

# Adjustments/corrections to SAPA Plan Draft, to be incorporated into Final Plan. Compiled 11/18/09

- This document is to be attached to the Adoption Resolution.
- Page numbers are specified for both the Electronic version of the Draft, and the Working Draft.
- Electronic version = E (as in: Page 36E)
- Working Draft = WD (as in: Page 32WD)
- All new wording appears in bold type, **as in this example**.
- All wording to be deleted appears in crossed-out type, ~~as in this example~~.

## Map Adjustments:

Community Facilities Map; Figure 2.8.1 (page 96E / 92WD):

In South Abington Twp, a label is to be added for the South Abington Recreation Complex (on Northern Blvd.)

Also in South Abington Twp, the Abington Area Community Park (at Rt. 307 and W. Grove St.) is to be delineated and labeled.

Land Use Plan Map: Figure 3.2.1 (page 115E / 110WD):

Within Clarks Green, Vernard Road and Fairview Road will be added to Clarks Green's "green routes", in order to have future accommodations for bicycles and/or pedestrians. Regarding Vernard Road, this "green route" designation on the map may extend a little into South Abington, just until the route reaches Baptist Bible College.

Within Scranton, a section of Lake Scranton Road may or may not be designated as a "green route".

Within North Abington Twp, the Resource Conservation overlay (speckles) will be removed from the low density residential (light yellow) areas within North Abington. Text to accompany this change will appear in two places in the text: (Page 110E / 106WD Land Use Plan, and Page 149E / 142WD, Environmental Protection Plan): Line to read: **North Abington Township has chosen not to include the resource conservation overlay in its low density residential (light yellow) areas on the Land Use Plan map.** See entries below for exact placement. McCormick Taylor may or may not also advise placing a note about this change on the map Key.

Also, name of map will be changed from Draft Land Use Plan, to Land Use Plan.

## Text Content Adjustments/Corrections:

A Credits page will be included in the first few pages. It will list:

- Title of Comprehensive Plan (Scranton-Abingtons Planning Association Comprehensive Plan),
- Funders of the Comprehensive Plan: the eleven Municipalities, the Department of Community and Economic Development, PennDOT, the Willary Foundation, and the Scranton Area Foundation.
- The date that each municipality has adopted the Plan.
- The names of the elected officials in each community at the time the Plan was adopted.
- A credit to McCormick Taylor people, and Borton-Lawson and Community Planning & Mgmt people.
- A general thank you to the many parties (not listed individually) that helped in the creation of the Plan.

Either on Page 1 (after list of 11 communities), or as a Forward to the Plan doc, the following text will be added:

**While the benefits of multi-municipal planning are numerous, prudence dictates that all aspects of this plan need to be fully understood by all participants. Some of the more important aspects of this plan include:**

- **This SAPA Plan shall not infringe on any lawful rights granted to any member municipality that said member retained prior to its participation in this Association.**
- **All decisions relative to participating in this plan - now and in the future - are the sole dominion of the elected leadership of each member municipality.**
- **Each member community will continue to maintain its own Zoning Hearing Board.**
- **Each member community reserves the right to withdraw from this SAPA Plan at any time.**
- **The autonomy of each and every member community shall be permanently protected and maintained.**

Page 9E / 9WD, Background and Planning Issues: Costs and benefits of development:

Text to be added after the other text in this section (just before Section 1.7):

**In existing urban areas, revitalization, restoration, and redevelopment of existing buildings/infrastructure where there was previous abandonment or vacancy provides benefits for those communities. (See *Back to Prosperity: A Competitive Agenda for Renewing Pennsylvania*, Brookings Institution, 2003.)**

Page 35E, 31WD, 2<sup>nd</sup> para., Pending and Proposed Development:

The pending and proposed development totals about 672 acres of land scattered throughout the SAPA area, following similar characteristics as the recent development, with residential development proposed for the suburban/rural municipalities and some retail//commercial development along the main strip of US Route 6/11 and in Center City Scranton.

