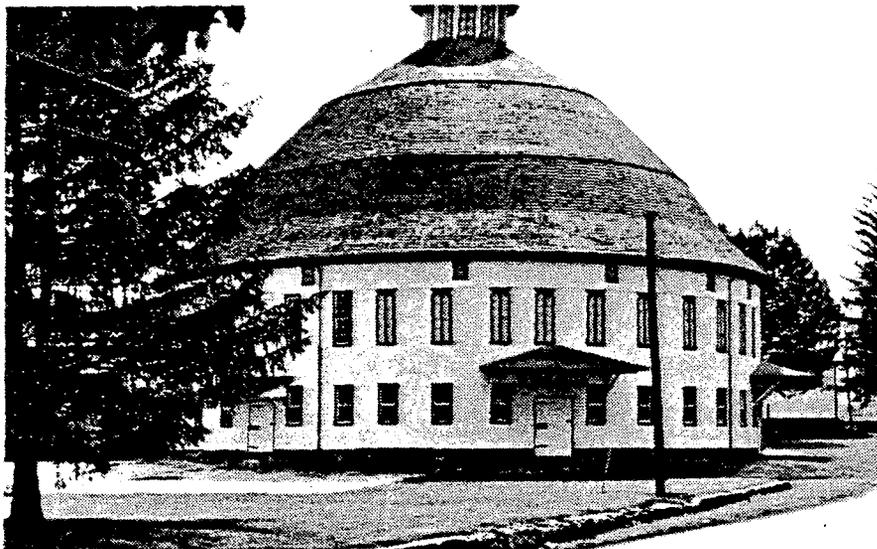
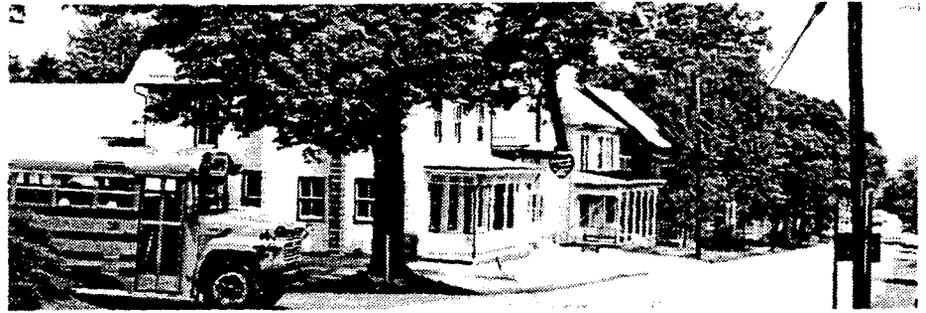
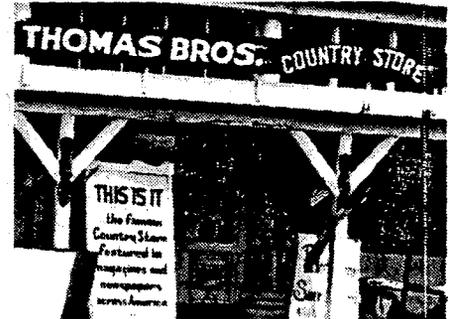


Chapter 4:

Implementation Strategy

Adams County Comprehensive Plan



CHAPTER FOUR: IMPLEMENTATION STRATEGY

The Need for Action

Adams County has experienced a significant increase in the level of development activity in recent years. A county that was considered rural, and beyond the urbanizing reach of metropolitan areas along the eastern seaboard and cities in neighboring counties, now finds itself increasingly in the path of development. Population and employment projections (made in Chapter 2) show that recent trends are likely to continue, bringing increased growth pressures over the next ten to twenty years.

The Comprehensive Plan is a blueprint for the future for Adams County, showing how growth can be managed - to preserve farmland, to conserve historic and rural landscapes, and to provide new economic opportunities.

The benefits of managed growth are many, but may be realized only through concerted efforts on the part of residents of Adams County. County government may take the lead, but it must be joined, quickly and vigorously, by local municipalities and by other public agencies and private organizations. Deliberate, cooperative steps to bring this Plan into effect can make managed growth a reality for Adams County. Delay or disjointed planning efforts are likely to mean that the current opportunity - to direct growth to specific areas, and to ensure that development occurs in suitable ways - will be missed, and the special qualities of Adams County will become overwhelmed by sprawling, uncontrolled growth, and lost forever.

The Year 2020 Panel report to the Chesapeake Executive Council, Population Growth and Development in the Chesapeake Bay Watershed to the Year 2020, concludes that "procedures currently being used throughout the Bay region [which explicitly includes Adams and over 30 other Pennsylvania counties, as well as Maryland, Washington DC, and Virginia] for managing and providing for growth and development are inadequate, and must quickly be changed if current trends are to be reversed . . . Growth requires effective land use planning and education of the public in proper land management and stewardship. The longer solutions are put off, the greater the problems become. Better stewardship and management of the land and better direction and incentives for appropriate growth are needed".

