WAS FUNDED WITH A
COMMUNITY DEVELOPMENT BLOCK GRANT
THROUGH THE DAUPHIN COUNTY OFFICE OF
COMMUNITY & ECONOMIC DEVELOPMENT**

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THE PLANNERS, TREVOR ZAHNISER AND TINA FACKLER, WISH TO THANK THESE VOLUNTEER MEMBERS FOR THEIR EFFORTS OVER THE PAST YEARS IN ABLY CONTRIBUTING TO COMPILING THIS COMPREHENSIVE PLAN UPDATE, WHICH WILL GUIDE THE TOWNSHIP OVER THE NEXT DECADE. THEIR THOUGHTFUL INPUT AND WILLINGNESS TO LOOK AT ALTERNATIVES FOR THE MANY DECISIONS MADE ALONG THE WAY HAS RESULTED IN A COMPREHENSIVE PLAN UPDATE THAT WILL QUITE DIRECTLY REPRESENT THE VIEWS OF WASHINGTON TOWNSHIP'S RESIDENTS.

WE WOULD ALSO BE REMISS IF DONNA SITLINGER, TOWNSHIP SECRETARY/TREASURER, WERE NOT RECOGNIZED FOR HER PROMPT, ACCURATE AND COMPLETE RESPONSES TO THE MANY REQUESTS MADE OF HER FOR INFORMATION AND ASSISTANCE.

INTRODUCTION

In commissioning this Comprehensive Plan Update, the Board of Supervisors has confirmed its recognition of the importance of an overall approach to guiding future development within the Township's corporate limits, as well as the effects of their actions on their neighboring municipalities. This planning effort is legitimized and encouraged by the PA Municipalities Planning Code (MPC), Act 247, as amended. This state enabling legislation creates the authority for local municipalities to undertake such plans. The MPC outlines general guidelines and specific administrative and procedural requirements that municipalities must follow in developing and implementing comprehensive plans.

Such plans have been upheld by state and federal courts when the provisions of the MPC have been followed in researching, compiling, and bringing the recommendations to fruition. The zoning ordinance and associated map are the primary tools used by municipalities to promote the health, safety and general welfare of its citizens. This code is normally supplemented by subdivision and land development ordinances and building, housing and other codes.

COMPREHENSIVE PLAN PURPOSE

The Comprehensive Plan is an official statement of the Township which sets forth its policies on desirable future development and how it is to occur. It is intended to organize, prioritize and coordinate the ideas, land uses, facilities, infrastructure, services, and environmental elements which comprise the Township as a whole. Thus, the term "Comprehensive" defines the Plan.

Realizing this vision of the future entails four basic activities:

1. Understanding the local and regional issues that concern all stakeholders: residents, businesses, elected officials, and others.
2. Creating a physical landscape and overall character that is the desired objective.
3. Responding to public needs and regional economic demands on the community's resources and planning for dynamic change.
4. Providing a framework for implementation of the planning initiatives.

This Plan has been researched and developed to serve several important purposes. Primarily, it assists local officials in administering the Township's land use planning function. Many maps have been prepared to point up the Township's restrictions on, and opportunities for, its future growth. The extensive research undertaken has been condensed to concise chapters that focus on those aspects of the existing conditions and potential future outcomes most relevant to the implementation process.

HISTORICAL DEVELOPMENT PERSPECTIVE

The 1983 Comprehensive Plan by Yule, Jordan Associates gave a good account of the Township's recent history to the point when the entire country suffered through a recession. It predicted that if the economy improved the Township would see the majority of its growth along the Rt. 209 corridor, which is what has occurred.

Since the early 1980s, the Township has experienced moderate and consistent growth. The number of farms land acres has decreased; however, increased productivity has negated any loss in revenues. Commerce and industry have grown slightly and the rate of residential development growth has been steady and slow.

COMMUNITY DEVELOPMENT GOALS

Some version of the goals outlined by Yule, Jordan in 1983 can be found in nearly any comprehensive plan, because they represent the basic precepts upon which Pennsylvania local government is based. They are statements so phrased that they require the Township to be proactive in attaining them.

Washington Township residents value their rural setting. The absence of the fast pace of urban centers is also seen as a plus. Maintaining the following goals below would insure that this lifestyle would be protected.

1. Maintain the best possible health, environmental and recreational conditions for the benefit of all residents.
2. Insure housing opportunities exist by permitting the development of adequate, safe, and aesthetically pleasing homes.
3. Encourage commercial, industrial, and agricultural continuance and growth that is compatible with its surroundings established to service local need for jobs and enable economic growth.
4. Limit growth and development non-compatible with the region's agricultural setting with regulatory protections for the Township's social and cultural character.

STUDY AND PLAN ORGANIZATION

The basic studies undertaken for this Comprehensive Plan examined three characteristics of the Township: natural features, built environment and resident socioeconomic and demographic data. Data from numerous sources has been culled and coalesced to form a complete assessment of the status of Washington Township.

The Implementation Strategies, or Action Plan, is based upon the basic studies analysis of all existing conditions, Township and stakeholder preferences, growth potential and limitations, and consultant

experience. This section of the Plan will take the form of a matrix of specific actions, who is responsible for completing them, when they are to occur, and if they have any budgetary impact.

A Future Land Use Map will be developed to guide development, which may require revision of the Zoning Map and Ordinances.

RELATIONSHIP TO ADJACENT MUNICIPALITIES

Washington Township surrounds the Borough of Elizabethville and is surrounded by the Townships of Jackson, Lykens, Mifflin, Upper Paxton and Wiconisco. The Dauphin County Comprehensive Plan 2005 draft lists only two of these six as having comprehensive plans. Notwithstanding this, the land uses of each municipality at the common boundary are similar.

The surrounding Townships are rural in nature, mirroring Washington's agricultural predominance with the exception of Jackson, where Berry Mountain forms the boundary and Wiconisco, where the Game Lands and commercial and residential uses continue along Rt. 209 and form the Township's eastern boundary. Elizabethville is the central hub for goods and services and Washington Township's growth has primarily emanated from the Borough and Rt. 209.

The Implementation Plan arising out of this planning process respects the congruency of its land uses with that of its neighbors.

PART I – BACKGROUND PROFILES

NATURAL RESOURCES

CLIMATE

Pennsylvania has a continental climate that is characterized by wide fluctuations in seasonal temperatures, with prevailing winds from the west. The frost-free period lasts the longest in the southeast, the Ohio valley, and the Erie lowlands. Higher areas are free of frost from three to five months a year. *Source: Encyclopædia Britannica Premium Service <http://www.britannica.com/eb/article-78278>*

Weather elements, such as precipitation, temperature, wind direction and speed, relative humidity and sunshine, affect the Township. The area averages 46 inches of precipitation each year, which includes a 30 inch average snowfall. The mean annual snow cover period of one inch or more is 50 days. Average wind speed is 10 mph. The mean monthly relative humidity rate for January, April, July and October is 68 percent. Average annual sunshine is around 2,500 hours.

GEOLOGY

Geology affects several factors that need to be considered prior to any development: on-lot sewage disposal, drainage, and construction cost. Dauphin County contains two physiographic provinces – the Ridge and Valley and the Piedmont. The entire northern half of the County is in the Ridge and Valley province, which is composed mostly of sandstones and shales. It was formed as a result of two continents colliding and causing faulting and folding to occur in the Appalachian basin.

The geology of the Washington Township was formed during the Mississippian Period of the Paleozoic Era, 320 million years ago. Two sedimentary formations make up the entire geologic character of the Township – Pocono and Mauch Chunk.

The Pocono Formation is found exclusively on Berry Mountain. It is composed of sandstones, siltstones and shale that is highly resistant to weathering. The materials are used for riprap, road materials and building stone. It exhibits adequate surface drainage and is productive in obtaining groundwater. Well yields within this formation range between 20-90 GPM.

A few acres of the Pottsville Formation are found at the eastern boundary of the Township at the base of Short Mountain. The Pottsville Formation is characterized by conglomerate sandstone, gray shale, siltstone, limestone coal and underclay, which have various building uses. It forms crests and flanks of ridges and other topographic breaks and is a transitional formation between the Catskill and Mauch Chunk formations in Wiconisco. Well yields within this formation range between 50-100 GPM.

A thin sliver of the Spechty Kopf Formation is found at the extreme southern boundary of the Township on Berry Mountain. It is fine to medium grained, light to olive gray, sandstone, with interbeds of olive-gray shale and siltstone and may contain minor thin coal and coalified plant fragments. This formation is an adequate source for domestic water and is quarried for crushed stone and aggregate for road construction, riprap, and fill. It possesses good surface drainage and moderate to low porosity.

The remainder of the Township is underlain by the Mauch Chunk Formation, characterized by shale, claystone, sandstone, and shalestone that are moderately resistant to weathering. The sandstone areas serve as the greatest sources for groundwater and the shale is a good raw material for brick. Well yields within this formation range between 20-90 GPM.

SOILS

The Township is made up of only two primary soils associations: Dekalb-Lehew and Calvin-Lech Kill-Klinesville. They are 28% and 30% of the soils in the County, respectively.

The Dekalb-Lehew Association is found primarily on steeply-sloped areas. The entire southern Township boundary of Berry Mountain is made up of Dekalb-Lehew, generally up to Rt. 209.

It is characterized as moderately well-drained, and gently sloping to very steep channery sandy loam to channery loam with a very stony surface layer. These soils have severe limitations to on-lot septic systems and homes with basements, since they have a depth to bedrock of only 2-3 $\frac{1}{2}$ feet, as well as a steeper slope. It is poorly suited for cropland, but well suited to woodlands with a majority of the trees growing on it being oak varieties.

The Calvin-Lech Kill-Klinesville Association makes up the remaining area of the Township and is deep to shallow, predominantly well-drained and gently sloping with a shaly silt loam subsoil. It is normally located in upland areas between mountains and is good for the cultivation of crops. These soils also have severe limitations to on-lot septic systems and homes with basements, since they have a depth to bedrock of only 2-3 $\frac{1}{2}$ feet.

IMPORTANT FARMLANDS

Prime farmland and farmland of statewide importance (Class I, II, & III) exist in abundance in Washington Township. Virtually the entire Township with the exception of the north slope of Berry Mountain is important farmland and all of the area west of the Wiconisco Creek's first northern meander contains prime agricultural soil. This is evidenced by the fact that approximately $\frac{3}{4}$ of the Township's land is subject either to an Agricultural Easement or is registered as an Agricultural Security farm.

WATERSHEDS

The entire Township is located in the Wiconisco Creek watershed. It is considered part of the Lower Central Susquehanna River Sub-Basin 6. The Wiconisco is fed by numerous unnamed tributaries as it meanders its way from east to west through the Township. Two large tributaries, the Little Wiconisco and an unnamed one, both to the north, are the only ones of significance. Wiconisco Creek is classified as a Warm Water Fishery.

FLOODPLAINS & WETLANDS

Floodplains are continuous along the Wiconisco Creek and several wetlands of size are dotted along its banks. It drains the forested slopes of the Berry (south) and Mahantango (north) Mountains, small, forested parcels along its banks and a significant amount of farmland, much of which is permanently preserved. *Source: Wiconisco Creek Watershed Study 2005, Dauphin Co. Conservation District*

TOPOGRAPHY

Slopes in excess of 15% involve the majority of the upper slopes southern boundary on Berry Mountain, outcrop areas along the Wiconisco Creek and the western tip of Short Mountain at the Township's eastern boundary. Development of these slopes should be undertaken very cautiously and such land is quite properly left as open space or conservation area.

NATURAL FEATURES

The 1974 Dauphin County Park, Recreation and Open Space Plan identified no unique geologic, botanic or ecologic natural features in Washington Township. A Natural Areas Inventory was undertaken in 2000 by the Tri-County Regional Planning Commission. It, too, found no species of interest or concern or exemplary natural communities in the township.

However, the Township does have a Natural Feature of Statewide Importance and a Top Priority Area in the rock outcrops of the Wiconisco Creek, beginning where it crosses Rt. 225 and continuing to its western border.

SOCIO-ECONOMIC AND DEMOGRAPHIC SYNOPSIS

The Dauphin County Comprehensive Plan 2005 draft, which as of July 11, 2005 is in Draft form as it has not been approved by the appropriate groups or individuals is a primary source for much of the following data. Other data sources cited are the US Census and PA State Data Center.

POPULATION

Table 1

Population Change by Area

Area	1940	1950	1960	1970	1980	1990	2000
Pennsylvania	9,900,180	10,498,012	11,305,093	11,798,876	11,864,904	11,881,643	12,281,054
Dauphin County	177,410	197,784	220,255	223,713	232,317	237,813	251,798
Washington Twp.	978	912	932	1,114	1,734	1,816	2,047

From 1980 until 2000, Washington increased by 18% and Dauphin County gained 8%. These changes are further broken down in the following table. The negative change in the North Section (*defined by Dauphin Co. Planning Commission as all municipalities north of Peters Mountain*) between 1990 and 2000 is largely the result of a disputed population decrease in neighboring Wiconisco Township. Wiconisco Officials argue that the population did not decrease during this period.

Table 2

Percentage Population Change 1980-2000

Area	1980 Population	Change 1980-90	% Change 1980-90	Change 1990-2000	% Change 1990-2000
Dauphin County	232,317	5,498	2.37	13,985	5.88
North Section	25,836	844	3.3	(408)	(1.5)
Washington Twp.	1,734	82	4.7	231	12.7

() = Negative Number.

Between 1940 and 2000, the nationwide average number of persons living in each household dropped from 3.76 to 2.59, a one-third reduction. Two primary factors are the cause of this decline: declining birth rate and increasing number of non-family households and single parent families.

County population is projected by Dauphin County Planning Commission to increase by 5% by 2010 and another 3.4% between 2010 and 2020. Much of this increase will likely occur in the southern suburban townships: Lower Paxton, Susquehanna and Derry, primarily.

Table 3

**Persons Per Household
1950-2000**

Area	1950	1960	1970	1980	1990	2000
United States	3.37	3.33	3.14	2.76	2.63	2.59
Dauphin County	3.15	3.13	2.91	2.58	2.45	2.39
Washington Twp.	n/a	n/a	3.27	3.00	2.82	2.69

The table above shows that the average number of household residents is consistently lower for Dauphin County than the entire nation. Washington is consistently higher than both the County and U.S. average. During the 1950-60 Censuses, this data was not collected in Washington Township or is unavailable.

Table 4

2000 Population Density

Area	2000 Population	Area Sq. Mi.	Persons / Sq. Mi.
Dauphin County	251,798	525.3	479
North Section	26,272	223.5	117.5
Washington Twp,	2,047	18.6	110

Aside from the area surrounding Elizabethville and along Rt. 209, Washington is primarily undeveloped agricultural or vacant land. This indicates that Washington has considerable growth potential and is currently (2005) experiencing a surge in residential development. Population density for all municipalities north of the North Section of Dauphin County is 117.5 persons per square mile, so Washington is very comparable to its neighbors, which includes several Boroughs where density is much higher.

Table 5

2000 Age Distribution

Area	Total Pop.	<5	5-19	20-34	35-44	45-64	65-84	85+	Median Age
Dauphin County--No.	251,798	15,490	51,052	47,832	41,547	59,960	31,601	4,243	37.9
Dauphin County - %	6.2	20.3	19.0	16.5	23.8	12.6	1.7	n/a	n/a
North Section - No.	26,272	1,566	5,308	4,686	4,149	6,317	3,750	496	n/a
North Section - %	n/a	6.0	20.2	17.8	15.8	24.0	14.3	1.9	n/a
Washington - No.	2,047	131	450	368	317	521	221	39	37.4
Washington - %	n/a	6.4	22.0	18.0	15.5	25.5	10.8	1.9	n/a

n/a = not available or applicable.

Implications from the decreasing number of persons per household are that there are presently more students in the schools than will be entering in the near future and that Washington's population is older than Dauphin County's. Without an upturn in residential development and reversal of the birth rate declines over the last 40 years, the trend toward smaller families and fewer people per residence will result in a shrinking number of students in the schools. The Township is over 98% White with the remaining percentages being divided between Black and Asian or a combination of races.