~~Some prominent residential developments include a 48-acre single-family attached residential development called Woods at South Abington and a single-family detached residential development called Columbo, which is 59 acres in size.~~ **Included are several prominent residential developments in the 40- to 60-acre range, some with single-family attached and some with single-family detached dwellings.**

Page 35E / 31WD, last para., Pending and Proposed Development: (pertains to Scranton):

A renovation of the Scranton Lace Works complex, located in the ~~Pine Brook~~ **Green Ridge** area of Scranton, ~~is set to begin in the fall of 2009 and is to include 250 loft apartments, a 45,000-square-foot fitness facility, 40,000 square feet of commercial office space, a 10,000-square-foot restaurant, and 45,000 square feet of retail space.~~

Page 36E / 32WD, 2<sup>nd</sup> para., Pending and Proposed Development: (pertains to Scranton):

An additional potential development along the river corridor in Scranton is the Cooperative Farmers Market on Albright Avenue. Located in the Sandy Banks development zone of the Riverfront Master Plan, the Farmers Market is **proposed** to be upgraded into a year-round facility with an expanded offering of goods.

Page 51E / 49WD, last line of 2<sup>nd</sup> para., Section 2.6, Natural Resources, Existing Conditions:

Agricultural lands are of great significance to the SAPA area owing to their economic importance and prominence on the landscape; the conservation of prime **and locally important** farmlands is a key component of planning for the future.

Page 59E / 57WD, 3<sup>rd</sup> para., Stormwater Management, Existing Conditions:

One of the most notable features of the stormwater network is the combined stormwater/sanitary sewer system serving the majority of Scranton and ~~surrounding municipalities~~ **Dunmore**.

Page 75E / 71WD, 2<sup>nd</sup> para., Section 2.8, Community Facilities, Existing Conditions:

~~The Lackawanna County Emergency County Communications Center (ECC) is the designated 9-1-1 Center for dispatching emergency medical services within Lackawanna County, as approved by the Lackawanna County Commissioners.~~ **and dispatches all emergency services (police, fire and emergency medical services) in the county.**

Page 76E / 72WD, Table 2.8.1, Emergency Services, Existing Conditions.

Entry for Dunmore: EMS Coverage: ~~Dunmore Ambulance~~ **private services**.

Entry for Scranton: EMS Coverage: ~~Scranton~~ **private services**.

Page 85,86E/ 81,82WD, Easement and Agricultural Land, Existing Conditions:

The ~~Pennsylvania Agricultural Conservation Easement Purchase Program~~ **Lackawanna County Agricultural Land Preservation Program** helps slow the loss of ~~prime~~ **quality** farmland from non-agricultural uses through a program aimed at purchasing conservation easements. State, county and local governments purchase the easements. In order for an easement to be purchased the land must be enrolled in an Agricultural Security Area (ASA). ~~This designation is obtained through a petition farmers must submit to the local governing body in order to be considered. The property in consideration must also be a minimum of 250 acres. The program is strictly voluntary. It gives farmers protection from nuisance ordinances and as mentioned, allows the property to be considered for the easement purchases.~~ **An ASA is obtained through a petition farmers submit to their local governing body. The ASA must contain at least 250 acres among all farms, with a minimum of 10 acres per parcel or able to produce \$2000 annually from the sale of agricultural products, and must have viable agricultural soils. The program is strictly voluntary. It gives farmers protection from nuisance ordinances and allows the property to be considered for an easement purchase. In order for an easement to be purchased through the Agricultural Land Preservation Program the township's ASA must contain at least 500 acres. At present in the SAPA area, North Abington and Newton have ASAs established. Other municipalities, such as West Abington and Glenburn, should consider establishing them.**

Lackawanna County has been very active in the acquisition of ~~prime~~ **quality** farmland for conservation easements. It has appointed an agricultural land preservation board which has overseen the negotiation of ~~21~~ **41** agricultural easements or ~~2,100~~ **3,660** acres of land, ~~364~~ **320** acres of which is located in the SAPA area. The ~~board~~ **State** has also identified "Significant Agricultural Areas" that have become the focus for conservation. Large portions of land in the SAPA area have been identified for their productive agricultural soils, large tracts of existing farm lands and limited urban growth. These Significant Agricultural Areas have been identified in portions of Newton Township, West Abington, Abington, North Abington and Dalton.