The report goes on to point out that "it is much easier (and cheaper) to prevent a problem than to correct one, which is why action is needed soon". This observation is particularly relevant to Adams County - up until today the costs of uncontrolled growth have been at least partially hidden by the relatively low density of population across the county and the relatively low costs of undeveloped land and development servicing. It is a sad truth that often communities do not begin to recognize the problems associated with shortsighted, haphazard growth until it is too late to be of much influence.

The Year 2020 Panel recommends that Comprehensive Development and Infrastructure Plans be put in place which guide policies to ensure that:

1. Development is concentrated in suitable areas;
2. Sensitive areas are protected; and
3. Growth is directed to existing population centers in rural areas and resource areas are protected.

The Adams County Comprehensive Plan is also a call to action. The Implementation Strategy chapter provides specific sequences of steps for the County, its municipalities, local agencies, the State and others to make the vision-of-the-future embodied in the Growth Management Plan a reality.

The County Role

In taking the lead towards managing growth, the County needs to mobilize its own resources and to bring them to bear on the issues raised by the Comprehensive Plan. The Implementation Strategy outlined in this chapter calls for a higher-profile county planning role over the coming years. In order to fulfill that role, the Office of Planning and Development needs additional personnel. The Implementation Strategy also calls for a higher-profile local planning role, and Adams County municipalities will be looking to county government to help them get started on a path of more and better planning.

The County needs to increase its own ability to plan. Adams County is on an urbanizing course; over the coming years the planning challenges facing Adams will increasingly resemble those presented to more populous neighboring counties such as York or Lancaster. Adjacent York County currently has a population a little more than four times that of Adams County, but York County's planning staff is five to six times the size of Adams County's planning staff. The Comprehensive Plan's mandate to manage growth in the county over the coming years needs to be backed up by the necessary work force.

Adams County municipalities will be looking to County leadership in addressing planning problems, including preparation of model zoning ordinances and continuing planning assistance. The County should promote the signing of Planning Assistance Contracts with local governments, encompassing the delivery of specialized professional planning services from the Office of Planning and Development to local governments under contractual terms favorable to local governments and/or the distribution of small grants to municipalities to assist them in engaging their own professional planning expertise.

As the diagrams following illustrate, there is plenty of work to be done to implement the Plan. Actions are required by all the 'actors' influencing the future direction of Adams County, but it is up to the County Commissioners and the Office of Planning and Development to get things launched.

County Administration

The County also needs to revise some of its in-house practices to be better able to serve its constituents.

The County system for processing, storing and retrieving information filed as part of applications for subdivision and land development approvals and rezonings should be computerized. Applications should be coded by number, with corresponding paper and computer-based files, including standardized forms for recording basic information such as the location and dimensions of the tract, the characteristics of the proposed development, and the application and review status. Submitted plans and other pertinent documents should be microfilmed and/or scanned and stored on computer files.

County staff should prepare an annual report to the County Commissioners and the Planning Commission summarizing development activities in the county. The compilation and publication of the following data would be useful in documenting the character and amount of change in each municipality in the county over time and would be extremely useful in the day-to-day administration of planning and zoning activities in the county. The items recommended for inclusion in the report are:

- Population estimates
- School population
- Employment estimates
- Development activity summary (new development & redevelopment)
 - Residential development
 - New housing units, by type
 - Acres of residential development
 - Acres of private and dedicated open space
 - New nonresidential construction
 - Acres of new development by land use
 - Gross floor area by use
 - Changes of zoning

Initially, all these items should be specified by municipality. Eventually, a more-detailed geographic system should be developed.

The Planning Commission should, as an annual agenda item, formally review the annual long-range capital improvements program for the county to ensure that physical improvements which are being programmed are in accordance with the overall intent of the Comprehensive Plan. The review should also include consideration of items that are called for by the Comprehensive Plan. A formal review and recommendation concerning the long-range capital improvements program should be forwarded to the County Commissioners prior to its adoption.

A second annual agenda item should be the Planning Commission Annual Plan, which should:

- Review the degree of accomplishment of the previous year's objectives;
- Summarize studies or projects finished or underway;
- Identify Comprehensive Plan recommendations which are planned to be addressed in the next year;
- Plan for future projects or studies, including issues which the Planning Commission intends to review or initiate.

Required Actions

In the diagrams that follow, the policy statements that conclude and summarize each section of the Growth Management Plan (Chapter 3) are followed by sequences of actions required by various bodies and groups to implement each policy statement.