EDUCATION

Table 6

2000 Educational Attainment 25 years & Over

Area	Total Pop.	No School	K-6	7-9	10-12	HS Dipl.	<1 yr. Coll.	1 or More Yrs., No Degree	A.S. or B.S.	M.S. or Prof. School	PhD
Dauphin County	171,783	1,482	1,289	9,272	75,274	64,174	10,545	17,357	36,059	13,878	1,223
North Section	18,030	100	91	1,908	2,748	8,763	960	1,442	2,111	676	18
Washington Twp.	1,367	7	0	148	129	654	81	94	183	71	0

All areas had comparable percentages of HS grads, but Washington had a higher percentage of degrees than the other two, as shown in the following table.

Table 7

Educational Threshold Percentages

Area	Total Pop.	High School Graduates	College Degrees
North Section	18,030	48.6%	15.5%
Washington Twp.	1,367	48	18.5
Wiconisco Twp.	825	52	8

The North Section lost workers between 1990 and 2000, but Washington enjoyed an 11% increase in total workers with Managers and Professionals doubling and Service workers nearly tripling in number.

EMPLOYMENT

Table 8

**1990 Employment by Occupation
16 years and Over**

Area	Total	Male	Female	Mgrs, Prof	Tech. Sales & Admin	Service	Farming, Forestry, Fishing	Precision Prod., Craft & Repair	Operators, Laborers
Dauphin County	120,247	63,695	56,552	32,533	42,153	14,829	1,144	11,836	17,752
North Section	12,807	7,151	5,686	1,919	3,426	1,173	385	2,221	3,684
Washington Twp.	902	545	387	131	230	67	40	123	311

Table 9

**2000 Employment by Occupation
16 years and Over**

Area	Total	Male	Female	Mgrs, Prof	Tech. Sales & Admin	Service	Farming, Forestry, Fishing	Precision Prod., Craft & Repair	Operators, Laborers
Dauphin County	122,805	63,733	59,072	42,833	17,254	35,345	447	9,435	17,491
North Section	12,597	6,919	5,678	3,083	1,627	3,087	92	1,538	3,215
Washington Twp.	1,004	581	423	274	136	193	-	117	284

Washington gained workers in nearly all categories, except Farming and a few in Oper / Laborers, which is somewhat baffling, because of the large number of actual working farms. The total loss of any workers in the Farming, Forestry, and Fishing category is spurious, since many viable farms still exist in the Township. It is locally known that Washington has a large and growing Amish population. Factors such as: the Amish does not participate in the Census, increased mechanization, farm consolidation, out-migration can account for the loss of workers in the Township.

Table 10

Employment Change 1990-2000

Area	1990	2000	% Change
Dauphin County	120,247	122,805	2.1
North Section	12,807	12,597	(1.6)
Washington Twp.	902	1,004	11

Washington had considerable growth, which had to be offset by losses by several other municipalities in the North Section.

Table 11

Employment – Male & Female Percentage

Area	1990		2000		1990 %		2000 %	
	Male	Female	Male	Female	M	W	M	W
Dauphin County	63,695	56,552	63,733	59,072	52.9	47.1	51.9	48.1
North Section	7,151	5,686	6,919	5,678	55.7	44.3	54.9	45.1
Washington Twp.	545	387	581	423	58.5	41.5	57.9	42.1

All three areas saw the percentages of males and females in the workplace make a modest swing to the ladies but Washington had the least positive increase in overall percentage.

Income data is presented in several types of profiles. The Per Capita method simply adds up all of the income generated for any given municipality and divides that total by the number of residents. It is an average figure. Household summaries contain the provisions that all persons in a household may not be related and Family summaries specify that all household members are related by either birth, marriage, or adoption. The Median figure is simply the middle one of any given range. If you have 31 numbers, it is the sixteenth. The income reported in 1990 is actually the income earned in 1989, and so on.

The Median Household Income (MHI) figures do not include one-person households. Between 1980 and 2000, Washington increased its MHI 140 percent to hold equal with both the North Section and County. Washington was right on par with percentage gains of both the County and North Section and actually had the highest MHI dollar total of the three.

INCOME

Table 12

Median Household Income by Municipality 1980-2000

Area	Median Household Income				
	1980	1990	2000	1980-2000	
				Number	Percentage
Dauphin County	17,139	30,985	41,507	24,368	142
North Section	16,192	28,183	39,007	22,815	141
Washington Twp.	18,750	31,250	45,000	26,250	140

During the same 20 year period, Washington's PCI increased 208 percent to \$20,046. Jefferson Township had the greatest percentage increase at 319% and Derry Township had the greatest dollar

increase at \$23,143. Washington was ahead of the County and North Section in percentage gain, but in the middle for dollar amount increase.

Table 13
Per Capita Income by Municipality 1980-2000

Area	Per Capita Income				
	1980	1990	2000	1980-2000	
				Number	Percentage
Dauphin County	7,525	14,890	22,134	14,609	194
North Section	6,191	11,889	18,483	12,292	199
Washington Twp.	6,506	12,684	20,046	13,540	208

Washington's Median Family Income figure was the equal to the other groups during this two decade period at 146 percent gain and showed considerable dollar amount difference with the North Section.

Table 14
Median Family Income by Municipality 1980-2000

Area	Median Family Income				
	1980	1990	2000	1980-2000	
				Number	Percentage
Dauphin County	20,596	37,254	50,974	30,378	147
North Section	18,524	32,051	45,467	26,943	145
Washington Twp.	20,167	34,620	49,659	29,492	146

The following three tables outline comparisons of persons below the poverty level between Dauphin County, the North Section and Washington Township. The Township generally falls below the County and North Section for all three comparisons with the exception of persons between 0 and 17 years of age, where it is the highest. In the 74 years and older category, Washington is mid-way between the County and North Section.

Table 15
Persons Below Poverty Level 1980-2000

Area	1980		1990		2000	
	#	%	#	%	#	%
Dauphin County	22,438	9.9	23,680	10.0	23,706	9.7
North Section	2,075	8.0	1,980	7.4	2,252	8.6
Washington Twp.	109	6.3	124	6.8	168	8.2

In both the Persons and Families below poverty level, the Township is better off than the County and as far below average as the North Section.

Table 16
Families Below Poverty Level – 1980-2000

Area	1980		1990		2000	
	#	%	#	%	#	%
Dauphin County	4,544	7.4	4,593	7.2	4,989	7.5
North Section	411	5.7	370	4.9	491	6.6
Washington Twp.	27	5.4	26	5.0	38	6.3

AGE

Table 17
Ages of Person Below Poverty Level In 2000

Area	Total Population	Below Poverty Level		Number & Percent of Persons							
		Number	Percentage	0 to 17		18-64		65-74		74 & Over	
				#	%	#	%	#	%	#	%
Dauphin County	251,798	23,706	9.4	8,471	3.4	12,878	5.1	1,259	0.5	1,098	0.4
North Section	26,272	2,252	8.6	724	2.8	1,135	4.3	164	0.6	220	0.9
Washington Twp.	2,047	168	8.2	79	3.9	72	3.5	3	0.1	14	0.7

CONSTRUCTION

Commercial and Industrial building has been minimal in the Township for the 18 year period from 1984 through 2001. County-wide, there has been significant activity during this period and even the North Section benefited from a fair portion of the County’s activity. Such activity in the Township was 0.15% of the County’s activity for Commercial development and 0.5% for Industrial development and for the North Section, 7.8% Commercial and 9.3% Industrial.

Table 18
Value of Construction Activity
1984-2001

Area	Commercial Construction	Industrial Construction
Dauphin County	\$1,281,027,153	\$170,100,391
North Section	\$ 24,924,370	\$ 8,462,045
Washington Twp.	\$1,955,000	\$ 790,000

The current Wal-Mart construction will immediately add \$4,650,000 to the Township's commercial base. Outparcels of the Wal-Mart site were submitted in November, 2005, the development of which will easily push the total past \$6 million in commercial construction by the end of 2006.

HOUSING

The residential housing section of the Comprehensive Plan tells us a plethora of information about housing trends, size and age of homes, and housing prices.

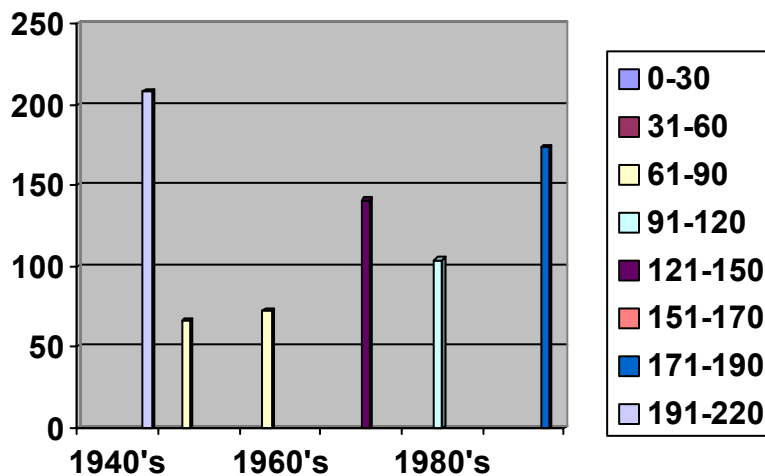
Interesting facts about housing in the Township are:

- Washington Township's available housing stock as well as the current demand is for the addition of single-family detached dwelling units.
- Building permit data from 2000 till 2005 indicate a majority of all new dwelling units were single family detached homes particularly in larger subdivision plans.
- Seven out of every eight housing units in the Township are single family detached homes.
- A quarter of the homes in the Township were built prior to 1939.
- A majority of the housing stock has been built since the 1970's.
- The oldest homes in the Township are primarily farmstead houses scattered throughout the Township.
- Homes in the village area of Loyaltown account for many of the units built between 1940 and 1970.
- On average approximately 139 homes have been built each decade since 1970 with the 1990-2000 decade receiving the most residential growth. On average, just over 14 homes are constructed each year in Washington Township. However, in 2005 a large subdivision plan was locally approved, therefore years 2005 and 2006 as many as 50-60 new units may be constructed.
- Available housing within the Township is very low. New residents are most likely to build a new home because of the lack of available housing.
- Overall, housing conditions are considered good and the housing stock is generally well-maintained.
- Property maintenance codes are enforced. The Township reports that there are more permits issued for maintenance improvements than actual housing rehabilitation work.

Table 19

Housing Data	Number	Percent
Total Housing Units	787	100%
Owner Occupied dwelling units	543	89%
Renter Occupied	64	11%
Vacant Units	30	4%
Median Dwelling Unit Value	\$100,600	
Median Mortgage Payment	\$988	
Median Rent Payment	\$432	
Dwelling Unit Age		100%
1990-2000	174	23%
1980-1989	104	14%
1970-1979	141	18%
1960-1969	73	10%
1940-1959	67	9%
1939 & earlier	208	26%
Average household size (persons / household)	2.70 persons	
Dwelling Unit Type		
Single Family Detached Dwellings	678	86%
Mobile Home Dwellings	63	8%

**Housing Development Chart
1940's - 2000**



Until the 1990's, residential development within the Township has been increasing slowly but steadily.

SUMMARY

- Washington Township has held its own, or maintained a comparable relationship, with most of its neighbors in most population categories and has the opportunity to realize a fair degree of growth in the coming years.
- Income levels for individuals, families, and households have been on a par with or above the ranges of the other groupings chosen for comparison.
- The upcoming Wal-Mart will provide a big boost in Commercial Construction, eclipsing by three times the Township's total development for the 18 year period used for comparison.
- Since the 1940's the rate of construction for housing units has been slightly increasing each year in the Township. As of recent, the rate of construction for new housing unit will begin to rise.

HISTORIC AND CULTURAL RESOURCES

THE EARLY YEARS

The first local people in our area were once nomadic with tribes consisting of hunter-gatherers who started out by moving from one area to another in search of land that could produce enough game and gathered foods to support the tribe.

There are differing points of view as to the time frame when the first Indians settled in this area. Some believe that the Paleo-Indians were here 10,000 to 12,000 years ago. However, some local archeology evidence suggests that these Indians may have been here much longer than that.

What are now Armstrong Valley, Powell's Valley and Small Valley became the final destination of this huge migratory movement, but remember that many other dissenting factions broke from the main group earlier, settling in the Plains and Southwest. This made the original migrating group much smaller when it reached the final destination of these valleys in which we now call home.

It is said that the population of Indians inhabiting this area even exceeded the population we have here today. Imagine that. This area turned into a huge, sprawling Indian city that stretched from the eastern shore of the Susquehanna River into the surrounding valleys. Again, these tribes split and resided in separate factions. Many problems occurred among these factions, and war was commonplace and almost ongoing. Even with the wars, most decided to stay here after the migration and fight for the rich land they called home.

Through the years, the weakened Indian tribes moved south and west, as the most powerful tribes remained here. These tribes grew and developed into large Indian nations. We know them now as the Eastern Woodland Indians.

Around the mid-1300s, the North American Native Nations was formed. It was also known as the Five Nations Confederacy. The Mohawk, Oneida, Onondaga, Cayuga and Seneca tribes were the original members of this confederacy. They met in a huge council every 5 years to make sure they were all in agreement with the terms of the alliance. This alliance formed into what we now know as the Iroquois Nation. Many other Indian nations also fell under the protection of the main confederacy, and peace was beginning to get a foothold in the Indian's life.

The earliest Susquehannocks may have been here as early as 1000 A.D., but they are latecomers compared to how long this area was occupied with other various Indian tribes and nations. The Susquehannock civilization may have reached its peak in the years 1400 to 1500 A. D. The name

Susquehannock comes from the word "*Sasquesahanough*." Interpreted, it means "People of the Muddy River."

The Susquehannocks were considered giants, especially in the eyes of the European explorers. The average height of the male adult Susquehannock Indian was between 6 feet, 2 inches and 7 feet, 2 inches tall. But there have been skeletal specimens of Susquehannocks found that have measured over 8 feet, 2 inches in height. The European explorers must have been overwhelmed at their size, as they averaged in size from only 4 feet to 5 feet, 3 inches in height. In other words, in some cases the Susquehannocks were actually more than twice the size of the early explorers.

As the European settlers moved into the area, the Susquehannocks made alliances to trade with them. They first befriended the French by 1615, and then the English around 1625, and the Dutch by 1630. The Susquehannocks were the only tribe to establish and maintain trading with all three of these competing European peoples. They traded various farmed foods and other items, but their main trading commodity was beaver skins and fur.

Although they were armed with European-made guns, the Susquehannocks soon ran into severe shortages of ammunition. The traders and settlers remained neutral and would not supply them with the needed ammunition. The wars escalated in 1658, and now the entire Iroquoian Confederation was warring with the Susquehannocks.

The Susquehannocks held their ground; however, they soon came up against an enemy for which they had no defense. In 1661, a smallpox epidemic radically reduced their numbers. The Susquehannocks did not have an effective immune system to continue to fight off the diseases brought by the Europeans.

By 1669, the Susquehannock tribe had dwindled down to approximately 300 warriors, as smallpox continued to take its toll. The Susquehannock chiefs realized that they could not fight both the disease and the Iroquois. They sent a high-ranking ambassador to go to the Iroquois to negotiate a peace agreement. The Iroquois, in response to this gesture, tortured and killed the ambassador.

The Susquehannocks finally were defeated in 1675 and the remaining members of the tribe surrendered. Those who were not killed outright were forced to scatter and settle among the Oneida and even the Mohawk tribes. They became members of what was known as the "Covenant Chain."

The excerpts above were taken from an article compiled from "History, Manners and Customs of the Indian Nations" by John Heckewelder, Pennsylvania State Library, and "Everyday Life Among the Indians," by Cindy Moulton. It was published in the Upper Dauphin Sentinel during the fall of 2005.

THE SETTLERS

Andrew Lycon, a Scotch-Irish immigrant, and his family are recorded as the first of many Scotch-Irish settlers in the valley. They came to the valley following Andrew's jail term for being a squatter on Indian lands in the Juniata valley in 1750. They settled on 200 acres on the northern side of the "Wikenniskeu" Creek, where they peacefully improved the property until March 7, 1756, when Indians attacked the settlers in the valley. They escaped over the mountains and remained there until the end of hostilities. Andrew died during this period and his family returned to the settlement, probably around 1764. Jane Lycon, Andrew's wife, was given a patent for the land in 1765. Various sources state the Lycon cabin stood until 1863 on land recently owned by Josiah Hoover. The Ferree's, a historic Lancaster County settler family, later purchased the Lycon property. Ferree remains a name familiar to the residents.

Early settlers found the area almost entirely wooded and quickly went about clearing it for cropland and for security of their homesteads. The rich soil in the Township has maintained the value of farming over the years and it continues to be the Township's largest economic product.