Page 99E / 95WD, Section 3.2: Land Use Plan, 1<sup>st</sup> para., 1<sup>st</sup> sentence:

GOAL:

Achieve an overall future pattern of development that is responsive to existing and future economic, social, and cultural needs of the SAPA municipalities, ~~and~~ that conserves and preserves the area's natural and agricultural resources, **and that fosters environmental sustainability.**

Page 100E / 96WD: Land Use Plan:

Near top of page, add a 10<sup>th</sup> Objective:

**10. Objective: Encourage environmentally sustainable planning and development.**

Page 107E / 103WD: Land Use Plan: Mixed-Use Corridors (pertaining to Scranton):

• *Scranton* envisions several Mixed-Use Corridors for portions of North Main Avenue and Providence Road, South Main Avenue, Pittston Avenue, Cedar Avenue, and Mulberry Street. These corridors are good examples of traditional commercial areas where targeted mixed-use development can help revitalize and make them, once again, convenient destinations to serve the needs of surrounding urban neighborhoods. **The parts of the Mixed-Use Corridors which are more downtown-like will have much in common with the Mixed-Use Centers, such as sensitivity to historic resources, street trees, street furniture, pocket parks, community uses, pedestrian-oriented lighting, etc.**

Same page as above, last paragraph in Mixed-Use Corridors section (pertaining to *the Abingtons*):

For both the southern and northern mixed-use corridors on US Route 6/11, creating and improving pedestrian accessibility should be a priority. In the ~~northern~~ corridor, there will be potential linkage to the Trolley Trail. **Trees and landscaped "rain gardens" will lessen stormwater runoff and provide many benefits, as in the Mixed-Use Centers.**

Page 110E / 106WD: Land Use Plan, Concept 5: Resource Conservation:

(3<sup>rd</sup> para. Under Resource Conservation):

A major goal of the Comprehensive Plan is to conserve resource areas, including areas of steep slopes and woodlands, but also aquifer recharge areas, source water supply watersheds, and cultural resources. The intent of the overlay is to provide ~~the basis~~ **recommendations** for policies that protect natural features, as explained in more detail in the sections that follow.

(next paragraph): **North Abington Township has chosen not to include the resource conservation overlay in its low density residential (light yellow) areas on the Land Use Plan map.**

Page 117E / 111WD: SECTION 3.3: Transportation Plan (top of page):

GOAL:

Achieve a safe and efficient transportation system that **fosters environmental sustainability**, is compatible with the natural, agricultural and developed areas of Scranton-Abingtons Planning Association (SAPA) municipalities and that provides viable transportation alternatives, including ~~driving, biking, walking and public transportation~~ **public transportation, walking, access for the disabled, biking, and driving.**

Page 123E / 117WD, Transportation Plan, Corridors of Concern:

(First sentence under US Route 6/11 (Clarks Summit)):

Further consideration ~~must~~ **should** be given to the implementation of the less intrusive improvements identified in the Abington Area Transportation Planning Study, as follows: An additional southbound lane on South Abington Road; upgraded signal equipment at Winola Road; and a northbound right turn lane on Morgan Highway at West Grove Street.

Page 131E / 125WD, SECTION 3.4: Housing Plan:

Objective #3:

3. Ensure a high level of housing quality **that includes environmentally sustainable building techniques**, both for new construction and for the existing housing stock.