The most critical actions include the preparation and adoption of local comprehensive plans and development regulations consistent with the new County Comprehensive Plan by all 34 of Adams County's municipalities. Since, under Pennsylvania's Municipalities Planning Code, the right of approval for subdivision and land development is (with limited exceptions) exercised by municipalities and not by counties, it follows that successful implementation of the County Comprehensive Plan relies to a very great extent on municipal follow-through on the ideas presented in the Plan. As has been explained, the County role in promotion of the Plan, in education, in preparing planning "tools" and demonstration studies - in general, assisting local municipalities to the maximum extent feasible - is an essential part of the overall implementation process.

Other important studies recommended in the Plan include:

- A Countywide Comprehensive Recreation, Parks, and Open Space Study (see Chapter 3, Sections 3 and 6);
- Watershed studies (see Chapter 3, Section 10); and
- Follow-up transportation studies.

LAND USE					
Policy Statement	Actors	1)	2)	3)	4)
Promote the basic Development Plan concepts of growth areas, resource conservation areas and permanent open space and preservation areas, and their configuration in the Land Use Plan. Assist municipalities in the preparation and adoption of local comprehensive plans and land use controls consistent with the Land Use Plan.	Adams County	<p>Increase staffing of planning office to be able to provide higher levels of assistance to municipalities.</p> <p>Make presentations, municipality by municipality, offering follow-up technical assistance.</p> <p>Encourage municipalities to adopt comprehensive plans that are consistent with the County Plan.</p>	<p>Prepare model zoning ordinance and other land development controls, present to each municipality.</p> <p>Invite municipal participation in technical assistance programs, consider funding incentives.</p>	<p>Commence detailed technical work with participating municipalities.</p> <p>Update local comprehensive plans with participating communities.</p> <p>Tailor model ordinances to specific municipalities' needs.</p>	<p>Assist municipalities in adoption of updated land development controls.</p> <p>Monitor land development controls success; assist in revisions if needed.</p>
	Municipalities	<p>Review local plan and land development controls update needs in light of recent development activity and County Comprehensive Plan.</p>	<p>Enter into planning assistance program of County.</p>	<p>Update local plan and land development controls.</p>	<p>Monitor updated plans and controls; revise as needed.</p>
Assist municipalities and land developers in the planning and design of additions to existing built-up areas and new residential, employment and mixed-use areas, consistent with the Land Use Plan.	Adams County	<p>Encourage municipalities to promote infill development, orderly borough expansions, selective 'New Starts' and various forms of residential clustering.</p>	<p>Prepare model plans for recommended types of development; present to municipalities and developers.</p> <p>Develop design guidelines.</p>	<p>Enter into planning assistance programs with municipalities entailing design assistance for newly-emerging types of development.</p>	<p>Monitor development implementation and gauge degrees of success. Revise process and technical aspects as needed.</p>
	Municipalities	<p>Communicate County and local planning and design directions to prospective developers.</p>	<p>Monitor model plans, design guidelines; recommend revisions.</p>	<p>Coordinate and review developer- and County-initiated plans.</p>	<p>Enter into formal agreements with developers prior to approving plans. Supervise implementation.</p>
	Developers	<p>Prepare plans consistent with new directions embodied in County Comprehensive Plan and relevant local plans.</p>	<p>Enter into process of early coordination of any proposed plans and designs with County and local municipality.</p>	<p>Work towards consensus with local and county planners.</p>	<p>Implement proposed development.</p>

LAND USE					
Policy Statement	Actors	1)	2)	3)	4)
Encourage the establishment of employment centers in designated areas.	Adams County	<p>Coordinate activities of municipalities, sewer authorities, PennDOT, Industrial Development Corporation, to work towards establishing serviced sites in designated areas.</p> <p>Promote joint municipal planning for designated employment centers.</p>	Prepare model plans and designs for employment centers.	Conduct site-specific planning and design technical work with prospective investors, municipalities, local authorities, etc.	Monitor development implementation. Coordinate intergovernmental and interagency cooperation.
	Municipalities	Enter into joint-planning agreements with relevant municipalities towards establishing employment centers.	Review model plans and designs.	Coordinate specific employment center promotion, planning, design and development with County, other relevant agencies, and prospective developers.	Enter into formal agreements with developers. Supervise implementation.
	Industrial Development Corporation	Promote Adams County selected employment sites to prospective developers.	Review model plans and designs.	Assist local joint-planning agencies, municipalities and County in site-specific development promotion and implementation.	Provide technical expertise in formal agreement execution. Monitor process.
Promote the establishment of a permanent, designated, interconnected open space network throughout the county and the development of recreational facilities at selected locations.	Adams County	<p>Assist municipalities to create/update local comprehensive plans consistent with the County Comprehensive Plan.</p> <p>Coordinate open space protection efforts with other levels of government, land protection advocacy groups.</p> <p>Review land development plans and make recommendations to ensure compatibility with the Comprehensive Plan's open space system.</p>	<p>Assist municipalities in the preparation and adoption of local land use controls cognizant of the Comprehensive Plan's open space element.</p> <p>Support private efforts to establish and maintain the open space system.</p> <p>Coordinate with federal and/or state governments so that their open space protection and development plans are integrated with county and local plans.</p>	<p>Prepare a Countywide Comprehensive Recreation, Parks & Open Space Study.</p> <p>Consider a direct County role in open space programming.</p> <p>Consider approving a County bond issue for the acquisition of park and recreation land.</p> <p>Direct watershed studies, with funding from DER and participation of affected municipalities.</p>	<p>Assist municipalities in the planning and development of parts of the open space system.</p> <p>Monitor the open space and recreation development efforts of other levels of government and private groups; coordinate planning and programming.</p>