The village of "Benderstoettle," later named Elizabethville after John Bender's wife, was laid out in 1817. It served as the center of what became Washington Township, named for President Washington, in 1846. The 1870 Census reported the Township with 1,255 residents and the 1874 assessor's report indicated 299 properties with a value of \$331,929. Elizabethville was incorporated as a Borough in 1893.

INDUSTRIAL HERITAGE



Coal was discovered in 1825 by Jacob Burd, Sr. and Peter Kimes while scratching a stick in the ground at the foot of Short Mountain.

The 1,600 acre property where coal was discovered in 1825 had been purchased only shortly before the discovery for \$0.25 per acre by Thomas Cope.

Washington also benefited economically from Wiconisco's coal industry by providing workers, supplies, railroad station and other businesses.

The reader is encouraged to read the *Bicentennial Edition of the History of Lykens-Williams Valley*, originally published in 1922 and authored by J. Allen Barrett, from which some of these excerpts have been taken. Also, Dauphin County Historical Atlas of 1875 (Celebration 2000 Edition).

COMMUNITY FACILITIES

The number and quality of the facilities, services and utilities outlined hereafter results from the needs and desires of the residents. These types of community assets vary from area to area and a good measure of the desirability of an area is the quality and quantity of its community facilities. Washington Township has a good variety of quality community facilities available to the residents.

UTILITY SYSTEMS

PUBLIC SEWER

The majority of Washington Township with public sewer is provided through a shared use agreement with Elizabethville. This area of service is generally around the Borough and along Rt. 209 going both east and west of it.

Table 1
Elizabethville Area Authority – Public Sewer

	2001	2005
Permitted Capacity (MGD)	0.273	0.410
Average Daily Flow (MGD)	0.203	0.200
Percentage of Plant Capacity	74	49
Excess Plant Capacity (MGD)	0.07	0.210
* EDUs Available	15	446

Source: Tri-County 2001 Survey & 2005 Operator Interview.

MGD is equal to million of gallons per day.

** Authority's policy is to reserve 15% of capacity.*

The plant was originally permitted for 400,000 GPD, and had a small upgrade since 2001. Known future additions to the plant's daily flow include the Wal-Mart and adjacent residential areas. The homes alone may eventually add up to 100 EDUs. EDU stands for Equivalent Daily Usage and is standardized by the PA Dept. of Environmental Protection as 400 gallons per day for a residence. Usage is determined for other types of facilities based upon the number of fixtures or estimated usage of similar facilities elsewhere. Capacity and collection fees currently amount to \$3,452.00 per year.

The plant is currently operating at less than half of its permitted capacity. However, it is the Authority's position that 15% of total capacity, or 61,500 GPD, will be held in reserve for Borough needs,

unforeseen events and allowing a buffer to address the current infiltration problem. This equates to 154 EDUs, leaving 371 for new users, including the expansions noted above.

The 1994 Act 537 Sewage Facilities Plan has not been updated and no areas of high incidence of on-lot septic system failures had been documented. However, the generally poor soils throughout the Township preclude much expansion of on-lot septic systems.

The Loyaltown Area Authority serves the sanitary sewer needs of the eastern end of the Township. Authority members provided the information in the following table. Tap and usage fees equal \$2,950. There are no expansions planned and the plant is not experiencing any current problems.

Table 2

Loyaltown Area Authority – Public Sewer	
	2005
Permitted Capacity (MGD)	0.05
Average Daily Flow (MGD)	0.03
Percentage of Plant Capacity	60
Excess Plant Capacity (MGD)	40
EDUs Available	100

MGD is equal to one million gallons per day.

A 2002 survey by Tri-County Regional Planning Commission noted that the treatment plant served 96 persons with 43 service connections. The treatment capacity of the plant was listed as 0.036 MGD and average daily treatment was 0.011 MGD, leaving an excess capacity of 0.025 MGD, or 62 EDUs.

PUBLIC WATER

Public water service to the Township is also provided by the Elizabethville Authority. The same expansions are foreseen for water service as for sewer service. No problem areas, such as inadequate pressure or plant operations, are known. A ten percent increase in treatment capacity was instituted between 2001 and 2005. Annual fees of \$1,362.00 are divided between \$435.00 for Capacity and \$927.00 for Distribution costs.

The Authority is planning to establish a looped system east of Elizabethville to Kocher Rd. then south and back to the Borough. This upgrade will provide increased volume for fire protection and increase water quality and maintenance of service during main breaks.

Table 3

Elizabethville Area Authority – Public Water

	2001	2005
Population Served	3,000	3,000
Service Connections	794	850
Treatment Capacity (MGD)	0.505	0.550
Average Daily Treatment Capacity (MGD)	0.157	0.135
Excess Capacity	0.348	0.365

Source: Tri-County 2001/02 Survey & 2005 Operator Interview.

EDUCATIONAL FACILITIES

The Upper Dauphin Area School District (UDA) serves the Townships of Washington, Mifflin, Jefferson and Lykens and the Borough of Lykens. The 2000 Census indicated that Washington Township had 385 students in K-12, increasing to 449 by 2020. School District Officials report that there are currently 1,309 students enrolled in the three schools: elementary school = 497, middle school = 426, and high school = 386. The school district has experienced a slow decline over the past several years at around two percent per year. However, district personnel foresee an end to the decline and return to annual growth status. The Dauphin County Comprehensive Plan 2005 projects total Upper Dauphin enrollment to increase to 1,554 by the year 2020 and presently lists the enrollment as 100 students more than current school district information.

PUBLIC SCHOOL SYSTEM

Table 4

Upper Dauphin Area School District Enrollments

	1990-91	1995-96	1999-2000	2000-01	2001-02
High School	459	478	447	458	456
Middle School	486	443	436	405	417
Elementary School		578	573	555	537
Other Elementaries*	526				
Total Enrollment	1471	1499	1456	1418	1410

* Combined total of Berrysburg, Gratz, Elizabethville and Lykens Elementary Schools consolidated into Upper Dauphin Elementary in the interim.

Source: Dauphin County Comp. Plan 2005 & PA Dept. of Education.

School district tax rates are as follows:

Table 5

**Upper Dauphin Area School District
Tax Rates**

Millage	14.75
Earned Income	½%
Occupational Privilege	\$250
Per Capita	\$5

Source: School District Business Mgr.

The District's Strategic Plan 2003-2008 lists five primary goals:

- Improve Curriculum Coordination
- Develop Written Curriculum Matched with State Standards
- Develop a More Secure / Safe School Environment
- 80% of UDA Students Score Proficient or Higher on PSSA State Exams
- Expand Drug Awareness Training for Students and Parents

No Vo-Tech education is available to UDA students. Between 1992 and 2001, home schooled students increased in the Upper Dauphin Area from five to 36. No other school district in Dauphin County experienced that level of growth.

PRIVATE AND NON-PUBLIC PRIMARY & SECONDARY SCHOOLS

Ten elementary and five secondary schools serve the northern Dauphin County area. There is no available breakdown of the number of students by municipality, however, it is likely that Township residents are among the students at several of the following schools. Enrollments have remained fairly constant from 1999 through 2002 with the secondary schools showing the most variance.

Table 6

Private & Non-Public Schools

School	Location	Enrollment		
		1999-2000	2000-2001	2001-2002
Elementary Schools				
Armstrong Valley Christian School	Halifax	5	4	5
Berrysburg Christian Academy	Elizabethville	12	16	12
Emanuel Wesleyan Academy	Gratz	14	17	14
Garden Spot Amish School	Millersburg	15	24	7
Mahantango School	Lykens	21	24	21
Matterstown School	Elizabethville	25	25	27
North Mountain View Amish	Millersburg	10	12	13
Northern Dauphin Christian School	Millersburg	44	51	47
South Mountain View School	Gratz	21	20	20
Specktown School	Lykens	22	25	24
Secondary Schools				
Armstrong Valley Christian School	Halifax	5	4	2
Berrysburg Christian Academy	Elizabethville	15	22	21
Emanuel Wesleyan Academy	Gratz	10	19	9
Garden Spot Amish School	Millersburg	7	7	3
North Mountain View Amish	Millersburg	4	3	2
Total Enrollments		204	245	201

HIGHER EDUCATION

Six institutions of higher education are available to residents; Penn State-Hbg., Penn State Hershey Medical Center, Hbg. Area Community College, Temple University, Widener University Law School, and Dixon University Center, which houses nine colleges and universities. Enrollment during 2002-2003 at these schools totaled 13,482 students. Penn State-Main Campus and Kutztown Univ. have recently established small satellite centers in Harrisburg, also. These schools offer a wide variety of disciplines that lead to associate, bachelor and graduate degrees. Residents also have a variety of higher education choices available in the Pottsville area, which is as close as some of the options listed above.

Source: Dauphin County Comprehensive Plan 2005.

EMERGENCY SERVICES

FIRE, POLICE AND EMERGENCY SERVICES

Reliance Hose Company #1, housed in Elizabethville, serves Washington Township and the Borough. Reliance (Engine 21) has five pieces of firefighting equipment: two engines, a tanker, rescue vehicle and utility vehicle, most of which are less than 10 years old. Several Township residents are members of this volunteer company.

Police services are provided to the Township by the PA State Police located in the Lykens Barracks on State Rd. opposite the Lykens Plaza on Rt. 209.

Basic and Advanced Life Support medical services are provided by Medic 6. Housed in Elizabethville, Medic 6 has four vehicles. Medic 6 has a large area of service, which includes upper Dauphin, lower Northumberland, and western Schuylkill Counties. If Medic 6 cannot give response to a call, then a pre-determined 'Second Due' ambulance service will be called.

Advanced and Basic Life Support medical services are also provided by the Williamstown Area EMS, Halifax Ambulance & Rescue and Millersburg Area Ambulance, each of which have two ambulances. It is dispatched through the Dauphin County 911 operator. In 2004, Williamstown Area EMS personnel responded to two calls of three total dispatches in Washington Township out of its 230 total responses.

Most of the information for the Fire and Emergency services noted above was obtained from their respective websites.

HEALTH FACILITIES

Four hospitals provide service to Washington Twp. – Hbg. State Hospital (Scheduled to close in 2006), Hershey Medical Center, Pinnacle Health Hospitals, and SSCI hospital. Hershey and Pinnacle are the general, non-profit hospitals. Two licensed nursing homes are located in the valley; Kepler Home, Inc. in Elizabethville and The Manor at Susquehanna Village in Millersburg. Personal Care facilities include Lykens Family Practice.

RECREATIONAL & CULTURAL FACILITIES

LIBRARIES & MUSEUMS

There are two libraries in the area that provide service to residents; the Elizabethville Area Branch Library adjacent to Upper Dauphin High School and the Northern Dauphin Branch Library, a new facility located in Lykens Borough.

Twelve museums can be found in Dauphin County with widely varying themes from chocolate to Slavic heritage to Dorthea Dix to the Civil War. The closest museum is the Millersburg / Upper Paxton Twp. Heritage Museum located in Millersburg, as noted in the Dauphin County Comprehensive Plan 2005.

PARKS & RECREATION FACILITIES

National Natural Landmark – The Susquehanna Water Gap, which is so designated, divides Blue, Peters and Buffalo Mountains and provides scenic vistas throughout the year.

STATE FACILITIES

State Game Lands #264 occupy 62% of neighboring Wiconisco Township and #210 lies just over the mountain south of Lykens in Jackson and Jefferson Townships. Dauphin County contains nearly 45,000 acres of State Game Lands. Deer, fowl and small game are harvested from these lands each year. The Haldeman and Greenland tracts of the Weiser State Forest are immediately south of Washington Township in Jackson Township. Over 8,000 acres of State Forest Land, containing two picnic areas, are in Dauphin County. There are, however, no State Parks in Dauphin County.

The PA Fish & Boat Commission has a Susquehanna River Access Area in Millersburg and two miles of Clarks Creek from SR0325 to the Game Commissions' access road at Iron Furnace has been designated as a fly fishing area.

COUNTY & REGIONAL FACILITIES

Dauphin County Parks and Recreation has two facilities in the area, although not in Washington Township. The Wiconisco Creek County Park lies to the west in Upper Paxton Township. The park features a 14-target archery skills trail, a large pavilion, soccer and softball fields, tot lot play equipment, sand volleyball court and walking trails. The ball fields and pavilions are available for rent.

The 51 acre Lykens Glen Park abuts Rattling Creek in the south side of Lykens Borough. It contains a Little League ballfield, two pavilions (33 tables and 10 tables), each with a portable toilet, sand volleyball court, horseshoe pits, and tot lot and one with electric and water pump.

A feasibility study has been completed for potential establishment of a 20 mile Rail-Trail generally along an existing railway bed. Current plans include constructing a portion in the State Game Lands east of Lykens and two sections east of Millersburg. Several sections of the right-of-way have been sold to private owners, which will require either trail relocation or negotiated access easements in those areas. Such an endeavor normally takes several years and involves numerous negotiations, as well as educational efforts aimed at illustrating the fact that the benefits of a rail-trail far outweigh the perceived negative potential. *Source: Interview with Dauphin County Parks and Recreation Director.*

The Ned Smith Center for Nature and Art is located along Wiconisco Creek in Upper Paxton and strives to continue the artist's love of nature and a wide variety of visual and performing arts.

LOCAL FACILITIES

Washington Township's Loyalton Park is 11 acres and presently contains a pavilion, ballfield and playground.

Elizabethville's Borough Park is seven acres and has a playground, baseball field, little league field, picnic area, public swimming pool and a tot lot.

The Borough of Lykens' Borough Park is over seven acres and contains a basketball court, tennis court and a public swimming pool and lighted Little League field.

SCHOOL DISTRICT FACILITIES

Outdoor athletic facilities are normally made available for the public's use when not scheduled for school district activities. The Upper Dauphin Area School District is no exception.

Upper Dauphin High School facilities include two baseball fields, two softball fields and one soccer and one football field, two tennis courts and a gymnasium. The Middle School facilities include one baseball and one soccer field and a gymnasium and the Elementary School has two playgrounds and basketball in the parking lot.

OTHER FACILITY & ACTIVITY PROVIDERS

The Greater Harrisburg Area YMCA operates a branch in Washington Township. Churches have some congregation-related facilities and activities as do several local sportsmen / hunting clubs in the area.

Much of the information in the Recreational & Cultural Facilities section was taken from the Dauphin County Comprehensive Plan 2005.

SUMMARY

Washington Township is home to, or near, a good variety of quality required and desired community facilities and services. The needs of the residents are regularly met through the auspices of these primarily governmental or quasi-public entities.

The community facilities support system is sufficient to meet currently-projected expansion needs:

- Existing sewer and water infrastructure can support current expansion.
- Schools can absorb additional numbers of students, even though decreases are projected.
- Emergency services are organized, professional and varied in its services and are meeting the current needs of the Township and surrounding area.
- Recreational and cultural facilities provide a generally well-rounded menu of facilities and programs for both passive and active pursuits. National Recreation & Park Association standards for park land recommend providing additional public parks to eliminate a small deficit as well as accommodate for future residential growth.

TRANSPORTATION ANALYSIS

A community's road system can be likened to a body's circulation system, providing sustenance through availability and delivery of goods and services through regular and efficient means. How well the transportation infrastructure operates bears a direct relationship upon the community's overall health. Even the following PennDOT-style hierarchy recognizes the similarity with the Arterial classification.

ROADWAY HIERARCHY

Three or four categories of roadways are normally found in any given municipality. The most commonly present categories are defined as:

Arterial – This type of roadway comes in two varieties; principal and minor. A Principal Artery is usually a multi-lane, limited access highway, such as an interstate or turnpike. Its purpose is to move a lot of traffic through an area quickly. Destinations are regionally separated, not locally. A Minor Artery carries less traffic volume and its destinations are closer. Such a roadway may be multi-laned but rarely limited access and has more at-grade intersections and more local destinations (roadside commercial or employment centers). SR0209 and SR0225 are classified as Minor Arterial roadways.

Collector – This is a street or road that carries traffic from local streets to the arterial system. As the name implies, vehicles are collected from residential subdivisions and commercial and employment centers and guided to higher level roadways. Church St. and SR 1021 qualify as Collector roadways.

Local Streets – This roadway type is commonly abutted by homes, small businesses, and perhaps small industries. The average number of vehicle trips per day on a local street / road is under 1,000.