Page 139E / 133WD, Environmental Protection Plan, 1<sup>st</sup> para under Stormwater Management:

(beginning on 7<sup>th</sup> line in para):

For each problem, a potential engineering solution has been identified ~~along with a range of estimated costs.~~

Same page as above, last sentence on page:

~~The municipalities that are within the Lackawanna River watershed are: Scranton City, Dunmore Borough, South Abington Township, Clarks Green Borough, Clarks Summit Borough, Newton Township, and a small portion of Abington Township.~~ **The SAPA municipalities included in the Lackawanna River Act 167 Plan were: Scranton City, Dunmore Borough, South Abington Township, Clarks Green Borough, Clarks Summit Borough, and a small part of Newton Township.**

Page 140E / 134WD, Environmental Protection Plan, Stormwater Management, (pertains to Clarks Green):

(First sentence in last para on page):

Clarks Green Borough –

• Engage a consultant to investigate the source of flooding for the six (6) identified flooding problems in the Borough ~~in the Summit Lake Creek watershed.~~

Page 146E / 139WD, Environmental Protection Plan, the 2<sup>nd</sup> paragraph under Wetlands:

~~SAPA member municipalities' ordinances already require the maintenance of a buffer from wetlands and waterways. The required buffer width varies between the municipalities, but is generally 25 feet or greater. SAPA will seek opportunities for providing long-term wetlands protection by directing development away from these areas, by encouraging cluster subdivision on higher ground surrounding wetlands, and preserving open space containing wetlands that are important to protecting local floodplains or ecological systems.~~

Page 146E / 140WD, Environmental Protection Plan, 2<sup>nd</sup> paragraph under Riparian Buffers (mid-paragraph):

SAPA member municipalities will work with the Lackawanna River Corridor Association, ~~and~~ the Susquehanna River Basin Commission, **and other appropriate agencies** to draft zoning and subdivision and land development ordinance amendments that improve the protection of the SAPA area's water resources.

Page 149E / 142WD, Environmental Protection Plan, 3<sup>rd</sup> paragraph under Resource Conservation:

(referring to the Resource Conservation overlay [speckled area] on Land Use Plan map);

The intent of the overlay is to provide ~~the basis~~ **recommendations** for policies that protect natural features.

Same page as above, at the end of the Resource Conservation section:

This sentence will be added: **North Abington Township has chosen not to include the resource conservation overlay in its low density residential (light yellow) areas on the Land Use Plan map.**

Page 150E 1<sup>st</sup> para / 143WD, 3<sup>rd</sup> para, Environmental Protection Plan, Natural Gas Wells:

Natural gas extraction is regulated by state and river basin commission authorities ~~and municipal governments have no power to regulate gas well siting wastewater disposal, or other aspects of natural gas development.~~ **At the time of this writing, municipal governments have very limited power regarding regulation of gas well siting, wastewater disposal, or other aspects of natural gas development, but this is an evolving area of law being dealt with through new regulations, court cases, etc.** Municipal governments do have the power to bond companies to repair damage to roads caused by natural gas-associated vehicular traffic.

To be added in Historic Preservation Plan Section of Chapter 3, either at end of Establish Historical Commissions (page 154E / 148WD), or at end of Outreach and Education (page 159E / 152WD):

**Municipalities may also investigate becoming "Certified Local Governments" via the PHMC's program. In addition to raising an overall consciousness about preservation, it provides bonus points when applying to PHMC for preservation grants.**

Page 162E / 154WD, 3<sup>rd</sup> para., Parks Rec and Open Space Plan:

*Mixed-Use Centers* **and some of the more downtown-like parts of *Mixed-Use Corridors*** are appropriate locations for civic squares, pocket parks, and local green spaces.

Page 163E / 155WD, last sentence in 3<sup>rd</sup> para., Parks Rec and Open Space Plan:

In this regard, it is important to note that Lackawanna County's Agricultural Preservation Board has purchased the easements for and conserved over ~~2,100~~ **3,660** acres of prime **and locally important** agricultural land countywide and ~~364~~ **320** acres in the SAPA area.