LAND USE					
Policy Statement	Actors	1)	2)	3)	4)
Promote the establishment of a permanent, designated, interconnected open space network throughout the county and the development of recreational facilities at selected locations. (continued)	Federal and State Governments	Prepare open space and recreation plan updates compatible with the County Comprehensive Plan. Coordinate efforts with County.		Provide technical and financial assistance towards local open space and recreation facility implementation.	
	Municipalities	Create/update local comprehensive plans consistent with the County Comprehensive Plan. Coordinate open space protection efforts with adjacent municipalities.	Adopt new land use controls to protect open space; e.g., prohibition of development in floodplains.	Plan for local recreation facilities development needs. Monitor County open space planning. Participate in watershed studies.	Implement local facility improvements.
Direct new commercial activity to existing borough cores and new mixed-use centers, in conformance with the Land Use Plan.	Adams County	Assist municipalities in the creation/updating of local comprehensive plans.	Prepare model zoning ordinances and other land development controls for borough cores, mixed-use ('village') centers and limited major commercial centers; present to local municipalities; encourage adoption. Lobby local municipalities and PennDOT to support access controls on arterial roads.	In consultation with municipal officials and land developers, prepare model plans for borough cores, mixed-use ('village') centers.	Monitor development implementation; assist local municipalities as required.
	Municipalities	Update local comprehensive plans consistent with County Comprehensive Plan. Survey and inventory local commercial areas, with emphasis on land use, traffic, parking and community character.	Adopt updated zoning and other land development controls to promote commerce while protecting community values. Enforce new regulations.	Promote commercial district concepts in community and to prospective developers.	Implement development consistent with new controls and design guidelines.

CIRCULATION					
Policy Statement	Actors	1)	2)	3)	4)
Plan for and construct an alternative alignment of US Route 30 north of Gettysburg between Cashtown and Abbottstown.	PennDOT	Perform detailed needs assessment. Enter recommended action on 12-Year Program.	Prepare Environmental Impact Statement (EIS). Development project construction schedule.	Prepare construction and right-of-way plans. Acquire right-of-way.	Construct project.
	Adams County	Monitor traffic on existing Route 30, especially through boroughs. Act as liaison between PennDOT and municipalities; coordinate County and local responses to PennDOT recommendations.	Monitor, evaluate EIS; coordinate County and local response. Assist municipalities in revisions to local plans and development regulations in response to pending road improvements.	Monitor highway construction plans; co-ordinate County and local response.	Monitor implementation.
	Municipalities	Consider local land use implications of potential alignments. Consider right-of-way dedication issues when reviewing development.	Monitor, evaluate EIS. Revise local comprehensive plans and development regulations in anticipation of new road improvements.	Assist in right-of-way acquisition through land development approvals process.	Monitor implementation.
Construct new roadways . . . PA Route 194 Littlestown Bypass	PennDOT, Adams County & Relevant Municipalities	Identify needs. Secure funding.	Perform environmental studies.	Prepare design and right-of-way plans. Acquire right-of-way.	Construct project.
Construct new roadways . . . Littlestown-Hanover Road Extension	PennDOT, Adams County & Relevant Municipalities	Form needs assessment committee with local municipalities. Identify needs. Secure funding.	Perform environmental studies. Revise local comprehensive plans and development regulations in anticipation of new road improvements.	Prepare design and right-of-way plans. Acquire right-of-way.	Construct project.