Lane – This is a narrow, paved or unpaved, roadway that normally accesses only one usage; farm buildings or residences, private clubs, small non-traffic types of businesses, and the like. Such roads may experience ADTs of less than 50 vehicles per day.

PennDOT's Municipal Map of Washington Township lists: 28.30 mi. of Township roads and 20.51 mi. of State owned roads for a total 48.81 mi. PennDOT does not keep mileage information for private roads. *Source: PennDOT Bur. of Planning & Research, Dec., 2004.*

TRAFFIC ACCIDENTS

PennDOT's Bureau of Highway Safety and Traffic Engineering compiles accident data in the form of Engineering Extracts. The latest report available for state routes only includes the period from 1998-

2001 and 2003. This data includes only those accidents that involved injury or vehicles being towed. Non-injury and fender-bender type accidents, as well as local road accidents, are occasionally mapped by the local PA State Police barracks, however, the practice is not uniform among local offices and the Lykens Barracks does not undertake this analysis.

During the period noted above, 131 accidents occurred in Washington Township. 223 vehicles were involved in these accidents (143 cars, 4 motorcycle, 70 small trucks, 2 large trucks, 1 non-motorized and 3 other). Of the 124 persons injured in 74 accidents, there were four fatalities, four with major injury, 21 with moderate injuries, and 45 with minor injuries.

The most prevalent cause for the accidents was speeding, which accounted for 22% of the total. Seventy-three percent occurred during the day and 79% in good weather. Three quarters occurred on dry roads. One quarter of the accidents occurred on the weekends. Thirty-eight percent of the accidents involved vehicles hitting fixed objects and 29% were rear-enders.

Table 1

State Route No.	Local Name	No. of Accidents
0209	Rte. 209	81*
0225	St. Highway 225	32*
1006	Rakers Mill Rd.	1
1007	Wilhour Rd.	0
1009	Crossroads Rd.	8*
1010	Roller Rd.	0
1021	Church St.	1
4008	Matterstown Rd.	1
		124

* Includes accidents not in the Township
 Source: PennDOT Bureau. of Planning & Research

The other seven accidents included within the report occurred on local streets: one each on Municipal Rd., Fisher Rd., Snyder Ave., Stone Rd., Mohr Rd., Oakdale Station Rd., and Kocher Rd. **Map 10** shows that eight of the accidents attributed to Washington actually occurred on State Highway segments located outside of the Township on Rtes 0209, 1009, and 0225. Also, one of the accident details does not give a route or segment and therefore could not be located on the map.

TRAFFIC COUNTS

PennDOT routinely takes traffic counts on its roadways to determine where significant increases may warrant additional improvement projects and / or increased maintenance activities. The table below and Map 9 cited above indicate the most current counts taken and their locations. Annualized Average Daily Traffic (AADT) counts performed in 2002 reflect the following:

Table 2

2002 State Route Traffic Counts

STATE ROUTE	SEGMENT*	COUNT SITE	AADT
0209	0140	12,882	4,756
	0230	12,883	8,646
0225	0430	1,704	3,314
	0380	1,703	3,018
	0320	1,701	7,136
1004	0030	15,071	252
1007	0040	15,152	422
1009	0020	15,305	3,941
1010	0020	15,193	104
1021	0040	16,068	1,076
4008	0050	22,350	472

Source: PennDOT Bureau of Planning & Research

** See map 6 for specific segment locations*

TOWNSHIP HIGHWAY BUDGETS

Most municipalities view roadway maintenance and improvement programming as a primary function of municipal government. The condition of the roads is one of the first impressions a visitor gets of an area.

Table 3

Township Highway Budgets– 2001-2005

	2001	2002	2003	2004	2005	% Change over Period
General (Operating) Fund						
Revenues ¹						
Expenses ²	158,866	171,188	197,078	148,439	100,922	(36.5)
Sub-Total						
Highway (Capital) Fund						
Revenues ³	69,694	71,354	72,208	73,789	77,795	11.6
Expenses ⁴	83,586	84,719	53,566	64,952	45,073	(46)
Sub-Total:	(\$13,892)	(\$13,365)	\$18,642	\$32,722	\$32,722	(19.8)
Total Annual Support:						

General Fund revenues and expenses are commonly limited to those projects that recur on an annual basis or may not be charged to annual allocations by the state.

¹ The General Fund budget is composed of revenues generated primarily by local taxes and earnings. Highway operations must compete with the other Township functions, such as Administration, Codes Enforcement, Contributions to Agencies, and others for its share of the tax dollar. Assigning revenues to individual Township functions is not usually undertaken by municipalities.

² Expenses includes salaries and benefits of Township road crew staff, supplies, training, tools, clothing, gasoline, and capital purchases.

Highway Fund activities involve maintenance / repair / improvement uses on publicly-dedicated Township roadways.

³ Current revenues (and earnings) are from the Pennsylvania's Liquid Fuels Tax revenues. This allocation is based upon the actual mileage of roadways the Township has accepted dedication of, and is responsible for maintaining.

⁴ Expenses from the Highway Fund must be directly related to maintenance and improvements to roads and associated facilities such as bridges and stormwater facilities adjacent to roadways.

Rolling stock used by the Highway Department includes:

1987 Ford F800 Dump Truck

1991 Ford F800 Dump Truck

1993 Ford F350 4x4

1994 Jeep

1997 Sealmaster Tar Buggy

1998 JD 310SE Backhoe

1998 JD 624H Loader w / Cab

2003 F550 Ford Truck

John Deere 1070 Tractor

Several of the pieces of equipment are getting older, however, good maintenance practices normally extend the useful lives of such equipment. The institution of an annual sinking fund for major pieces of equipment would soften the budgetary impact when pieces had to be replaced.

ROADWAY IMPROVEMENT PROJECTS

A history of what specific projects that are annually addressed by the Township Highway Department for its 28.30 miles of Township roads would include such types as replacing road signs, storm drainage installation / repair, guide rail installation / replacement, tree and brush trimming, crack sealing, resurfacing and the like. Throw in winter snow plowing and there are not many funds to budget for large projects or make major equipment purchases.

SUMMARY

- Accident levels for the Township are not excessive; **Map 10** points out specific accident prone areas on which both the Township and State Police can focus to institute improvements.
- Local officials state that little response to problem areas brought to the attention of state officials responsible for them has occurred over the years, even though personal contacts have been made. Problem areas on state roads should be formally submitted to the County Maintenance Office of PennDOT with copies to the District Office.
- A comprehensive Township roadway inventory should be undertaken. The resulting listing of potential projects should then be prioritized, cost estimated, and placed on a schedule.
- Institute an equipment replacement sinking fund keyed to depreciation values of the major pieces of highway equipment to provide for better annual budget consistency.

CURRENT LAND USE

LAND USE PATTERNS

Washington Township is blessed with abundant farmland and open space, occupying the majority of land north of Rt. 209. The meandering Wiconisco Creek makes large sweeping arcs north and south on its western journey to the Susquehanna River, exposing much of the land to its presence. From the base of Berry Mountain’s north slope, the Township becomes a series of rolling hills, which offer considerable development potential.

EXISTING LAND USE

The area of Washington Township is 18.6 square miles or 11,904 acres. A comparison of the Zoning and Current Land Use maps yielded the following table.

TABLE 1

Land Use Breakdown

Usage	Approx. Area Zoned †	Area Remaining	Percentage Remaining
	Acreage		
Residential	1,086	182	17
Agricultural	6,917	0	0
Commercial	126	53	42
Light Industrial	184	-113	-61
Public	0	0	N/A
Semi-Public (Conservation)	2,510	0	0
Extraction (Mineral Recovery)	46	0	0
Floodplain Management	1,035	0	0
Totals:	11,904	0	

† Calculated directly from Zoning Map.

The maps’ comparison revealed several facts: semi-public and residential uses have been placed in the agriculture zones; no differentiation was made between fallow farms and vacant land and in the residential zones alone, 57 acres are used commercially, six acres are industrial and 138 acres are in semi-public uses, equaling 201 residential acres.

The 1983 Comprehensive Plan by Yule, Jordan Associates did not calculate current land use, however, it did project what percentage of the land would be devoted to the different uses. The table below compares the 1983 Projected Land Use and the 2005 Current Land Use.

Table 2
Land Use Comparisons 1983 & 2005

Land Use	1983 % Projected	Actual 2005 %
Residential	9	8.6
Agricultural	45	55.3
Commercial	2	1.4
Industrial (+ Extraction)	1	2.4
Public	1	1.4
Conservation (+ Floodplain)	42	31
	100	100.1 *

Variance due to rounding.

In 1983, floodplains were included in the Conservation zone, but included in the Agricultural zone in 2005, since much of this land is farmable. Allowing for this difference, the projections made over 20 years ago are very accurate in reality.

RESIDENTIAL

Low, Medium Density and Village Residential areas are zoned in Washington Township. Low density requires larger lots capable of containing on-lot septic systems and Medium, Village and Cluster (an overlay option) all require sewers.

TABLE 3
Housing Units Change; 1980-2000

Area	Total Housing Units			Increase-Decrease	
	1980	1990	2000	1980-1990	1990-2000
North Section	9,917	11,000	11,222	1,083	222
Washington Twp.	597	672	787	75	115

Source: Dauphin County Comprehensive Plan 2005

From 1980 to 2000, the ratio between owner-occupied and renter-occupied rose from 85-15% to 89-11%. During the 17 year period from 1984 through 2001, the Township issued 271 new dwelling

building permits, normally in the range of from 10 to 20 per year. In 2005, the Township approved a 48 unit subdivision that will increase the rate of building new homes.

During the same period, the North Section of Dauphin County registered 2,282 housing unit building permits, 71% of which were for single family homes. The other 600 odd units were divided between semi-detached, multi-family apartments, townhouses, mobile homes and apartment conversions. One of four dwelling units in the Township was built prior to 1940. Eighteen percent (18%) of the current housing stock was built in the 1970s. In conclusion, the Township has a wide variety of housing options available from various time periods.

AGRICULTURAL

Table 1 indicates 335 acres of agriculturally-zoned land remaining in the Township. This figure includes both vacant land and inactive farms. Residential development is permitted to occur on agriculturally zoned lands reducing the overall quantity of high-quality farmland, one of the Township's greatest assets.

Through 2004, there were nine farms, totaling 758 acres with Agricultural Conservation Easements and 61 farms totaling 6,022 acres under Agricultural Security provisions in the Township. The Pennsylvania Agricultural Conservation Easement Purchase Program was developed in 1988 to help delay the loss of prime farmland to non-agricultural uses. Pennsylvania has preserved 2,717 farms totaling 311,679 acres. *Sources: Dauphin County Conservation District and Farm Bureau and PA Dept. of Agriculture Ag Statistics webpage.* Growing Greener II was signed into law after Pennsylvania voters approved the \$625 million bond issue. The plan provides \$80 million in new funding for the state's Farmland Preservation Program over the next six years, and will help preserve 2,000 farms waiting to be protected from development. *Source: PA DEP website.*

AGRICULTURAL CONSERVATION EASEMENTS

- Agricultural Conservation Easements purchased through this program are perpetual; that is, they last forever.
- Proceeds from the sale of an Easement are taxable. Payments may be taken over up to five years.
- The County Board has set a maximum payment cap of \$1,500.00 per acre.
- New deeds to eased farms that are sold must recite the easement deed restrictions verbatim.
- Landowners are responsible for ensuring that all agricultural activities on the land are done in compliance with an approved conservation plan. This applies if you farm your own land or rent it to another farmer.
- An annual inspection of the farm is required to determine compliance with the terms of the easement. This includes following the conservation plan.

- This program does not affect property taxes.
- It is required that your adjoining landowners be notified prior to approval. Adjoining landowners are afforded the opportunity to comment on the sale for a limited set of reasons.
- There are restrictions on the number and type of new structures that may be built as well as on subdivision of the eased land.
- It is possible to donate an easement to the program. If an easement is donated, the landowner does not receive payment but the donated value is usually tax deductible.

AGRICULTURAL SECURITY

Farms under Agricultural Security are protected from activities that would restrict or prohibit normal farming practices. If the municipality would enact a Nuisance Ordinance, farms registered with Ag Security would be protected from its provisions. For instance, neighbor's complaints about noise, dust, and / or odor from farming could not be prevented from doing their normal work. Land protected by Ag Security is also less likely to be condemned, or taken by eminent domain, due to its protection.

There is no limitation on development of farms registered in Agricultural Security. Farm land currently zoned Residential could have homes built on it without being restricted by Ag Security provisions. Likewise for commercially and Industrially-Zoned land currently being farmed.

FLOODPLAIN MANAGEMENT

Wiconisco Creek abuts much of the Township's agricultural land. FEMA-designated floodplain includes the Creek's associated riparian buffer areas. Maintenance of the existing buffer and creation of buffer area where none exists is necessary to reduce the potential of polluting the Creek with nutrients and phosphates resulting from farming practices. The Conservation District has adopted a Watershed Study in 2005 that expands upon the need for riparian buffer maintenance / enhancement with specific activities to be undertaken by farmers. Building and other activities are currently very limited within the Floodplain zone.

COMMERCIAL

Commercial uses are concentrated almost exclusively along Rt. 209 between Elizabethville and the eastern Township boundary. They are interspersed primarily with residential and agricultural lands. Wal-Mart, currently under construction adjacent to the Lykens Plaza, represents the most intensive commercial activity the Township has ever experienced. Additional commercially-zoned land is available east of Lykens Plaza on both sides of Rt. 209.

INDUSTRIAL

Part of the Dauphin Meadows Landfill is located at the western Township line. The quarry sits atop Berry Mountain along Rt. 225 at the southern Township line. Other non-intrusive industries include RiteScreen Co., Inc., formerly Metal Industries and Dauphin Graphics, both along Rt. 209.

GROWTH RATES

The Township has enjoyed moderate, but constant, growth rates for several decades. Recent residential subdivision plans approved insure that growth will continue for several years at least. Commercial growth currently underway may also help spur residential and other growth types. Many of the residents are employed in or nearby the Township. Others commute to Harrisburg or other larger employment centers, which has become easier and quicker with major roadway improvements having recently been completed.

PUBLIC

As with most municipalities, no zoning classification exists for current or planned public / semi-public uses. However, most zoning ordinances permit such uses within most other zones. Washington is home to several types of facilities or agencies uncommon to many municipalities which add to the Township's desirability. These include the Library, PennDOT Maintenance, State Police Barracks and Upper Dauphin Area School District schools. Other public uses include Township buildings, highway shed and sewer treatment plant.

One common public use missing from the Township's landscape is parkland. Outdoor recreation facilities exist at the schools, however, this is usually not considered sufficient to meet the leisure needs of its residents. The National Recreation and Park Association recommends a minimum of 10 acres per 1,000 residents just for community parks. Other standards exist for neighborhood, regional, linear, and special purpose and should be considered by any community.

SEMI-PUBLIC

This type of use usually develops as a response to a proven, or generally perceived, need. They are normally highly appreciated or desired by the residents. These positive additions to any community include the YMCA, churches, campground, gun club, and the like. Such facilities offer cultural and / or recreational services however, using them may require becoming a member or paying a fee to participate.

AVAILABLE LAND

The Township has an abundance of open, developable land. However, the majority of it is productive farmland, or at least it is land with prime agricultural soils. The question the Township needs to answer is whether or not to sacrifice agricultural land for residential, commercial or industrial development. The balance desired will be decided in the Implementation Phase of the Comprehensive Planning process.

SUMMARY

- The Township needs to study the comparison between its Zoning Map and the Current Land Use included with the Plan to formulate how and where it wants to guide new development of all types.
- Planned commercial development will further fuel residential, and possibly even additional commercial, development.
- Energy prices have made working closer to home more attractive which could spur additional industrial development.
- The capacities of the public water and sewer systems are finite and utilizing private wells and on-lot septic systems is problematic at best.

ORDINANCE REVIEW

The character of any municipality is formed by the regulations it has enacted to guide what uses are permitted in what areas under its jurisdiction and how they are to be constructed and maintained. The Pennsylvania Legislature adopted the PA Municipalities Planning Code (MPC) Act of 1968 as Act 247 (Public Law 805), which is the law that enables units of local government to enact Zoning and Subdivision and Land Development Ordinances. The January, 2003 Edition of the MPC was the seventeenth thus far.

ZONING ORDINANCE

The purposes of zoning, as enabled by the PA Municipalities Planning Code (MPC), include:

- To promote, protect and facilitate any or all of the following: the public health, safety, morals, and the general welfare ...
- To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of life or property ...
- To preserve prime agriculture and farmland considering topography, soil type, and classification, and present use.
- To provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, ...
- To accommodate reasonable overall community growth, ...