Page 168E / 160WD, Community Facilities & Utilities Plan, 2<sup>nd</sup> paragraph, re: Libraries:

The public libraries located in Scranton, Dalton, and Clarks Summit should be maintained and expanded to serve these Mixed-Use Centers as the population grows. As these settings grow, they should consider expanding their facilities and/or providing additional branch libraries to serve as a strong civic/community component for key areas within the Mixed-Use Centers **and some of the more downtown-like parts of the Mixed-Use Corridors.** Like schools, it is critical that libraries be highly accessible by means other than the automobile, to promote the opportunity for users to walk or bike to the facility and to allow it to be a center for civic life.

Page 173E / 165WD, Community Facilities & Utilities Plan

~~Wind Turbines~~ Heading will be changed to: **Alternate Energy Production**

Then the last line in the paragraph:

SAPA members should work together and respond appropriately to the prospect of ~~wind turbines in the area~~ **alternate energy uses such as solar, methane, geothermal and wind, as well as green building techniques.**

Page 176E / 168WD, Implementation, last line on page:

The decisions of SAPA's constituent municipalities and any of its authorities will be consistent with the SAPA Comprehensive Plan including capital budget expenditures.

Page 179E / 171WD, Implementation:

At end of 1<sup>st</sup> para, describing The Major Planning Concepts & Implementation Strategies Matrix:

The implementation strategies and tools are also described below. **The Matrix and descriptions present a menu of strategies and tools from which the communities can choose.**

Page 182E / 174WD, Implementation, last paragraph of Tool # 13a, Transfer of Development Rights (TDR):

Another implication of TDR is scarcity. A designated receiving area must already be under greater development pressure than existing zoning or other regulations allow. Otherwise, TDR gives little benefit to the developer. For the SAPA area, "sending" areas are likely to be rural. "Receiving" areas are likely to be suburban townships or attractive and desirable boroughs and villages. **Areas of Scranton and Dunmore may also be viable receiving areas -- if the conditions are right. In Scranton, this may occur in any existing built (urban) area, provided that historic properties are not jeopardized.**

Page 182-183E / 174-175WD, Implementation, Tool #14, Agricultural Zoning:

In 1st para. of Tool 14:

14. Agricultural Zoning is an optional tool for preserving farmland. For this tool to be used, farmers would need to gather to discuss it. Only the farmers that support it would use this tool and the municipality would assist by making zoning changes to support it. It is intended to limit land uses to agriculture and related uses with residential development restricted to no more than 1 dwelling unit per 25 acres on average **as determined by individual municipalities. To learn more about this tool, a suggested booklet is: *Planning for Agriculture*, by the Pennsylvania Governor's Center for Local Government Services.**

In 2nd para. of Tool 14:

The advantage ~~for~~ of agricultural zoning for farmers is that it protects their investment in farmland as farmland.

In 4<sup>th</sup> para. of Tool 14 (mid-paragraph):

~~Below is an example of sliding scale agricultural zoning in use in one municipality in Pennsylvania. If agricultural zoning would be employed within a community, a sliding scale table could be tailored within that community for the applicable grouping of contiguous farms.~~

~~The Example (Table) will be completely removed: (Table titled: "Sliding scale schedule of Upper Tulpehocken Township, Berks County," will be removed).~~

Page 188E / 180WD, Implementation:

Within the Implementation section, SAPA is asking McCormick Taylor for a section on Funding Sources, or Possible Funding Sources, for Implementation. Within this Funding section, SAPA specifically asks for one part about funding alternative energy sources, greenhouse gas reduction and green building. Wording would be "For those communities interested in implementing alternative energy sources, greenhouse gas reduction, and green building: ..." Other parts to this section would discuss funding of the other implementation techniques listed in the Implementation chapter. A suggestion for placement of the Funding Sources section is: at the end of text of the Implementation Section, just before the fold-out Matrix.

Page 189E / 181WD, Implementation, Fold-out Matrix (titled: Major Planning Concepts & Implementation Strategies Matrix):

Tool #12: Density Bonuses/TDR Receiving: "X"s will be added to the following: Scranton's City Center and City Center Extension, Scranton's Mixed-Use Corridors, and Employment Centers.