CIRCULATION					
Policy Statement	Actors	1)	2)	3)	4)
Construct new roadways . . . McSherrystown Relief Corridor	PennDOT, Adams County & Relevant Municipalities	Identify needs. Secure funding.	Perform environmental studies. Revise local comprehensive plans and development regula- tions in anticipation of new road improvements.	Prepare design and right-of-way plans. Acquire right-of-way.	Construct project.
Encourage municipalities to adopt local collector road systems to reduce congestion in villages and boroughs.	Adams County	Assist municipalities in updating local comprehensive plans, which should include local collector road systems.	Prepare model plans for local collector road systems, present to municipalities and develop- ers.	Monitor local collector road system implementation.	
	Municipalities	Update local comprehensive plans, incorporating local collector road systems.	Begin road construction imple- mentation actions, including local initiatives and municipal- ity-developer initiatives.	Construct or monitor construc- tion of roadways as part of development.	
Improve key roadways to operate as County Collectors.	Adams County	Establish County program to fund County Collector road improvements through grants to local governments. Coordinate general County Collector system implementa- tion with State and municipali- ties; establish priority road links.	Coordinate scheduling of PennDOT road improvements with State and affected municipa- lities. Secure funding for assistance to municipalities for portions of County Collector system under local jurisdiction.	Provide technical assistance to municipal and joint-municipal bodies in identification of possible new road alignments and funding for new links, environmental studies and preliminary design. Distribute funds for road improvements by municipalities.	Monitor implementation of new links, construction and improvements to existing roads.
	PennDOT	Schedule road improvements (part of County Collector network) in maintenance program. Cooperate with County and local municipalities in general County Collector system implementa- tion.	Prepare construction drawings for State-implemented improve- ments. Provide technical and funding assistance to County and municipalities for locally- implemented improvements.	Construct improvements for State-controlled roads.	Monitor implementation, system performance.

CIRCULATION

Policy Statement	Actors	1)	2)	3)	4)
<p>Improve key roadways to operate as County Collectors (cont....)</p>	<p>Municipalities</p>	<p>Identify existing and new links of County Collector system under local jurisdiction. Under County guidance, establish implementation schedule for locally-initiated improvements.</p>	<p>Prepare construction drawings for local and joint-municipal improvements.</p>	<p>Construct improvements for locally-controlled roads and new links.</p>	<p>Continually monitor local road network.</p>
<p>Improve US Route 15 interchanges to accommodate increased traffic.</p>	<p>Adams County</p>	<p>Determine needs based on traffic studies; set priorities, implementation schedule. Provide technical assistance to local municipalities.</p>	<p>Publicize study findings to prospective developers, promote public-private funding mechanisms. Coordinate funding, including Acts 209 and 47.</p>	<p>Monitor State technical studies, coordinate local reviews. Assist State and local municipalities in right-of-way acquisition.</p>	<p>Monitor implementation.</p>
<p>Improve the arterial roadway system to increase its capacity.</p>	<p>PennDOT</p>	<p>Monitor County and local studies, provide technical input.</p>	<p>Allocate funds for needed improvements. Prepare point-of-access and environmental studies.</p>	<p>Prepare design plans, acquire right-of-way.</p>	<p>Construct project.</p>
	<p>Municipalities</p>	<p>Determine local needs, priorities; coordinate with other local governments and County.</p>	<p>Consider right-of-way dedication issues when reviewing development. Promote developer funding of improvements.</p>	<p>Monitor, evaluate studies and plans. Assist in right-of-way acquisition through land development process.</p>	<p>Monitor implementation.</p>

CIRCULATION					
Policy Statement	Actors	1)	2)	3)	4)
Encourage ECONS studies by the Pennsylvania Department of Transportation at key crossroads and in key communities.	Adams County	Determine priorities for ECONS study locations. Conduct traffic studies to determine priorities for safety improvements studies locations. Lobby PennDOT for funding and study commitments.	Review ECONS studies. Review safety improvement traffic studies.	Lobby PennDOT for implementation funding commitments.	Monitor implementation actions
	PennDOT	Coordinate State ECONS study scheduling with County and local municipalities. Coordinate safety improvement program scheduling with County and local municipalities.	Prepare ECONS studies. Conduct safety improvement program traffic studies.	Prepare construction documentation and right-of-way plans. Acquire right-of-way.	Construct ECONS and safety improvement program improvements.
	Municipalities	Monitor local traffic situation; coordinate ECONS and safety improvement plans with County.	Review relevant PennDOT, County, developer and local government traffic studies. Consider right-of-way dedication issues.	Assist in right-of-way acquisition.	Monitor implementation.