Many rural Townships across Pennsylvania do not have zoning ordinances, although the number is dwindling. If they have not enacted such codes, it is usually for one of two reasons:

1. The municipality is so rural as to have only a handful of residents, or
2. The municipality has made a conscious choice not to impinge on any property rights of its residents.

The former reason is understandable in that such a code would likely gather dust, due to its extremely rare usage. The latter reason speaks to a Township's residents, through its elected officials, placing the rights of the individual above those of the general populace. Regardless of the reason, these municipalities are increasingly open to potential abuses through unsafe, substandard and incompatible development and unscrupulous land speculators looking to take advantage of this lack. Municipalities desiring to have an active role in guiding their community's growth and protecting the property rights of their residents choose to enact their own zoning.

Washington Township adopted its first Zoning Ordinance in July, 1996 and revised it to the current version in August, 2003. The above MPC parameters appear to be well satisfied by the zoning ordinance in force in Washington Township. The document is well-organized, sets reasonable allowances for the various uses permitted, and is more easily interpreted than many others in the area.

The MPC purposes are incorporated into the Zoning Ordinance. The Community Development Goal established in the Comprehensive Plan serves as the basis of what Washington Township desires to preserve. That is, to foster and maintain its typically unhurried lifestyle in a natural rural setting within an agriculturally- and historically-rich area.

However, zoning in Washington Township has not been without its growing pains as evidenced by the high number of hearings before the Zoning Hearing Board since its adoption. Adjustment of requirements and district boundaries is recommended to insure that the various zoning classifications are equitably and accurately located and the provisions of each do not unduly restrict the residents' opportunities for appropriate uses of their land.

The Ordinance has an extensive and appropriate listing of definitions, which provide specification and delineation to the various zoning district, general and subject-specific regulation sections which follow.

Following are the zoning classifications specified within the Ordinance.

- Agricultural
- Low Density Residential
- Medium Density Residential
- Commercial
- Light Industrial
- Conservation
- Floodplain Management (*Overlay district*)
- Village
- Mineral Resource Recovery
- Cluster (*Residential Overlay*)

These classifications permit nearly all potential land uses either as by-right or conditional uses, as is the normal practice. The format used outlines the intent of the classification and specifics permitted, conditional and special exception uses; building height; lot area, width and coverage; and yard dimension limits. References to other applicable zoning provisions, such as screen planting, off-street parking and roadway access sections are also included within each appropriate classification.

Cluster developments are also an option enabled by the Ordinance. This overlay permits the design of residential developments which utilize alternative zoning provisions resulting in more compact housing areas and increased open space within a development site. The result is a development which has no more dwelling units than would be permitted under the site's base zoning, but preserves desirable open space and significant natural features. Consideration of clustering for a site is dependent upon compliance with 12 review criteria.

The benefits of such development include lower infrastructure construction costs for the developer and the positive aspect of marketing an open space community. The Township benefits from lower infrastructure maintenance cost, and, if they are dedicated by the developer, preservation of desirable natural features and increased open space.

The normal sections of Amendments and Administration and Enforcement rely heavily on the language contained in, or references to, the MPC and are therefore reasonable, clear and defensible.

ZONING MAP

This graphic representation of the Township is an integral part of the Zoning Ordinance and is a map with the various zoning classifications shown on normally multiple parcels of land. Areas of zoning districts normally follow either parcel boundaries, given dimensions from major roadways or where topographic or geologic changes occur. The more intensively-developable zoning districts (medium density residential, commercial and industrial) are grouped near the existing urban core of Elizabethtown and along major roadways. These are the locations where infrastructure and utilities are available to new development for the least possible cost.

Two thirds of the Township is zoned for Agriculture, as Washington Township is blessed with abundant and productive farmland. With the exception of the existing quarry on the southern boundary along Rt. 225, the entire mountainside is zoned as Conservation. The boundary of this zone needs to be redrawn since it includes land is developable – having slopes less than 15% and availability of utilities. The Wiconisco Creek floodplain meanders throughout the Township and the majority of land uses abutting the creek on the map are proposed for low levels of development.

The majority of the areas are zoned compatibly with existing, or adjacent, uses to a large degree throughout the Township. The Supervisors are reinforcing the Community Development Goals outlined in the Comprehensive Plan, which exhibits a consistent approach to development being the norm in Washington Township.

The Township has a code which, as it presently stands, will serve it well in the coming years. A small amount of housekeeping activity and a couple minor additions (revisions) may offer a more accurate and relevant system of permitting the Township to guide its growth. The following are offered as zoning code amendment suggestions for the Township to consider:

- Section 907A.A. – Change PA Dept. of Environmental *Resources* (Protection) and Pa Dept. of *Community Affairs* (Conservation and Natural Resources).
- Section 1602B. – Change *minimum* density to maximum density.
- Article 10 – Village District. Consider adding Mixed Use- structures as by-right uses within the district. Mixed-Use structures include both commercial or retail and residential uses, such as a shop or office on the first floor and apartments above. Also consider reducing the minimum lot width to facilitate new mixed uses.

- Create Planned Residential Development (PRD) regulations. Such a district would take the form of an overlay and therefore be subject to the maximum density permitted by its underlying residential zone classification. Such districts typically include a full palette of dwelling types, as well as commercial, institutional, and municipal uses. PRD's are rightly limited to larger tracts of land in order for plans to be developed that are: 1) more responsive to market demands, 2) offer a variety of options for the homebuyer, 3) provide for limited commercial uses normally to include those uses the residents would require on a daily or regular basis, 4) reserve strategic parcels for current or future civic or municipal needs (school, municipal building, library, etc.) and; 5) preserve significant amounts of open space with recreational and environmental value.
- Revise zone classification provisions and boundaries to maximize residents' options while maintaining the integrity of the classification. E.G., Conservation = slopes greater than 15%, wetlands, floodplains, valuable wooded area, etc.
- Update the zoning map to be consistent with the Comprehensive Plan's "Future Land Use Plan".
- Permitted uses per zoning district should be reviewed and amended to reflect the goals and objectives of the Future Land Use Plan. i.e. limitations on residential development within the agricultural zone.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

If zoning ordinances define "what" you may do with a site, then subdivision and land development ordinances define "how" you may do it. The two codes are used in concert to form a system of guiding and controlling land development within the Township that places well-designed and constructed types of development in areas of the Township where it is desired.

Pennsylvania County Planning Agencies have normally adopted basic SALDOs to protect those municipalities within their boundaries without their own code. This practice protects the residents of such municipalities, Townships normally, from the construction of substandard and unsafe infrastructure facilities. The design and construction of dwellings and other buildings is covered by building, plumbing electrical and other codes adopted separately from either Zoning or SALDO Ordinances. Fire and Panic provisions of public buildings must be approved by the PA Dept. of Labor and Industry. Washington Township has chosen to go beyond such basic ordinances. The current SALDO was adopted in October, 1991 and amended in April, 2004.

Washington Township's SALDO is rooted in the enabling language of the MPC, Article V, which contains nearly three pages of design provisions to be included in such municipal regulations. The MPC also outlines provisions for ordinance enactment, publication (advertisement), plat approval procedures, improvement guarantees, bonding, plat recording, and enforcement remedies, among others.

The Ordinance begins with General Provisions which specify its purposes, right-of-entry procedures, and regulation applications. This section is followed by an appropriately-complete listing of definitions.

The Processing Procedures and Plan Requirements is the section that begins to have real impacts on how subdivision and land development is undertaken in the Township. A chronology of plan approval is delineated, as well as what specific items must be included on any submissions at the various points

along the process. Submittals to other review / approval agencies are likewise outlined (Dauphin County Planning and Conservation District, PA Dept. of Environmental Protection, PA Dept. of Transportation, PA Historic and Museum Commission, US Army Corps of Engineers, Federal Emergency Management Agency). Points of interaction with Township and other bodies are defined and the effect of alternate outcomes from these interactions delineated.

Fifteen pages are devoted to specifying the Design Standards that apply to streets, lots, easements, erosion & sedimentation, grading & drainage and stormwater management criteria. These standards determine what the built environment looks like, how the various facilities operate, and what effects on adjacent property are permitted / prohibited.

The Improvement and Construction Requirements section specifies survey, paving, utility, drainage, curbs / sidewalks, recreation, signage and as-built plan requirements and acts as an extension to the Design Standards section.

Mobile Home (or manufactured housing as the industry prefers) Parks have their own section of design standards. Specifications for streets, lots, setbacks, off-street parking, sidewalks, and park areas are included, along with improvement and construction requirements and fees (annual license renewal required). Likewise, campgrounds have a specific section that details definitions, design standards, improvement and construction requirements and fees and permits focused on the specifics associated with campground sites.

Several final sections are devoted to the fees charged for various activities, how the provisions are to be modified, enforcement, penalties and amending / revising the ordinance. These sections round out a clear, concise set of regulations that are not overly restrictive, yet provide an appropriate level of control that will insure that construction in Washington Township will be properly undertaken. The ordinance fulfills the mission defined in the eight items listed under the Purpose and Legislative Intent.

STORMWATER MANAGEMENT ORDINANCE

Dauphin County Conservation District has completed a Watershed Study on the Wiconisco Creek and its tributaries that will have been adopted by the PA Dept. of Environmental Protection (DEP) before these words are read. Implicit within the DEP adoption is that those municipalities within the watershed area are mandated to adopt the model ordinance contained within Act 167. The Township should consider using this study as the basis for enacting a separate Stormwater Management Ordinance that follows the provisions of Act 167, administered by the PA Dept. of Environmental Protection. Essentially, the Act requires that SWM Plans and Reports submitted as part of land development projects account for infiltration of a certain level of storm event, in addition to normal detention calculations.

The primary goal of such provisions is to reduce the amount of stormwater that is collected, conveyed and detained through filtration and infiltration structures and processes. In other words, reduce the quantity and improve the quality of stormwater generated by the increased impervious surface created by development. Such ordinances normally require that facilities be included that return a percentage of stormwater to groundwater recharge via such Best Management Practices (BMP) facilities and structures as infiltration beds, bio-retention areas (water gardens) that filter out impurities, dry wells, infiltration swales, retention basins, and the like.

In summary, with some minor corrections and revisions to its Zoning Ordinance and adoption of a Stormwater Management Ordinance, Washington Township can be confident that it has the necessary legal instruments in place to properly and fairly guide its future development in a manner that is consistent, comprehensive and representative of responsible government.

SUMMARY

ZONING ORDINANCE

- Develop accurate, more sensitive requirements for determining the zoning variance cases in order to reduce the frequency of hearings.
- Update the ordinance by revising the Village District to including mixed-use and live-work units as by-right uses. Minimum lot width should also be reduced to encourage development of various commercial / residential units in this district.
- Revise the Agricultural District to make it more difficult to construct non-farm structures and uses. Any rezonings of Ag land should take in to account the opportunity cost involved with losing valuable or prime farmland, as well as infrastructure availability, traffic impacts, and other development-related factors as items for consideration at the public hearing.
- Enact Planned Residential Development (PRD) regulatory requirements as an overlay in current residential zoning districts to create and promote density where current infrastructure exists. Such an overlay district demands sensitivity when it comes to site layout while creating sufficient density to make the development feasible.

ZONING MAP

- Revise the zoning map for consistency with the Future Land Use Map. This, combined with the ordinance items stated above will guide and focus development to those areas most able to support it and provide further protection to farmland.
- Roadway projects should also be included on the map to alert potential developers of their responsibility to complete any such roads that cross their site.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- This ordinance should have a cursory examination as part of the Zoning Ordinance and Map update. It is a recent and well written ordinance that needs only minor revision.
- Reduce most groups of requirements to quick reference tables to facilitate the ease of use.

STORMWATER MANAGEMENT ORDINANCE

- The Township should enact its own Act 167 Stormwater Management Ordinance to comply with state law and adopt the Conservation District's Wiconisco Creek Watershed Study recommendations.
- An outgrowth of this effort may be the revision of several design requirements in the SALDO, such as roadway widths and curbing to reduce the amount of impervious surface created and facilitate filtration and infiltration of stormwater.
- The Township needs to incorporate the recommendations of the Wiconisco Creek Watershed Study, done by the Conservation District and approved by the Dept. of Environmental Protection in 2005. This action will serve as the basis of its Water Resources planning efforts.

OTHER CONSIDERATIONS

- Update the Act 537 Sewage Facilities Plan in light of proposed development areas from the Future Land Use Map.

PART II – PLANNING STRATEGIES

NATURAL RESOURCES PLAN

Washington Township has prioritized three areas of protection for which goals and initiatives will be developed.

FARMLAND PROTECTION

Lands between Berry Mountain and Rt. 209 should not be targeted for agricultural land retention. Soils information collected tell us that the soils south of Rt. 209 are generally of lesser quality and should not be prioritized for the future agricultural land preservation zone. Local farmers have a distinct interest in farmland protection however the only protection mechanism is the County's easement purchase program. Farmland also provides the Township with the best cost-benefit ratio with respect to demand for Township services versus tax revenues. Dauphin County currently spends all of its program allocated funds. Larger attention should be given to the establishment of other options for the farming community to be able to sustain its operations for many years to come. Land within the Township eligible for inclusion within the Agricultural Security Program currently holds little protection against development pressures. Therefore, the farming community and Township Supervisors should work together to possibly increase the current amount of funds allocated to the current farmland preservation program administered by the Conservation District.

There are many regulatory alternatives for controlling the number of residential and or commercial subdivision in agricultural zones. The Township should plan on researching and implementing stricter agricultural preservation zoning. The Township may also wish to review new residential design encouraging higher density developments as an incentive for not developing in the Township's prime agricultural zones. Design techniques for housing unit design could include: clustering directing the developer to create smaller lots with minimal setbacks located in close proximity with one another in exchange for a large portion of a site to be held as permanent open space so that farming practices could continue.

FLOODPLAIN PROTECTION

Wiconisco Creek is considered an important asset that meanders through Washington Township. As much knowledge about the creek's water quality, water supply, and creek restoration should be obtained and analyzed for relevance in Washington Township and potential funding sources for water quality and floodplain protection. Many of the Township's farms border the Wiconisco Creek and have a responsibility to minimize pollution of the stream (nutrients, pesticides, and sediment) arising out of normal farming practices. Educational materials for local farmers highlighting different ways of improving stream quality would be valuable.

STEEP SLOPE PROTECTION

Slopes over 15% exist primarily along the Township's southern border. Development costs increase significantly when building structures in areas over 20% slope. Costs such as water and sewer line installation, wells and / or on lot disposal systems, access drives and / or roadways, and utilities begin to rise as the slope percent increases. It is recommended, that upon the amendment of the zoning and / or subdivision and land development ordinances, the Township institute limitations on development in slopes over 20%.

HOUSING PLAN

Through stakeholder interviews and reviewing the township's building trends and demographic data, it has been determined that the Township is likely to experience a low rate of residential population growth over the next ten years. However, there are several growth management recommendations this plan offers:

- A. Consider rezoning lands along Rt. 209 between Elizabethville and Loyaltown and north of Elizabethville along Rt. 225 from agriculture to residential. This rezoning decision has two (2) benefits :
 1. Provides additional land for potential residential growth of approximately 400 new dwelling units. Currently, the rate of construction is approximately 14-20 units per year; Washington Township can conservatively expect 200 new units within the next 10 years.
 2. Utilizes the current availability of infrastructure (public water and sewer service).
- B. The Township wishes to provide a variety of housing types and sizes for existing residents and future citizens of Washington Township. Because the cost of housing has significantly increased over the last 10 years, the township feels the need to emphasize the importance of affordable housing by enabling smaller homes to be built, i.e. permitting higher density, smaller lot and home sizes including available sewer and water service.
- C. Preserve rural landscape. By allowing higher housing density in or near the Township's developed areas will assist in the preservation of the area's rural landscape.
- D. The township should consider requiring the location of new dwelling units a considerable distance from major and minor arterial roadways. Locally, it has been determined that "Strip" development is not a desirable viewshed for other residents and travelers in Washington Township. Single lot development is encouraged on Township collector roadways. This plan also recommends limiting the number of single lot subdivisions in the proposed agricultural and or semi-public lands. Future residential development proposed in the Elizabethville area as well new sewer connections will most likely require the Township to officially revise its current Act 537 Plan.

