

3. LAND USE ACTIVITY NO. 4: Making Growth Boundaries Effective

It is a demonstrated phenomenon that development will follow infrastructure; therefore infrastructure construction without proper planning, can lead to sprawl. Local government can encourage planned development and discourage sprawl-like development through the installation/improvement of, or absence of, public facilities. It is recognized that, at times, there is the need to extend public services to areas outside of growth boundaries where private on-lot facilities (septic systems/wells) have failed.

The need for planning consistency and cooperative efforts becomes critically important as demonstrated above. The need to coordinate the County's Sewer Facilities Plan (Act 537) as well as encourage coordination of municipal level community Act 537 Sewage Facilities Plans with the growth boundary goals of the land use plan becomes imperative. The 537 Plan should limit sewer line extension to within the intended growth boundary. The County and its municipalities should also work with other agencies providing public services, to encourage them to limit their facilities to within the intended growth boundaries to the greatest extent practical.

B. TABLE 47 - HOUSING AND ECONOMIC PROGRAMS ACTIVITY LIST

Activity	Funding Code (G=Grant, L=Loans)	Funding Program Desc. Appendix Page No.	Timing	Community Impact
1. Continue to Promote Housing Rehabilitation	RD(G/L) DCED- CDBG(G)	D-1 through D-3, F-8 A-3	Ongoing	Desirable
2. Continue to Support Rental Assistance	RD(L) ECHA	D-3 M-1	Ongoing Ongoing	Desirable Desirable
3. First Time Home Purchase	PHFA	L-1	Ongoing	Desirable
4. Elderly Assisted Housing	ECHA	M-1	Ongoing	Desirable
5. Low-Mod Income Housing	DCED- HP(G/L)	A-1, A-3	Ongoing	Desirable
6. Support adaptive re-use activities	RD DCED- CDBG(G) DCED-COP(G)	D-2 A-4 A-5	Ongoing	Desirable
7. Encourage development that increases the number of adult daycare and child daycare options in Elk County	N/A	N/A	At any date	Desirable
8. Encourage building ordinances to include compliance with Federal laws regulating construction, including ADA and Act 504 regulations	N/A	N/A	Ongoing	Desirable

Funding Codes:

RD - Rural Economic and Community Development

DCED-CDBG - Community Development Block Grant (Entitlement and Competitive)

ECHA - Elk County Housing Authority

PHFA - Housing Finance Agency

DCED-HP - Pennsylvania Department of Community and Economic Development Home Investment Partnership Program

DCED-COP - Pennsylvania Department of Community and Economic Development Communities of Opportunity Program

Program

C. TABLE 48 - ENVIRONMENTAL PROGRAMS ACTIVITY LIST

Activity	Funding Code (G=Grant, L=Loans)	Funding Program Desc. Appendix Page No.	Timing	Community Impact
1. Encourage the Agricultural technologies loan program for farms.	ATS (L)	F-5	At any date	Desirable
2. Encourage the Agricultural Conservation Programs	ACP (G)	F-6	At any date	Desirable
3. Seek technical assistance from the Resources Conservation and Redevelopment Program	RCD (N/A)*	F-7	At any date	Desirable
4. Encourage the Forest Stewardship Incentive	FSI (G)	E-2	At any date	Desirable
5. Continue to support aquifer protection programs. Seek technical assistance from the Resource Conservation and Redevelopment Program	WSR (G)	F-4 F-7	At any date	Desirable
6. Encourage building ordinances to include compliance with State and Federal laws regulating construction impacting wetlands, floodplains, and waterways, and requiring erosion and sedimentation control plans and other applicable permits/plans.	SPAG (G)	A-8	Ongoing	Desirable

Funding Code:

ATS - Agricultural Technology Loan Program

ACP - Agricultural Conservation Program

FSI - Forest Stewardship Incentive Program

WSR - Wild and Scenic Rivers Program

* = Service support, no initial grant/loan

D. TABLE 49 - PUBLIC UTILITIES AND INFRASTRUCTURE ACTIVITY LIST

Activity	Funding Code (G=Grant, L=Loans)	Funding Program Desc. Appendix Page No.	Timing	Community Impact
1. Countywide Act 537 Plan Update	Act 537 SFP (G)	B-1	Immediate at any date	Essential/ Requisite

Funding Codes:

Act 537 SFP - Act 537 Sewage Facilities Planning Program

E. TABLE 50 - ENERGY CONSERVATION ACTIVITY LIST

Activity	Funding Code (G=Grant, L=Loans)	Funding Program Desc. Appendix Page No.	Timing	Community Impact
1. Encourage Energy Conservation ordinances and building ordinance to include minimum standards for insulation/ventilation	SPAG (G)	A-8	At any date	Deferrable

Funding Codes:

SPAG - State Planning Assistance Grant Program

F. TABLE 51 - PUBLIC SERVICES ACTIVITY LIST

Activity	Funding Code (G=Grant, L=Loans)	Funding Program Desc. Appendix Page No.	Timing	Community Impact
1. Encourage Inventory of Municipal equipment/vehicles office supplies/office equipment look for availability through the Federal Surplus Property Donation Program	DGS	I-1	On-going	Deferrable
2. Encourage Public Services to maintain primarily to service a minimum of that area within suggested growth boundaries.	N/A	N/A	After Subdivision and Land Use Ordinance Adoption	Desirable

Funding Codes:

DGS - Department of General Services Federal Surplus Property Donation Program

G. TABLE 52 - RECREATION ACTIVITY LIST

Activity	Funding Code (G=Grant, L=Loans)	Funding Program Desc. Appendix Page No.	Timing	Community Impact
1. Encourage development of Municipal Parks	DCED-CDBG (G) KS (G)	A-4 K-1	At any date (with official map or zoning)	Deferrable
2. Encourage or help to investigate property availability for use for recreational/senior citizen centers.	KS (G)	K-1	At any date	Deferrable
3. Investigate the possibility of furthering historic preservation activities	NPS-CLG (G)	G-1	At any date	Deferrable

Funding Codes:

KS - Keystone Fund (Community Grants Program and Trust Program, Heritage Parks Program, Land and Water Conservation Program)

DCED-CDBG - Community Development Block Grant (Entitlement and Competitive)

NPS - CLG - National Park Service Certified Local Governments Program

H. TABLE 53 - TRANSPORTATION ACTIVITY LIST

Activity	Funding Code (G=Grant, L=Loans)	Funding Program Desc. Appendix Page No.	Timing	Community Impact
1. Coordinate with PennDOT to develop solutions to Transportation obstacles in Elk County	TEA 21 (G)	H-1	Ongoing	Desirable
2. Encourage rails to trails opportunities linking communities to natural areas.	TEA 21 (G)	H-1 K-1	Ongoing	Desirable

Funding Codes

- DCED-CDBG - Community Development Block Grant (Entitlement and Competitive)
- DCED-CLP - Pennsylvania Department of Community and Economic Development - Local Government Capital Projects Loan Program
- PennDOT - Pennsylvania Department of Transportation
- SPAG - State Planning Assistance Grant Program
- TEA 21 - Transportation Enhancement Program
- KS - Keystone Fund (Community Grants Program and Trust Program, Heritage Parks Program, Land and Water Conservation Program)

I.6. Development and Implementation Strategy

To think realistically on our perception of environmental, cultural, and economic health involves commitment to continuous activity to implement projects which obtain this plan's objectives.

Past planning efforts, although good, were followed by inaction. This inaction has resulted in problems for both rural and more urban municipalities. Without activities to implement this plan, the careless permission of incompatible land uses will continue to fragment neighborhoods, consume excessive natural resources, and lessen economic stability, and diminish the sense of community and quality of life. This obligates us to begin to leverage tools available to us. For example:

Financial Incentives and Assistance: There are several State programs in place that encourage community and economic development in existing communities and to sustain agricultural lands. Keystone Opportunity Zones, the Project for Community Building, and the Land Recycling Program are programs that support the revitalization of distressed areas.

Education: Education is the key to making it all happen. The County realizes the importance of education on its ability to effectuate this plan and to implement sound practices that are supported herein.

This will entail prioritization of short term goals and long term goals to be reached. Solicitation of volunteers to gel economic, environmental, and cultural components of this plan would probably help develop the type of stewardship necessary to "keep the vision alive." Stewardship will involve the development of incentives, policies, and procedures that foster partnerships, cooperation, mutualism, and common goals among individuals, agencies, communities, developers, governments, and other institutions.

The implementation strategy begins with the following:

1. The County Planning Commission will evaluate the Comprehensive Plan every two (2) years and make recommendations to the Commissioners for proposed amendments, revisions, or changes resulting from growth and growth management occurrences from the two (2) years preceding. Annual recommendations will be made regarding needed implementation i.e., studies, plans, ordinances.