HOUSING					
Policy Statements	Actors	1)	2)	3)	4)
<p>Assist municipalities in the preparation and adoption of local comprehensive plans and land use controls consistent with the county comprehensive plan.</p> <p>Promote residential clustering through the preparation of model zoning ordinances and their adoption by municipalities.</p> <p>Advocate construction of new medium and medium-high density housing at appropriate locations within designated growth areas.</p> <p>Encourage the enactment of uniform housing codes by municipalities.</p> <p>Generate and publicize model land use controls and other means which would create additional affordable housing opportunities and accommodate residents with special housing needs.</p>	Adams County	Assist municipalities to create/update local comprehensive plans consistent with the housing element of the Comprehensive Plan.	<p>Devise model zoning provisions consistent with the housing element of the Comprehensive Plan; present to each municipality.</p> <p>Promote innovative techniques to reduce housing sprawl, including agricultural zoning, cluster development; and small-lot single family detached and mixed structural types construction in growth areas.</p> <p>Promote innovative approaches to reducing housing costs, including performance subdivision regulations, streamlined approvals process and provisions for residential conversions, accessory apartments and shared housing.</p>	Assist municipalities in the preparation and adoption of local land use controls.	Monitor local regulations implementation.
	Municipalities	Create/update local comprehensive plans in consultation with County.	Analyze local housing needs, coordinate findings with County studies.	Adopt appropriate land use controls to meet local housing needs.	Revise and update regulations as community grows and/or changes.

HOUSING					
Policy Statements	Actors	1)	2)	3)	4)
Facilitate water and sewer system improvements, including extensions of existing systems and creation of new ones, consistent with the Land Use and Housing Plans.	Adams County	Review current 537 plans and water service facilities plans in light of new County Comprehensive Plan; prepare County recommendations for updates and revisions to selected plans.	Recommend to local municipalities and DER 537 plans and water service plans that are consistent with County Comprehensive Plan and County's 537 updates' recommendations.	Review 537 plan and water service plans amendments. Encourage local municipalities and authorities, other public and private agencies, and developers to steer growth to areas consistent with 537 plans and water service plans.	Provide technical assistance for implementation of 537 plans and water service plans.
	Municipalities/Authorities	Review local 537 and water service facilities plans for consistency with County Comprehensive Plan and any evolving local comprehensive plans. Coordinate research with County efforts, communicate findings with County and State; coordinate recommendations with County, State and neighboring municipalities.	Update local 537 and water service plans as to be consistent with County Comprehensive Plan.	Coordinate local planning and development approvals with newly-updated 537 and water service plans.	Implement new 537 and water service plans through development approvals process, including developer agreements and municipal capital improvements programs.
	DER	Monitor review process for 537 and water service facilities.	Support County and local efforts to steer growth to areas designated in County Comprehensive Plan.	Approve local 537 and water service plans consistent with County Comprehensive Plan.	Provide technical, administrative and funding support to implement approved 537 and water service plans.

COMMUNITY FACILITIES

Policy Statement	Actors	1)	2)	3)	4)
Review all development proposals to determine their probable effects on public services, including schools, emergency services, recreation and administrative services.	Adams County	Determine consistency of proposals to Comprehensive Plan goals, objectives and policies.	Advise developers, local municipalities and service providers as to implications of development proposals for community facilities.	Recommend alternative strategies to maximize public benefits, minimize public costs.	Provide technical assistance and in some cases, funding assistance to implement community facilities improvements.
	Municipalities	Review development proposals to determine local impacts.	Coordinate County and local impact determinations, advise developers and local service providers.	Monitor developer responses; coordinate County, local service provider strategies.	Monitor implementation of community facilities improvements.
	Service Providers	Review proposals to determine agency/organization impacts.	Develop agency/organization strategies to address impacts.	Develop improvements implementation program.	Implement community facilities improvements.
Coordinate county land use planning and school plant development so as to ensure the most efficient use of current and projected space and equipment, and accommodate general resident needs for community facilities.	Adams County	Monitor demographic changes, land development patterns, resident recreational preferences.	Provide technical assistance to school districts in capital improvements programming, facility planning and programming.	Coordinate facility planning and programming with school districts.	Monitor improvements implementation.
	School Districts	Conduct long-range facilities planning consistent with population and development trends.	Update capital improvements program.	Conduct detailed facility planning and programming with County input.	Implement facilities improvements.
Evaluate the range of existing and potential community services, and determine the best locations for service providers to meet current and projected needs.	Adams County	Review providers' programs, facility types and locations.	Advise local municipalities and service providers as to short-range improvements and long-range projected facility needs.	Coordinate facility planning and programming with service providers.	Monitor improvements, re-evaluate community needs and services' programs and locations
	Service Providers	Coordinate short-, medium- and long-range planning with County.	Conduct preliminary capital improvements programming.	Conduct detailed facility planning and programming.	Implement improvements.