- E. Consider residential cluster design. The Township expects a limited number of larger planned residential developments. Clustering future units together while preserving the remainder of the tract free from development is recommended.

HISTORIC AND CULTURAL RESOURCES PLAN

There are many individual historic structures and buildings within the Washington Township region. Historic and cultural resource protection is essential to this community. Regionally, this valley was known for its industrial assets; coal and crop farming in particular. This plan offers several recommendations acknowledging the importance of cultural and historic resource preservation:

- A Resource Designation – Elected officials, municipal planning commissions and citizen volunteers should begin designating important historic structures, lands, and buildings throughout the Valley of the Wiconisco Creek. Each historic place or location should be documented on a site location map containing informative historic descriptions.
- B Preservation from Land Development – Current land development ordinances do not locate or discuss historic / cultural resource protection. The Township Zoning Ordinance is a good tool to create awareness of the historic structures, lands, and buildings which should be preserved for future generations to visit and study.
- C Preservation Organization – The more people within a community who acknowledge the importance of the history of the region the easier it will be to protect it from the various factions who wish to disturb it. These people are encouraged to grow in number and establish meeting dates in to discuss and document and house historic information.
- D Preserve Historic Farmsteads – Farming is a way of life for many residents of the Township. Many of these lands have been farmed from as early as the late seventeen hundreds. Many of these tracts of lands contain original farmsteads and out buildings that have scenic and tourism value. The Township may wish to delineate the older farms and farmsteads on mapping with land descriptions to properly acknowledge their historic value and justification for future preservation.

COMMUNITY SERVICES AND FACILITIES PLAN

Community services are under valued in the eyes and minds of most citizens. Most do not realize the significance and cost of vital services such as public sewer and water service, education, recreation, emergency services and utilities for all businesses and dwelling units. This section has determined the following community services need or will require attention within the next 10 years:

EDUCATION – The Upper Dauphin Area School District provides K-12 grades for the entire Township. Because enrollment rates have shown small declines, it has been determined, if the projected residential development occurs, the existing school buildings, teaching staff, and playground areas will be able to absorb such minimal increases in enrollment. Recommendations for School District consideration:

1. The Township should routinely submit copies of subdivision and land development plans so that the district can closely track proposed development within the Township.
2. Work in partnership with families of home schooled children to make sure curriculum is following current standards.
3. Routinely provide educational assistance to the families of home schooled children as well as information about school district sports and recreational activities.

RECREATION – Additional recreation and park facilities are recommended for future development in Washington Township. Although, not considered a priority initiative, the Township plans to review the local recreational needs and desires of its residents. If it is determined additional recreational spaces for new park facilities are greatly needed the Township plans to conduct a search for available land for a future community park. Recommendations for recreation are as follows:

1. Begin seeking for resources and setting plans to purchase new playground equipment.
2. Work with Wiconisco Township to assist in the planning for improvements to the L&W Memorial Athletic Field. Washington and Wiconisco Township residents have mentioned either at project workshops as well as by interview, improvements were needed at L&W. The first step is to find out additional information pertaining to the type and range of improvements necessary. The Township may want to consider the preparation of a recreation capital improvements plan in order to earmark specific funds for park additions, restoration efforts or upgrades.
3. Work with the Dauphin County Parks and Recreation Department to determine the actual feasibility for the proposed Rail-Trail and its viability in Washington Township.
4. Provide for additional recreation opportunities as residential development and density warrant the need. A first step for creating new parks and recreation is site location and acquisition. The site should be located in close proximity to residential neighborhoods.

SEWER AND WATER FACILITIES

Forecasted residential development within the next 10 years could represent 400 new dwelling units which is equivalent to 160,000 g / d. This additional need for sewer will confine either Elizabethville Authority's or Loyalton Area Authority's ability to provide sewer service to new customers in the near future or force facility upgrades for one or both Authorities dependant upon where the growth occurs. Either way the Township 1994 Act 537 Plan will require an update.

1. The Loyalton Area Authority does not foresee development pressures placed on the Loyalton area. Current opinion reveals that most development will happen within the Elizabethville sewer service area.
2. Elizabethville Area Authority does foresee the need within the next 10 years for additional sewage facility planning and possible expansion. The following information regarding future customers indicates the need for sewage facility planning:

The Elizabethville Area Authority has allocated sewer capacity of approximately 46,400 gallons / day for several development projects:

- (a) Wal-Mart – 11 EDU
- (b) Mid Penn Bank – 1 EDU
- (c) Pine Acres Extension – 48 EDU

These new connections plus Elizabethville's existing service area has allocated a total of 246,400 gallons / day. The remaining plant capacity is approximately 163,600 g / d (or 409 EDU). Elizabethville Authority has stated they will hold an additional 15% of the remaining capacity (61,500 g / d) for Elizabethville Borough. Therefore the remaining capacity within the wastewater treatment facility is 102,100 g / d.

Other Sewer and Water Facilities Recommendations:

- (a) Provide sewer and water service to Kocher Road south to Longabach Road. This project includes the sewer collection lines, water distribution lines as well as one sewage pump station. Correspondence with the Elizabethville Authority indicates potential tap-in customers will require a minimum of 7,000 g / d. The Authority hopes to bring a 12 inch line from the reservoir in Elizabethville eastward on the railroad bed and then northward on Kocher Road to connect and loop the water system in order to provide ample water for future customers. There will be between 16 and 20 new connections.
- (b) The Authority recommends regulatory requirements for any current residence or business within 150 feet of public water and sewer connect to the system within 5 years after the main water and sewer lines are installed.
- (c) The authority recommends all new residence or business shall connect at time of construction.
- (d) The Authority recommends that they and Washington Township schedule meetings when any future construction plans involving new water and sewer connections, prior to any land development approval.

EMERGENCY SERVICES

The area has very good coverage by fire and ambulance companies that offer differing levels of service as needed. There is built-in redundancy using a county based communications system. Outpatient and primary care is available less than 20 minutes away in Millersburg. Trauma care patients have the LifeLion helicopter available within a few minutes from Hershey Medical Center.

It would be economically impossible to have a hospital built in the valley, but the services and facilities that have developed to serve the area are meeting the need as well as expected given the population base.

TRANSPORTATION PLAN

The Township's main goal in planning for its transportation system is to facilitate the safe and efficient movement of through traffic and to provide safe and convenient access to destinations within the Township and nearby village areas. The Township recommends pursuing the following transportation goals:

- A. Improve safety conditions at high accident areas particularly along Routes 209 and 225. Traffic is expected to increase in Washington Township at and near the Wal-Mart commercial center. The Township should begin to understand the expected level increases and work towards partnering with Wal-Mart to ensure appropriate improvements are made to the roadway and intersection. There are also several high accident areas occurring on state roadway (Routes 209 & 225) and the Township should seek a solution. Establishing a good working relationship with PennDOT is essential to seeking funding and engineering expertise to complete the necessary roadway and circulation improvements.
- B. Prepare a capital improvements plan for existing roadway system. Collector (Township-owned roadways) roadways require a balanced and steady funding stream that ensures priority improvements are completed annually. On average the level of funding for roadway improvements increases annually. The increase should be incorporated into the planning process. A special fund can be established for transportation capital improvements. Funds could come from a special tax or the use of excess revenues or both.
- C. Township residents have limited options for commuting to Harrisburg and elsewhere, however, they do exist. Dauphin County's Share-A-Ride and Hegin Valley Line are available to residents. The township should try to get a CAT park-N-Rid lot in the Elizabethtown area that could serve the entire Lykens Valley, as well as foster carpooling

ENERGY PLAN

The Wiconisco Valley has long been known for its coal producing industry. As a direct result many neighborhoods and businesses utilize coal as their sole source of energy. Today coal companies are

witnessing and incorporating various ways to improve air quality through the utilization of cleaner coal. The U.S. Department of Energy, Office of Fossil Energy reports:

Clean Coal Technologies – the products of research and development conducted over the past 20 years – have resulted in more than 20 new, lower-cost, more efficient and environmentally compatible technologies for electric utilities, steel mills, cement plants and other industries.

Clean coal technologies helped make it possible for U.S. utilities to meet more stringent Clean Air Act requirements while continuing to utilize America’s most plentiful domestic energy resource – coal.

The original Clean Coal Technology Program, which began in 1986, focused on commercializing processes that helped reduce sulfur dioxide and nitrogen oxide emissions and demonstrating more efficient and environmentally friendly alternatives to traditional pulverized coal boilers.

New programs in clean coal technology – such as the Clean Coal Power Initiative (CCPI)—are essential for building on the progress of the original Clean Coal Technology Program, finding solutions for reducing trace emissions of mercury; reducing or eliminating carbon dioxide emissions; and increasing fuel efficiencies. Over the longer term, research in clean coal technology will be directed toward developing coal-based hydrogen fuels. If coupled with sequestration, this will allow greater use of coal with zero emissions. The U.S. Department of Energy has announced a Presidential initiative to build "FutureGen," a \$1 billion project that will lead to the world's first emission-free plant to produce electricity and hydrogen from coal while capturing greenhouse gases

CLEAN COAL TECHNOLOGY IS IMPORTANT, NOW AND IN THE FUTURE

Electricity demand will increase 53.4 percent over the next 25 years. Meeting this rising growth rate will require the construction of the equivalent of more than 1,200 new power plants of 300 megawatts each – the equivalent of about 65 plants each year.

Coal will remain the largest single source of electricity – accounting for 51 percent of power generation in 2025. Clean coal technologies will help meet these needs, plus continue the decline in SO₂ and NO₂ emissions already underway.

The recently announced FutureGen project takes clean coal technology even further. FutureGen, a plant to produce hydrogen from coal and sequester emissions, will be the world’s first zero emission coal-fired plant.

- Electric utilities lead all U.S. industries by a wide margin in taking voluntary actions to mitigate greenhouse gases. They account for more than 70 percent of all voluntary actions taken to mitigate greenhouse gases, according to the Department of Energy.
- Utility companies are sponsoring reforestation programs in the U.S. and abroad that will remove millions of tons of carbon dioxide from the atmosphere.

In the future the Township should keep abreast of energy saving fuel sources and be aware that the continued use of coal is a viable option for energy generation. Coal companies remaining in business within the valley should be aware of the current technologies pertaining to air quality mitigation. Information from the DOE is available anytime, upon request.

WATER RESOURCES PLAN

A healthy, balanced watershed exhibits stable stream channels, significant groundwater recharge capacity and high water quality. Several factors are key to the capabilities of a given watershed to become or remain healthy: 1] the ability of underlying geology to contain and transport water, 2] the percolation rates of the surface soils, and 3] nearly anything man does. The substrata in the Township are generally siltstone and shale on the valley floor and wells drilled there normally have good yields. Seven-eighths of the soils in the watershed are hydrologic group 'C', which indicates an infiltration (percolation) rate of 0.05 to 0.15 in./hr. Group A soils infiltrate three times as much. Man grows crops and livestock, cuts down trees, digs mines, operates factories, builds homes and commercial areas, and paves roads to get between these different types of development. These activities may all have deleterious effects on water resources.

Washington Township lies entirely within the Wiconisco Creek watershed and has these types of development, however it has taken prudent steps to minimizing negative impacts on its water resources.

- 1] It has a detailed floodplain study undertaken by FEMA.
- 2] It has adopted a good floodplain ordinance.

Enacting and enforcing a stormwater management ordinance, as described under the Ordinance Review chapter, would give the Township all of the tools necessary to protect this valuable resource. Had such an ordinance existed, the continuing stormwater management problem based upon inadequate facility design at the Middle School would not result in such a high degree of erosion and debris. An ordinance would have required the developer of the residential area north of Rt. 209 to include detention and filtration / infiltration facilities as part of any plan. The resulting increased impervious area has resulted in larger volumes and higher velocities of rainwater in the small tributary to the Wiconisco. The difficulties with the Wal-Mart stormwater management would also not have occurred.

In 2005, the Dauphin County Conservation District published the Wiconisco Creek Watershed Study that was approved by the PA Dept. of Environmental Protection. The study was produced to comply

with Act 167, the PA Stormwater Management Act, and provides a framework and information source to assist municipalities in planning for and managing increased runoff associated with development. This document should be used as a reference for authoring such an ordinance.

The large agricultural community in the Township has the primary responsibility for protecting and enhancing the water resources simply because it involves the large majority of the land area. The Conservation District, Susquehanna River Basin Commission, and USDA Natural Resource Conservation Service are all agencies that offer numerous technical assistance programs and, in some cases, funding for activities that have positive effects on water resources. For example, a livestock farmer who removes access to the creek for his herds could receive a grant to drill a well and install a solar powered water pump as an alternate source of water for livestock, thereby maintaining the water quality of the stream.

The Township needs to partner with the Wiconisco Creek Restoration Association in an advocacy role to promote increased water quality and quantity practices throughout the watershed. Any activities which increase filtration / infiltration to the water table, maintain peak flows from storms, and minimize or remove pollution of all types will be appreciated by your downstream neighbors.

LAND USE PLAN

One element important to the comprehensive planning process is the charting of appropriately sized and located areas for future growth and development. The delineation of these areas takes into account all of the background information collected as part of this plan, including natural features, the extent of public utilities, allocated in a manner that responds to the Township's desires, as expressed in Part III – Policy and Action Plan.

The preparation of the Future Land Use Map as accomplished with an understanding of several key factors:

- Address future conditions through the year 2026.
- Acknowledge existing land uses
- Utilize a number of plan designations (i.e. agriculture, residential, industrial, public, commercial, conservation.)

The current Zoning Map has succeeded in directing development of all types to those areas of the Township most appropriate for them. The Future Land Use Map proposes zoning revisions consistent with the desired land use pattern and volume of development. The following land uses describe the location, general permitted uses, acreages, and percent of land remaining:

RESIDENTIAL

Future residential land uses make up only 9% of total forecasted land uses. It is the responsibility of every Pennsylvania municipality to provide the opportunity for a variety of housing unit types. Furthermore, it is important that the proper amount and location of these various housing unit types remain compatible with existing development and / or adjoining planned land uses. Currently there is only one residential land use category allocated because stagnant housing market within the last 10 years. The largest majority of housing units built in Washington Township have been built within or next to Elizabethville and the village of Loyaltown. The type and character of housing, unit size, and lot size is substantially different from the outlying housing units. Infill residential growth areas are considered priority development areas because of the public services available and the overall support for agricultural preservation. Housing data tells us Washington Township will experience minimal housing growth. The number of new housing units to be built in the next twenty years is forecasted to range from 270-320 dwelling units. Depending on dwelling size, enough land area has been delineated for approximately 400 new residential units. This amount is beyond the projected need at this time, but does give the Township the wherewithal to require developer's to look to the properly-zoned land for residential development rather than take more prime agricultural land.

High Density Residential Development

Densely developed housing areas have traditionally been located within Elizabethville and Loyaltown as well as just outside the Borough on Route 209. The Township should permit a density of five units per acre in areas containing sewer and water utilities. Larger lots sizes existing on the Township's collector roadways primarily on Church Street, Kocher Road, Route 225 and 209.

It is recommended that the Township permit smaller housing sizes that promote affordability. The nation-wide trend of fewer people per dwelling unit makes the development of smaller, semi-detached or attached housing units more attractive for municipalities where infrastructure exists. Duplexes and townhomes or apartments are viable housing types, even in rural areas.

Future growth areas in this district where both sewer and water are present should enable the clustering of various types of detached and attached dwellings in compact areas, so that sensitive environmental features can be conserved and protected. Furthermore, the clustering development option can provide density bonuses for projects that provide public amenities to existing and future inhabitants. Within these areas, it is recommended that sidewalks be installed in all new developments to encourage safe and convenient pedestrian access. These sidewalks should be designed and incorporated into a system that enables pedestrians to move freely within the internal portion of the development and then provides direct access to the periphery of the development where another type of land use may be located, such as commercial, industrial or institutional. It is also recommended that the Township encourage developers to install internalized linear parks within new developments that can "plug into" regional future linear parks as they are developed within the Township.