Stormwater Appendices, and references to Appendices:

- Stormwater Ordinance Recommendations will be Appendix #1 (as it is now).
- The DEP Model Stormwater Management Ordinance will be re-labeled as Appendix #2.

References to Stormwater Model Ordinances in this book:

On page 139E / 133WD, last para. (Stormwater Management subsection):

2<sup>nd</sup> sentence: A Model Stormwater Ordinance consistent with the Pennsylvania Department of Environmental Protection Model Ordinance (2007) was developed for the SAPA municipalities (**see Appendices 1 and 2**).

*References to Stormwater Model Ordinances, cont.*

On page 148E (top) / 141WD (mid-page):

Furthermore, the Model Stormwater Management Ordinance prepared for the SAPA municipalities as part of this Plan (**see Appendices 1 and 2**) requires that the first 1.0 inches of runoff (termed first flush or water quality volume) be infiltrated for all new and re-development sites.

Eligible Historic Properties list Appendix:

- The Eligible Historic Properties list will be re-labeled as Appendix #3.

Within this Appendix, the following corrections will be made:

- Line 9 needs to be eliminated. Line 9 is “Pennsylvania Oral School for Deaf Mutes”, and is the old name for the property. Line 10 will remain on the list; this is a duplicate listing of this same property, except that line 10 uses the more recent name, “Scranton State School for the Deaf”.

- Line 45 needs to be eliminated. Line 45 is Scranton High School, 501 Vine Street. Line 44 will remain on the list; this is a duplicate listing of this same property, except that line 44 uses the name “Central High School”, which is fine for identifying the property.

## **Typographical error corrections and technical corrections:**

Page 72E / 68WD of the main text body (at end of Historic Resources Section):

In addition, sites that have to date been determined as ~~eligible~~ **Eligible** for the National Register of Historic Places are shown in **Appendix 3**.

Page 81E 2<sup>nd</sup> para / 76WD last para. Community Facilities, Abington Area Community Park.

... however for purposes of this ~~Draft~~ **document**, features are listed under South Abington on Table 2.8.3.

Page 83E / 79WD, Local Recreation Facilities, Existing Conditions.

In the third entry for Scranton: Description: ~~Capuse~~ **Capouse** Ave.

Page 92E / 88WD, second sentence in the first paragraph under *City of Scranton Sewer Authority*:

In addition, the Scranton Sewer Authority serves small parts of three other municipalities including Taylor Borough, ~~the in~~ Dickson City Borough, and the Montage Sewer District in ~~the~~ Moosic Borough.

Page 113E / 109WD, in paragraph about Residential – Low Density (mid-paragraph):

This development includes ~~and~~ a high percentage of permanent open space and natural resource protection occurring in conjunction with land development.

Page 118E / 112WD, Transportation Plan, Objectives:

Periods will be added at ends of sentences for Objectives 10, 12, and 13.

Page 120E / 114WD, 1<sup>st</sup> para. (last sentence of paragraph):

Master plans, design guidelines, and development codes need to **be** completed for new Mixed-Use Centers, Mixed-Use Corridors, and Employment Centers in particular, to ensure that roadways are constructed as “complete streets” with sidewalks, crosswalks, landscaping, pedestrian-oriented lighting, provisions for transit stops and bicycle movement, and in most cases, on-street parking.

Page 122E / 116WD, 1<sup>st</sup> para, beginning on 2nd line:

In order for the transit provider to be induced to improve service, it needs to have some assurance that there will **be** adequate numbers of patrons to make the service financially viable.

Page 131E last para. / 126WD first para., 1st sentence:

Demographic and other changes may mean that residential units in ~~mixed-used~~ **mixed-use** developments can tap into an increasing need for housing structural types other than single-family detached units that meet the needs of residents entering the work force and those wishing to downsize their dwelling.

Page 150E / 143WD, 2<sup>nd</sup> para under Ridgeline and Scenic Views, 2<sup>nd</sup> sentence:

Once these inventories are in place, they may be used ~~my~~ **by** municipal planning commissions and officials in the evaluation of prospective land development applications.