COMMUNITY FACILITIES					
Policy Statement	Actors	1)	2)	3)	4)
Undertake a Countywide Comprehensive Recreation, Parks and Open Space Study, publicize its findings, and facilitate its implementation by, among other actions, providing technical and financial assistance to local communities.	Adams County	Form a study task force with participation from municipalities, federal and state governments, interest groups. Conduct a survey of resident recreational preferences. Assemble detailed current facility use information.	Prepare a full Countywide Comprehensive Recreation, Parks & Open Space Study, focusing on future needs, a facilities plan, programming and funding.	Assist local communities in the planning and development of facilities. Assist local communities in updating local comprehensive plans and ordinances to effect the study's recommendations. Consider a direct County role in facility creation and programming.	Implement the Countywide Comprehensive Recreation, Parks & Open Space Plan through coordinated actions with federal and state governments, municipalities, school districts, other service providers and interest groups.
	Federal and State Governments	Coordinate with County, participate in and supply data for surveys.	Integrate agency long-range planning with study's goals and recommendations to ensure complementary facilities and functions.	Support County and local efforts through technical and financial assistance.	Continually monitor study implementation stressing conceptual and physical integration of open space areas and functions.
	Municipalities	Coordinate with County and each other, participate in and supply data for surveys.	Monitor County study process and findings. Review local planning relevant to County study.	Integrate local planning with study recommendations. Prepare detailed facility planning, programming and funding strategies.	Implement local facility improvements and update recreational programming.

HISTORIC AND LANDSCAPE RESOURCES					
Policy Statement	Actors	1)	2)	3)	4)
<p>Create historic preservation programs and encourage participation of municipalities and other local groups in such programs.</p>	<p>Adams County</p>	<p>Create County Historical Advisory Board/Commission.</p> <p>Establish County Planner/Historic Preservation Officer.</p> <p>Define roles, procedures and guidelines.</p> <p>Initiate program of community education.</p> <p>Initiate process of obtaining NPS review of relevant subdivision and land development applications as part of County review process.</p> <p>Continue and reinforce assessment of impacts on historic resources as part of County subdivision and land development review process.</p>	<p>Promote creation of municipal historical commissions.</p> <p>Investigate potential grant programs.</p> <p>Research and create model resource inventory program for municipalities.</p> <p>Research and create model historic overlay zoning ordinance.</p> <p>Initiate study for County and municipal protection of battlefield-related and adjacent landscapes.</p> <p>Investigate potential for establishing Certified Local Governments in villages - initiate community education program.</p> <p>Establish priorities for new National Register nominations.</p> <p>Investigate priorities for establishing County Certification Program.</p> <p>Investigate potential joint programs with National Park Service.</p> <p>Coordinate with programs of, and increase support of, Adams County Historical Society.</p>	<p>Promote and create incentives for participation by municipalities in County inventory of historic resources.</p> <p>Promote adoption of historic overlay zoning model ordinance by municipalities.</p> <p>Initiate program for protection of land adjacent to battlefield.</p> <p>Promote and create incentives for establishment of Certified Local Government in villages.</p> <p>Undertake or support program for new National Register nominations.</p> <p>Promote, monitor and assist in programs undertaken by municipalities.</p> <p>Create County Certification Program.</p> <p>Create joint preservation programs with National Park Service.</p>	<p>Promote, monitor and assist in programs undertaken by municipalities.</p> <p>Continue support of programs for new National Register Nominations.</p> <p>Continue implementation of County Certification Program.</p> <p>Continue implementation of joint preservation programs with National Park Service.</p> <p>Continue program of community education.</p> <p>Continue support of Adams County Historical Society programs.</p>

HISTORIC AND LANDSCAPE RESOURCES					
Policy Statement	Actors	1)	2)	3)	4)
<p>Create historic preservation programs and encourage participation of municipalities and other local groups in such programs (continued).</p>	<p>Municipalities</p>	<p>Monitor and participate in County actions.</p>	<p>Create municipal historical commissions.</p> <p>Define role and processes for historical commissions.</p> <p>Initiate program of community education.</p> <p>Monitor and participate in County actions.</p> <p>Initiate processes for obtaining NPS review as part of municipal review process adjacent to battlefield.</p>	<p>Initiate historic resource inventory program.</p> <p>Adopt historic overlay zoning ordinances.</p> <p>Adopt Certified Local Government programs in villages.</p>	<p>Continue implementation and refinement of historic overlay zoning in municipal review process.</p> <p>Continue implementation and refinement of Certified Local Government programs.</p> <p>Participate in County Certification program.</p>
	<p>Advocacy Groups</p>	<p>Monitor and participate in County actions.</p> <p>Initiate program of community education.</p>	<p>Lobby municipalities for creation of historical commissions.</p> <p>Provide information and expertise to historical commissions.</p> <p>Participate in program of community education.</p> <p>Monitor and participate in County actions.</p> <p>Continue program of community education.</p>	<p>Lobby municipalities for participation in inventory program and adoption of historic overlay zoning.</p> <p>Undertake or support program for new National Register nominations.</p>	<p>Continue and expand actions previously listed.</p>