Low Density Residential Development

Rural residential development should be contained as much as possible. In an effort to protect the Township's groundwater resources as well as other sensitive environmental conditions, it is recommended that proposed residential lots be between one and two acres in size. In addition, should the lots be steeply sloped, minimum lot areas should be increased. The Future Land Use map shows additional housing units to be located in the same areas expanded to accommodate the projected growth in residential development. *(See the illustrations on the next page for a comparison).*

Agricultural

The large white areas of the Future Land Use Map have been reserved for Agricultural designation. This land area represents approximately 57% of the total Township land uses. Farm lands currently existing north of PA Route 209 with some farmlands located just south of Route 209 at the base of Berry Mountain. As mentioned earlier, farmland preservation is a priority topic of concern for the many local farmers. Unplanned residential development would severely impact farmland production and agricultural viability. As supported by Part III – Policy and Action Plan, farmland preservation is a priority initiative of this community.

A limited amount of rural housing should be permitted; however, widespread development should not be allowed. Due to the fact that public sewer and water utilities do not exist in the Agricultural District, existing and future rural residences are planned to rely upon on-lot sewage disposal systems and on-lot wells.

Any residential development located in the Agriculture district should be (1) located and designed to minimize loss of valuable farmland, (2) clustered with other adjoining residences, (3) designed to minimize property lines shared by active farmland, and (4) designed with applicable subdivision requirements. All prospective occupants of new housing units within the Agriculture district should be specifically put on notice that they will be required to tolerate potential inconvenience and nuisance

associated with common agricultural practices. Such notice should be conspicuously listed as an Agricultural Nuisance Disclaimer within Agricultural Zone language, and as a note upon any subsequent subdivision plans.

Farm occupations should be allowed in the Agriculture district. Farm occupations can provide important income-earning opportunities for farm family members. Such uses should be permitted where they would be secondary to the primary agricultural uses of the property; and subject to zoning regulations, assuring compatibility within an agrarian / rural context. A wide variety of other uses which are accessory to and / or compatible with farming should be allowed in agricultural areas. These include, but would not necessarily be limited to; beekeeping, roadside stands, temporary farm employee housing, noncommercial keeping of livestock, forestry, horticulture, bed and breakfasts, family day-care, horse stables, campgrounds, sawmills, and kennels.

The long-term viability of agricultural production within the Township deserves discussion. As the Township continues to grow, there will undoubtedly be some loss of farmlands; however, the Township should be able to maintain a strong component of agricultural land for many years to come.

Commercial

Within Washington Township, there is one primary commercial corridor, PA Route 209 that contains a variety of commercial uses. For the most part, this corridor contains highway commercial uses that have been developed over time with traditional stripped highway commercial site design. This traditional site design results in each commercial property possessing its own access points, parking areas, signage, and minimal if any landscaping. This leads to increased traffic congestion, “stop-and-go” traffic, and risky motorist behavior. There are two primary commercial areas; (1) Route 209 and Kocher Lane and (2) East Main Drive just outside Elizabethville Borough. This land use district encompasses approximately 122 acres or 1% of the total land uses in the Township.

It is recommended that the Township increase the land area for future commercial uses along business Route 209. It is estimated that any additional fifty-three (53) acres could be gained for new commercial uses if the current zoning map was revised. Some of this acreage is located in lands located between existing uses or infill parcels. Within this area, Wal-Mart plans to subdivide its current parcel several times, stimulating additional economic-commercial growth within the Township.

This district should provide for general and specialty retail, service, and entertainment, and office uses. To reduce the problems associated with traditional highway commercial site design, the Township, wherever possible, should encourage shared use of parking, access drive, loading, and signage so as to reduce visual clutter and traffic congestion. On vacant sites, strict lot width, access drive coordination and sign regulations should be imposed to force an integrated function, as opposed to many freestanding uses. Furthermore, landscaping, screening and lot coverage requirements should produce a site

appearance that is inviting and uncluttered. Shared parking and off-street loading space incentives can also enhance function while reducing asphalt coverage.

Industrial

Washington Township and other municipalities within the Wiconisco Valley have a coal extraction industrial heritage. Several other industrial businesses exist within the Township as well. The industrial district is intended to be applied to those areas of the Township that are currently engaged in significant industrial activity and those areas which are suitable and needed for new industrial uses. The Industrial district is suitable for a wide range of industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. Zoning regulations for industrial uses in this designated area should allow for small, start-up businesses and light industry as permitted uses. Other heavier and potentially more objectionable industries should require the obtainment of a conditional use approval.

Regulations implementing the Industrial district should limit the number of driveway cuts and freestanding signs, and manage outdoor storage, off-street loading and parking. Design standards should encourage functional yet attractive sites when viewed from adjoining properties and roads. This would involve required landscape and screening and buffering. In addition, prospective industrial uses should demonstrate compliance with all applicable Federal and State operation standards.

Public / Semi-Public

This category includes land uses which serve some public and or civic function. Specifically, it includes Township-owned lands and parks, schools, fire stations, churches, cemeteries, general aviation airport, police quarters, YMCA, water and sewer utilities, campgrounds, and civic clubs. This land use district encompasses approximately 168 acres or 1.4% of the total land uses in the Township. Most often, municipalities allow these uses as permitted uses in a variety of zones. However, some limitations on these uses can be helpful in protecting neighborhoods from nonresidential use impacts. Township officials may wish to require the obtainment of a special exception for some of these uses as a way to prevent negative impacts on nearby residents.

Future school sites should be placed amid planned future neighborhoods so as to promote students walking to school and to avail convenient use of the school's recreation facilities. These considerations could be applied as special exception or conditional use criteria attached to school uses.

Conservation

Conservation district consumes approximately 2,356 acres or 19.8% of the total land uses. The Township's lower or southern section just south of Route 209 has been designated as Conservation. A large majority of this land has 15% slope steepness or greater.

Conservation areas correspond to those sensitive natural features of the Township and those areas that pose severe development constraints to building construction and the construction and operation of on-lot disposal systems. These areas are critical to the protection of the environment and public welfare. Steep slopes, wetlands, and floodplain comprise much of these areas and should not be developed. Strict enforcement of the Township's floodplain zoning ordinance regulations should protect floodplains. State and Federal wetland laws should protect wetland areas. However, no specific regulations are available for protection of steep slopes.

In an effort to protect the Wiconisco Creek corridor it is recommended that local officials adopt a streambank corridor protection program. This program should require the imposition of a buffer zone alongside streams to limit land use activity and that could degrade the water quality. All of the Township's streams feed the Wiconisco Creek, which is a majority supply of public water for several municipalities in this Valley. With increased emphasis on improving the quality of the Wiconisco Creek, this streambank corridor protection program would provide enhanced protection to the Township's surface waters and, particularly, the Wiconisco.

It is recommended that Township Officials strengthen their knowledge and actively pursue, when necessary funding from the Dauphin County Conservation District and or DEP / DCNR for the restoration and or preservation of floodplain and floodway corridors. Many of the Township's farms border the Wiconisco Creek and have a responsibility to minimize pollution of the stream (nutrients, pesticides, and sediment) arising out of normal farming practices. Funding exists to establish or enhance riparian buffer areas and the Township should encourage and facilitate active pursuit of funding and education by its farmers through contact with, and application through, the Conservation District.

It is important that Township officials visualize the general locations of important natural features; however, this view should not be misinterpreted as an absolute refined mapping of the zoning boundary delineation. Conservation features were plotted to take priority over any existing and / or planned land use district; this enables local officials to visualize site-specific development constraints, and their overall extent, shape and interconnectedness within the Township as a whole.

Table 1

Future Land Use Table

Land Use	Acres	Land Use %	Acres Developed	Acres Remaining
Residential	1,086	9%	1,019	67
Agricultural	6,917	57%	6,582	335
Commercial	126	1%	122	4
Industrial	184	2%	255	-71
Conservation / Public *	3,591	31%	214	3,377
	11,904	100%	8,192	3,712

* Includes Floodplains & Extraction

PART III – POLICY AND ACTION PLAN

POLICY AND ACTION PLAN

THE PLANNING PROCESS

Washington Township incorporated an integrated planning process, which began by the planning committee answering the following questions:

- Looking at the land use trends in your Township, how different will the landscape look in the next 10 years?
- What lands are you most concerned about losing?
- What amenities or community services are needed most in your Township?
- What are the environmental concerns your Township faces?
- Is the Township currently or in the future subject to growth pressures?

The beginning of the planning activities led to the development of the background profiles (Phase I) for demographics and socioeconomics, land use and housing, natural resources and environmental features, transportation, wastewater and water utilities and community services and facilities. Synthesizing the information collected in background profiles was the focus of the second part (Phase II) Beginning with the “probable future”, (i.e., the region’s future direction given the continuation of the existing conditions and public policies) a community dialogue led to a preferred future in statements of the Township vision and goals and objectives.

Dramatic results were achieved as each phase built on the activities of the previous phase. The focus of Phase III was to explore the means to attain the Township’s goals and objectives. Strategies were organized into eight priority initiatives: clean air and quality water resources; farmland preservation; respected historic and cultural resources; retain our open spaces; enhance the local economy; land use community beautification (property maintenance); better and safer transportation network; quality community facilities, services and utilities.

These strategies were compiled into the Comprehensive Plan’s Policy and Action Plan. Creating a sound program for implementation of the strategies was the focus of the final phase. The program factored in time commitments, budget constraints, staff requirements, service delivery programs, and Township priorities for Washington Township.

VISION AND STATEMENTS GOALS AND OBJECTIVES:

CLEAN AIR AND QUALITY WATER RESOURCES:

The Vision: In the future, water resources will be clean and plentiful, air quality will not be degraded, light pollution will be limited and adequate protection will be provided to sustain resources for future generations.

Goal: To conserve water resources, to protect the quality of important water supply and air, and to prevent light pollution.

Objectives:

- Review land use regulations and update to achieve the following priorities:
 - Reduce the impact of new development on stormwater runoff by reducing the overall percent of impervious surfaces created by new development.
 - Promote stormwater BMPs for new development.
 - Address the use of efficient light types such as LPS (low pressure sodium) and HPS (high pressure sodium), light trespass standards, and limits on illumination expressed as maximum, average foot-candles per square foot.
- Participate in educational and program activities of area and countywide watershed associations, such as the Wiconisco Creek Restoration Association and the Eastern Pennsylvania Coalition for Abandoned Mine Reclamation, PA Department of Environmental Protection.
- Register the Wiconisco Creek on the Pennsylvania Rivers Conservation Registry

FARMLAND PRESERVATION

The Vision: In 2026, productive farmlands will be numerous in acreage and shall cover a large majority of the landscape retaining the township's reputation as a desirable place to live and work.



Goal: To preserve prime agricultural soils and, historic farms for generations to come.

Objectives:

- Work collectively with Dauphin County to enroll additional farmlands in the agricultural easement program.
- Continue to promote the enrollment of farms located within the Township in Agricultural Security Areas and in the Clean and Green tax deferral program as ways to provide benefits to farmers.
- Protect agricultural areas from incompatible adjacent land uses.
- Affirm agricultural land uses as a valid and important component of the Township's future.
- Provide agricultural protection and preservation in areas where strong landowner support is expressed.
- Institute agricultural preservation regulatory criteria within the local zoning code.
- Prohibit suburban development within priority farmlands.
- Retain agricultural land use preference for the area between Berry Mountain and Route 209.
- Prepare a *Farmland Preservation Strategy* that builds upon a mission statement that includes the following:
 - A summary of relevant background information;
 - An assessment of the impacts of growth and development on farmland and the obstacles and pressures facing farmers;
 - Farmland preservation goals for the Northern Section of Dauphin County; and
 - A comprehensive set of policies and implementation strategies.
- Preserve land for farm use so that agricultural businesses can thrive.
- Minimize the impact of future non-farming development on important farmland.
- Preserve the rural farming environment, recognizing that this environment supports a variety of other types of uses, including a growing tourist industry.
- Preserve open space for its contribution to the rural farming environment only to the extent that it does not compete with the preservation of farmland for priority and funding.
- Develop a variety of preservation strategies to ensure the flexibility to meet the demands of individual landowners and maximize alternatives for funding.
- Find ways to definitively control the USE of properties.
- Reduce pressure / attraction to develop in outlying areas.
- Improve the financial situation of farmers.
- Improve the relationship between the farming community and non-farming residents.
- Educate residents about the importance of and methods for preserving farmland.
- Develop implementation strategy that can be divided into several major prongs:
 - Regulatory measures;
 - Incentive-based measures; and
 - Educational measures.

RESPECTED HISTORIC AND CULTURAL RESOURCES

The Vision: In the future, the Township has identified, promoted and protected important cultural and historical assets to effectively preserve the character of the community and support economic activity associated with heritage tourism.

Goal: To preserve local landmarks, buildings, cultures, and traditions that makes the Township unique.

Objectives:

- Define the public's role in the preservation of special places and celebrate the contribution of businesses, organizations, industry and individuals.
- Identify and preserve appropriate adaptive reuse for historic landmark structures.
 - Complete a detailed historic building survey for the region that prioritizes property for preservation planning purposes.
 - Establish and promote a valley-wide heritage commission, the charge for which will be bringing to light those aspects of the area's development that have shaped its current identity.
 - Invite all municipalities partially or totally within the valley to become involved with the research that would highlight its Indian, settler, and industrial heritage
 - Consider working with Elizabethtown on adoption of an historic preservation district to provide protection for valued historical structures.

RETAIN OUR OPEN SPACES AND ENVIRONMENTAL RESOURCES

The Vision: The Township's future will be replete with recreation, open space, and vast areas of farm and forestlands, where neighborhoods and our business centers have retained close proximity by both building location and community facilities.

Goal: To develop both passive and active recreational opportunities for all age groups, to preserve the rural open space, and to promote the greening of the village environment and commercial centers through landscaping and streetscape aesthetics.

Objectives:

- Identify high priority open space areas for preservation or conservation, including areas of prime agriculture soils, and promote and educate the community on the economic benefits of open space preservation
- Provide financial support for land acquisition of priority open space lands that provide either recreational opportunities or natural resources protection.

- Promote the use of street trees for new residential development and landscaping standards for new, non-residential development and redevelopment.
- Increase incentives for preserving open space in new residential housing developments.
- Incorporate street tree landscaping standards into land use ordinances.
- Adopt measures to retain and conserve trees in areas subject to development.
- Increase the percentage of tree cover on private residential and business lands.
- Adopt an open space protection plan
 - Develop criteria for identifying and prioritizing the region's open areas based on the presence and relative value of the area's natural and environmental resources.
 - Create a development review process to assure that there is accessible, well maintained open spaces provided, where possible, in all new residential developments.
 - Explore management options for resource protection, including farmland / woodland preservation, conservation easements, and acquisition, etc.
- Provide a financial support system for acquisition of priority open space lands that provide natural resource protection.
- Protect agricultural resources (See Farmland Protection)
- Adopt regulations that provide protection for sensitive natural resources, including slopes over 25%, groundwater recharge areas, wetlands, and floodplains.
 - Protect the floodplain and floodway zones of the Wiconisco Creek.
- Promote stormwater best management practices (BMPs)
- Support conservation education.
- Support and actively participate in environmental, nongovernmental organizations such as the Wiconisco Creek Restoration Association.
- Promote the initiatives and resource management alternatives set forth in the Wiconisco Creek Conservation Plan.
- Encourage all current and future Township Planning Commission members and Board of Supervisors to understand and remain consistent with the residential and commercial design and location policies in the Comprehensive Plan.

ENHANCE THE LOCAL ECONOMY

The Vision: In the future the Township will sustain a healthy local economy where residents will be able to earn a living wage. The region will have full employment and a full range of social services, and range of housing that will match demand and family incomes.

Goal: To sustain livable-wage jobs and to provide opportunities for job training and education and social supports to meet the needs of the labor force.

Objectives:

- Develop an adequate tax base to pay for community services and facility needs by balancing residential growth and non-residential growth (commercial, office and industrial).
 - Designate areas for employment centers within the area's targeted areas for growth.
 - Enhance older, established business areas and promote their assets, especially in the Elizabethville area.
 - Coordinate the location of new employment enterprises in close proximity local roadways and infrastructure.
 - Increase local ownership of and support for local businesses.
- Develop a clear definition of the characteristics of businesses allowed within homes and implement uniform regulations for development of home businesses based on the definition and PA Municipalities Planning Code requirements.
- Update the region's statistical database with up-to-date information and reports in order to better understand changes that have occurred in industry and employment sectors, income and education levels, and the correlation between these data and the socioeconomic well-being of the area.
- Provide continuing education opportunities to prepare area residents for new work environments
- Increase the availability of high-quality childcare options that are affordable and include broad region-wide support.

COMMUNITY BEAUTIFICATION

The Vision: In 2026, development in the Township will enhance the quality of life and its adjacent neighborhoods.