All development projects will be evaluated in terms of compliance with the Comprehensive Plans goals and objectives. The County plans to work closely with the agencies identified in the plan introduction to promote success of overall planned economic development.

2. As public involvement allows the fruition of appropriate committees to work towards the objectives of this plan, annual recommendations should be able to become more focused as new recommendations build on accomplished objectives. The first objective will be to develop a County wide subdivision and land development ordinance.

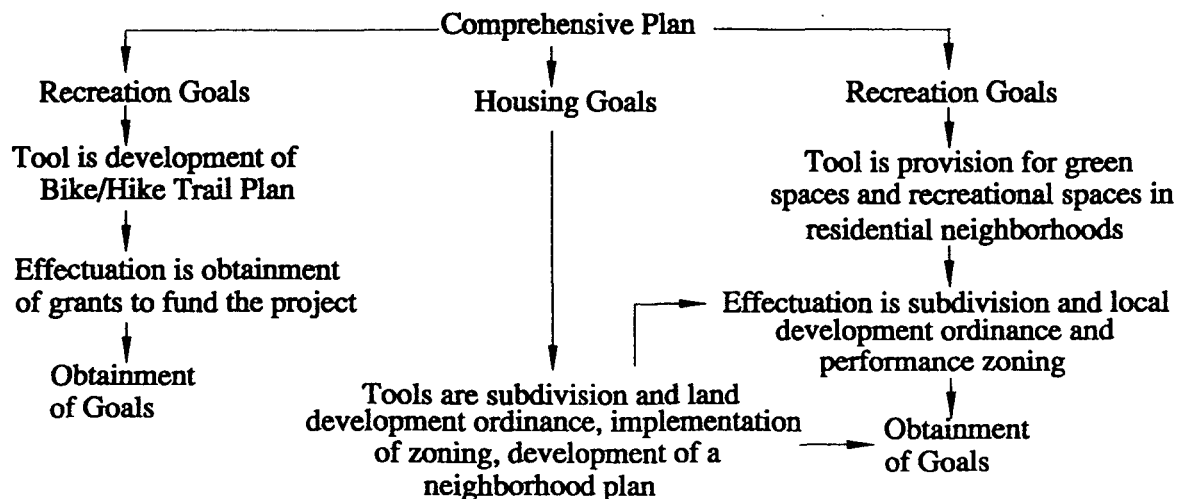
I.7 Statement of Intergovernmental Cooperation and Plan Interrelationship

1. Elk County will undertake activities relevant to maintaining an effective committee system directly related to implementation of this plan.
2. Elk County will make sure that all County regulation, policies, and procedures are fully coordinated with this plan and cross referenced.
3. Elk County will develop and improve liaison mechanisms for the presentation of regional inputs to State and Federal agencies.
4. The County will establish an effective interface between the Planning Commission's planning activities and those planning and implementation activities performed by other local, public and private agencies in order to provide for more effective coordination of programs, delivery of services, and effective utilization of resources and plan implementation.
5. The County will serve as an information source to agencies concerned with the physical, economic and cultural development of the County.

This plan is focused on planned controlled economic growth in a manner which preserves the cultural history, pristine environment, and beautiful rural landscapes in Elk County while maintaining and fostering quality of life and improved standards of living for residents and consumers.

Understanding individual plan interrelationships becomes "the primary" key to effective implementation. All development needs to recognize and accomplish the goals set forth in individual plans within this comprehensive study and plan.

This Comprehensive Plan is a "base" plan and community involvement should only "begin" here. For example, from this plan and individual plan components, other plans may be developed to effectuate the comprehensive planning goals. Example:



A housing development, for example, must be developed to achieve not only the goals set forth in the Housing Plan, but also goals set forth in the Public Services Plan, the Recreation Plan, the Economic Plan, and the Land Use Plan to move development forward in a compatible manner consistent with the Comprehensive Plan.

This plan should be viewed as the "hub" with effective planning tools developed from this hub to form the "spokes". The spokes being such a development of subdivision and land development ordinances or revision to existing ordinances, Act 537 sewage facilities plan updates, development of zoning ordinances or revision of existing zoning ordinances, development of a committee to ensure plan implementation, and to educate municipal officials, developers, and other entities responsible for directing development in available methods to effectively accomplish the goals established herein.