Goal: To provide a set regulatory tools and alternatives that ensure every development includes streetscape enhancements including landscaping plans, trees, pedestrian pathways, lighting, and attractive housing and commercial buildings.

Objectives:

- Develop and implement a streetscape plan for areas adjacent to Elizabethville and other areas within the planned growth area.
 - Recommend all development proposals include drawings that include a streetscape plan including sidewalks, pathways, lighting, attractive community entryway, front porches, small lot housing unit development, and cluster development in rural lands.

- Develop and promote design guidelines for new non-residential development that is keeping with historic character of Elizabethtown.
- Promote and provide incentives for infill development within the Township's planned growth area.
- Expand the number of businesses that offer goods and services to the region, including entertainment-recreation businesses.
- Connect older neighborhoods with newer neighborhoods.
- Minimize front setbacks and roadway widths for new development ultimately reducing costly infrastructure.
- Provide recreational opportunities for new and existing neighborhoods.
- Enforce property maintenance codes. Properties containing a variety of housing types are considered in good if not excellent condition are well-maintained and typically command average to above average values in comparison to those of some of the Township's neighbors. Fostering continuance of good market value entails judicious application and enforcement of Property Maintenance Code provisions.
- Enforce strict building inspection practices. Strict building inspection policies that maintain the current level of safety and condition of housing and other building stock are highly recommended.

BETTER AND SAFER TRANSPORTATION NETWORK

The Vision: In 2026, every resident of the Township has access to a transportation system to travel easily to jobs, businesses, and recreational and cultural activities.

Goal: To provide a transportation system that addresses PA Route 209 and 225 corridor improvements; traffic control; improved roadways with coordinated landscape, lighting, sidewalks; and pedestrian friendly streets.

Objectives:

- Become actively involved with the PENNDOT Highway development process for Routes 209 and 225 improvements to ensure the design of transportation solutions integrates the community's values and local land use decisions.
 - Work with PENNDOT to produce a transportation alternative that incorporates context sensitive design and environmental enhancements.
 - Resolve safety and operational deficiencies on Route 209 and 225 at the Wal-Mart area commercial center.
- Create a functional classification system for the Upper Section of Dauphin County incorporating roadway design and access management criteria.

- Identify and prioritize network deficiencies within the Upper section, which have a regional impact and work together with HATS MPO to plan and implement the resolution of these deficiencies.
- Implement traffic calming measures on Route 209 to resolve safety and operational / circulation issues.
- Develop a roadway improvement and maintenance program, for the entire region and develop a roadway maintenance program that includes those areas within the Township currently without a program.
- Prepare a roadway capital improvements plan
- Highlight program areas where regional cooperation is a preferred option.
- Invest in public transportation, if the need arises.
- Explore a regional rail service that has viable schedules that enable work to home and / or provides transportation solutions to destination places such as shopping centers, hospitals, entertainment and or parks.
- Provide opportunities for safe bicycle and pedestrian traffic, extending from Elizabethtown, schools, existing and future neighborhoods, and recreation areas.

QUALITY COMMUNITY FACILITIES, SERVICES AND UTILITIES

The Vision: In the future, the Township's youth will continue to be provided with high quality education and social support. Lifelong learning opportunities will be available to all. The region's services and facilities will keep up with the pace of growth.

Goal: To provide high quality education at all levels, youth to adult, and community services and facilities, including government, recreation, emergency, and health-care and social services and library resources.

Objectives:

- Work with the Upper Dauphin Area School District (UDA) to coordinate the District's long-range and strategic planning efforts with the planning activities of the Township.
 - Communicate development and planning activities with the school district and work together to resolve common issues and/or problems.
- Review and work closer with senior citizens of the area to provide needed services including: home-based senior care, small care facilities located near neighborhoods or elderly living units, and senior center activities.
- Work with the Elizabethtown Area Authority to get a better understanding of the wastewater needs for the Township.
 - The Township and the Authority must work with developers to provide adequately service new development without undue financial burden placed on the existing residents.

- o Combine, when applicable, all infrastructure projects which may occur within the same general area.
- o Regularly meet with Elizabethville Area Authority to discuss capacity and system additions or upgrades.
- Locate and acquire adequate park space.
 - o Designate and acquire appropriately sized lands for a future community park. In order to meet projected need, the Township should look at purchase of land for a community park that amounts to ten acres per thousand population to conform with national standards.
 - o Prepare a master recreation and facilities plan. Such a facility should contain both active and passive recreation facilities of type and number as desired by the residents determined by undertaking a master plan study.
 - o Create a financing strategy for the implementation of the master park plan. Public funding for recreation is available for purchase, design, and construction of park facilities including grading and installation.

STATEMENT OF THE RELATIONSHIP BETWEEN PLANNING ELEMENTS

Cross references throughout the policy plan and action plan tie the strategies and initiatives together. These references are too numerous to list; however, the following statements provide a brief listing of the type of relationships that are integrated throughout the policy and action plan.

- In general, the connection between land uses and the development of infrastructure is of primary importance to the Township's efforts to manage future growth.
- The implementation of the roadway standards program, access management standards, and roadway network maintenance/improvement program will ensure that the Township's transportation system supports the future land use scenario by focusing the majority of infrastructure dollars within the primary growth area.
- The environmental and natural resources initiative supports the rural resource elements of the growth management plan by emphasizing the management of the region's watersheds through environmental site planning standards, the stormwater best management practices program (directed by PADEP), the agricultural preservation/forestry conservation, and environmental education opportunities.
- The economic development initiative focuses on keeping future growth near Elizabethville and areas within the sewer and water service areas. Sustaining a healthy business environment requires a direct interface with future land use and transportation, plus the active involvement and promotion of the business community and training of the local workforce.
- An interrelated economic development initiative is the historic preservation initiative, which seeks to build a valley-wide heritage commission to preserve historic resources that will begin to promote the region as an interesting place to visit and work.

- The community services and facilities initiatives relates to the quality of life by addressing recreation, senior, governmental, and infrastructure and includes methods for communication, partnership building, and financial resources for foreseen projects.

STATEMENT OF THE RELATIONSHIP TO CONTIGUOUS MUNICIPALITIES AND COUNTY.

Washington Township surrounds the Borough of Elizabethville and is surrounded by the Townships of Jackson, Lykens, Mifflin, Upper Paxton and Wiconisco. The Dauphin County Comprehensive Plan 2005 draft lists only two of these six as having comprehensive plans. Notwithstanding this, the land uses of each municipality at the common boundary are similar.

The surrounding Townships are rural in nature, mirroring Washington's agricultural predominance with the exception of Jackson, where Berry Mountain forms the boundary and Wiconisco, where the Game Lands and commercial and residential uses continue along Rt. 209 and form the Township's eastern boundary. Elizabethville is the central hub for goods and services and Washington Township's growth has primarily emanated from the Borough and Rt. 209.

The Implementation Plan arising out of this planning process respects the congruency of its land uses with that of its neighbors.

PART IV – STRATEGIC ACTION PLAN

STRATEGIC ACTION PLAN

INTRODUCTION

To this point, the Plan has concentrated on the natural environment of the Township, the demographic and economic characteristics of its residents and constraints on, and opportunities for, its future. Summary statements have been included at the end of several chapters to serve as the basis for the creation of the Township's vision of its future and the methods by which that vision can best be achieved.

A Comprehensive Plan has to address the needs and desires of many sectors of the Township's residents. It must balance the natural, economic, social and political realities evident in the Township, while maintaining a quality of life and accomplishing the recommendations contained hereafter.

The following pages are intended to serve as the blueprint for improving the quality of life for all residents through actions that respect the environment, reduce sprawl and increase the livability of the Township.

EXECUTIVE SUMMARY

Township officials and residents are aware of the opportunities for, and limitations on, future growth in their community. Several factors can be attributed to this:

- Wal-Mart – both positive and negative effects
- Moderate and consistent residential growth
- Wealth of prime farmland
- Room for commercial, industrial and residential growth
- Available work force
- Good infrastructure
- Poor septic system soils

PRIORITY INITIATIVES

The following initiatives have been prioritized by Township officials and citizen committees who participated in the planning process. They have been collectively grouped in a matrix titled “Action Plan,” which is divided into major focus areas and has four columns that outline what the initiative is, when it should be completed, who should be responsible for it, and what, if any, cost is associated with its attainment.

ACTION PLAN

WHAT	WHEN	WHO	COST
CLEAN AIR AND QUALITY WATER RESOURCES			
1. Adopt an Act 167 Stormwater Mgt. Ordinance and assist with Goals attainment of the Wiconisco Creek Watershed Study.	2 years	Supervisors, paid Consultant?	Minimal, or \$5-7,000 if Consultant
2. Promote expansion of the Agricultural Easement Program and encourage local framers to participate.	1-2 years	Supervisors	None
3. Promote public transportation initiatives.	13- years	Supervisors, PC	None
FARM LAND PRESERVATION			
1. Education for farmers Local farmers should receive information on every easement purchase program offered by the County containing Township and County contact information.	Annual Distribution.	Area-wide farmers.	\$1,000 printing and distribution.
2. Restore damaged floodplain area associated with farming practices.	5-10 years	BOS in cooperation with farmers, DCCD, DEP, and DCNR.	TBD
a. Research funding agencies that prioritize floodplain protection for farmlands. b. Create a master plan for priorities for floodplain protection.	1-3 years	Environmental engineering professional, BOS.	\$15,000 to create master plan (locations of floodplain restoration needs, types of restoration and engineering, financing strategy, permitting needs, etc.).
HISTORIC AND CULTURAL RESOURCES			
1. Establish an area-wide Heritage Commission.	3-8 years		
2. Establish interest in the concept. Publicize an initial meeting.	1-2 years	Township Supervisors.	Publication costs, meeting materials and refreshments, meeting space - \$500.

WHAT	WHEN	WHO	COST
3. Form an official group and heritage interest topics. Create a name and regular meeting dates.		Commission Members.	None.
4. Create tasks for group members, member responsibilities and annual goals.		Commission Members.	None.
5. Research funding mechanisms for project financing.		Commission Members, Township supporters, PHMC, and DCED – tourism funding programs.	None.
6. Assign members and due dates to help implement priority initiatives.	2-5 years	Commission Members.	To Be Determined (TBD).
ENHANCE THE LOCAL ECONOMY			
1. Work with Capital Region Economic Development Corporation (CREDC) to stimulate interest with future employment-based businesses.	Schedule annual meetings.	BOS should appoint a qualified resident of the Township to maintain communications with CREDC.	Travel expenses.
2. Work with local banks to institute lower fixed rate small business loans.	Schedule annual meetings.	BOS should appoint a qualified resident of the Township to maintain communications.	None.
3. Create a tax incentive program for large employer companies wishing to locate within the Township.	Only when needed.	BOS should be amenable to any future meetings with businesses wishing to locate in the Township.	TBD.
4. Create a business recruitment package for perspective businesses containing area demographics, tax information, available sites for development, land market value, amenities of the area, and area workforce information.	1-3 years	BOS should appoint a qualified resident of the Township to help create ideas and prepare the package; BOS and a professional graphic designer to design the size and appearance of the package.	TBD.

WHAT	WHEN	WHO	COST
COMMUNITY BEAUTIFICATION			
Research design controls and protection measures for the PC and BOS review and approval.	1-2 years	Dauphin County Planning Commission or an outside planning professional to work directly with the Township PC, BOS, and the Township solicitor.	\$8-15,000
1. Update Zoning Map to include those areas identified by the Future Land Use Map	1-2 years	BOS and PC, following discussions with Authorities and PennDOT.	See Above.
2. Redraw the Conservation Zone to accurately reflect only those areas of 15% or greater slope.	1-2 years	See Above.	See Above.
3. Residential building design and zone boundary relocation.	1-2 years	See Above.	See Above.
4. Consider "Cluster" housing regulations to control green space preservation and dwelling unit placement within a development proposal. Consider smaller lots for a variety of housing styles: townhouses, duplexes, and single-family attached dwellings.	1-2 years	See Above.	See Above.
5. Floodplain protection.	1-2 years	See Above.	See Above.
6. Increase controls for limited development outside the growth area.	1-2 years	See Above.	See Above.
5. Institute farmland preservation zoning directed at maintaining farms by making it more difficult to rezone agricultural land for residential uses.	1-2 years	Specialized planning consultant familiar with farmland preservation control, BOS and PC review and adoption. CEO enforcement.	See Above.

What	When	Who	Cost
6. Establish design codes for commercial and industrial development that protect neighbors, use durable materials, provide ample landscaping, and incorporate attractive street lighting, safe routes for customers, consistent signage, and screen parking lots.	1-2 years	See Above.	See Above.
7. Educate current and future members of Township Planning Commission and Board of Supervisors to understand the zoning code and its use as a land development tool.	2-5 years	See Above.	TBD.
8. Establish residential property safety code for inspection. a. Establish goals and objectives of the safety code program. b. Prepare reasonable inspection policies and standards. c. Establish a timeframe and fee payment system for the institution of the program and personnel. d. Monitor the inspection process, fee payment and results. e. Pin point reoccurring issues and initiate resolutions for abatement.	1-5 Years	Codes Enforcement Officer (CEO), township solicitor, BOS, and area-wide codes enforcement resources.	i. Upfront costs for initial staffing. Should require one additional staff person at (\$35,000/year). i. Clerical assistance. i. Solicitor fees for program review and adoption.
9. Prepare maintenance code educational materials for deployment each year.	2-3 years	BOS.	

What	When	Who	Cost
BETTER AND SAFER TRANSPORTATION NETWORK			
1. Improve safety conditions at high accident areas. <ul style="list-style-type: none"> a. Assess transportation issue and create resolution. b. Develop cost estimates. c. Investigate a finance strategy. 	3-10 years	Township Road master, BOS, PennDOT and possibly adjacent municipalities.	TBD.
2. Initiate annual traffic counts for Route PA 209 and PA 225. Wal-Mart and its outparcel development is expected to dramatically increase traffic and change circulation patterns. Counts and accidents should be monitored over the next 5 years.	Every year.	BOS, Road master and PennDOT. DCPC can also perform counts or in coordination with PennDOT.	TBD.
3. Prepare a Roadway Capital Improvements Plan. <ul style="list-style-type: none"> - Initiate the preparation of a detailed roadway inventory. - Specifications of this database should include length, R/W, cartway, composition, condition, and specific safety concerns. - Listing of potential projects, falling into the categories of either maintenance or improvement. - Projects' costs estimates. - Prioritized project listing with reasonable completion dates. - Funding resources. 	Every year.	Road master and BOS.	TBD.

What	When	Who	Cost
4. Explore expanding / initiating public / commuter transportation systems that will facilitate Park and Ride, carpooling, emergency transportation needs and other energy saving programs.	2-5 years	Supervisors, HATS, Hegins Lines, Share-A-Ride, Commuter Svcs. of Central PA and CAT.	TBD
QUALITY COMMUNITY FACILITIES, SERVICES AND UTILITIES			
1. Establish a new Township park.	Potentially 10 years.	DCNR, PA Rec. & Pks. Society, BOS, PC, for a recreation committee to organize priorities	TBD.
a. Review available lands or potentially suitable sites.	1-3 years	See Above.	
b. Investigate acquisition needs and costs.	2-5 years	See Above.	
c. Prepare financing strategy and available granting agencies.	3-5 years	See Above.	
d. Prepare a master park plan.	3-7 years	See Above.	
e. Construct first phase.	5-10 years		
2. Update the Township Act 537 Sewage Facilities Plan.*	1-5 years	BOS, DEP, sewer authority, Pennvest, and bond financing.	\$5,000-15,000 depending on the sewer needs.
a. Assess future sewer service areas and capacity needs (approximately 150,000 gallons per day may be needed for future development in the next 10 years.	3-5 years	See Above.	
b. Develop an improvements program and cost estimates.	5-10 years	See Above.	TBD.

*Revisions to the zoning ordinance will create potential growth of approximately 400 new dwelling units; plus commercial development including Wal-Mart and its associated out-parcels will spur additional economic-commercial growth within the Township. Loyaltan and possibly Elizabethville will need to revise their Act 537 Sewage Facilities Plans to accommodate this increased level of service by 2015. This plan acknowledges that Loyaltan WWTP will require expansion to accommodate the Township's projected growth. It has been determined

that the Elizabethtown WWTP may not require expansion within the next 10 years. However, both sewer authorities should take a serious look at the implications of the potential growth projected to occur within the next 10 years.