HISTORIC AND LANDSCAPE RESOURCES					
Policy Statement	Actors	1)	2)	3)	4)
Encourage the preservation of environmentally-sensitive resources by creating model ordinances and promoting their adoption and enforcement throughout the county.	Adams County	<p>Research and create model ordinances and regulations.</p> <p>initiate program of community education.</p> <p>Initiate dialogue with municipalities.</p>	<p>Promote adoption of model ordinances.</p> <p>Create incentive programs for adoption.</p> <p>Assist municipalities in adoption and implementation.</p>	<p>Provide information and expertise to municipalities and advocacy groups.</p> <p>Monitor implementation.</p> <p>Refine model ordinances.</p>	
	Municipalities	<p>Create environmental task force to study local issues and conditions, interact with County, and make recommendations to municipal government.</p> <p>Participate in dialogue and community education program.</p>	<p>Review, customize and adopt model ordinances and regulations.</p> <p>Educate municipal bodies and public in implementation process.</p>	<p>Implement ordinances and regulations.</p> <p>Monitor results and refine ordinances and process.</p>	
	Advocacy Groups	<p>Participate in dialogue and community education program.</p>	<p>Lobby municipalities for adoption and implementation.</p> <p>Provide information and expertise to municipalities.</p>	<p>Monitor implementation.</p>	

HISTORIC AND LANDSCAPE RESOURCES					
Policy Statement	Actors	1)	2)	3)	4)
<p>Promote the preservation of rural landscape character and scenic resources through agricultural preservation programs, adoption of model ordinances, implementation of an open space plan, and comprehensive planning and land development controls in growth areas.</p>	<p>Adams County</p>	<p>Create County Environmental and Open Space Commission.</p> <p>Define role, procedures and guidelines for Commission.</p> <p>Research and outline guidelines for comprehensive plans for growth areas.</p> <p>Initiate agricultural preservation programs.</p> <p>Coordinate policies and programs with National Park Service activities.</p> <p>Initiate program for community education.</p>	<p>Prepare County Open Space and Recreation Plan.</p> <p>Promote and create incentives for municipal participation in creating comprehensive plans for growth areas.</p> <p>Research and create model ordinances and design guidelines for growth areas.</p> <p>Continue and reinforce implementation of agricultural preservation programs.</p>	<p>Phase implementation of County Open Space and Recreation Plan.</p> <p>Promote and create incentives for municipal open space and recreation plans.</p> <p>Promote and create incentives for municipal adoption of ordinances and design guidelines in growth areas.</p>	<p>Continue phased implementation of County Open Space and Recreation Plan.</p> <p>Promote and create incentives for implementation of municipal open space and recreation plans.</p>
	<p>Municipalities</p>	<p>Monitor and participate in County actions.</p> <p>Initiate agricultural zoning programs.</p>	<p>Create comprehensive plans for growth areas.</p> <p>Implement agricultural zoning programs.</p>	<p>Adopt and implement ordinances and design guidelines for growth areas.</p> <p>Prepare municipal open space and recreation plans.</p> <p>Continue implementation of agricultural zoning programs.</p>	<p>Implement and refine ordinances and design guidelines for growth areas.</p> <p>Phase implementation of municipal open space and recreation plans.</p>
	<p>Advocacy Groups</p>	<p>Monitor and participate in County actions.</p> <p>Initiate program for community education.</p> <p>Research methods and funding sources for land stewardship programs and conservation activities.</p>	<p>Lobby and provide technical expertise to municipalities.</p> <p>Initiate land stewardship programs.</p>	<p>Continue and expand actions previously listed.</p>	

AGRICULTURAL RESOURCES					
Policy Statement	Actors	1)	2)		
Encourage municipalities to update their comprehensive plans taking into consideration the County Plan.	Adams County	Increase Co. Planning Commission staff as necessary to provide technical assistance to municipalities.	Provide small grants (about \$10,000 - \$20,000) to municipalities that undertake plan updating.		
	Municipalities	Direct municipal planning commission or a special comprehensive plan committee to begin planning process.			
Reduce development pressure on farmland.	Adams County <i>(South's) PCC - private - public</i>	Oppose extensions of sewer lines before PaDER in areas planned for agriculture. Oppose extensions of water mains before PUC in areas planned for agriculture. Oppose extensions of highways before PaDOT in areas planned for agriculture.	Require that municipalities adopt appropriate zoning regulations before the County gives approval or commits funds for highways or utility lines that necessarily traverse areas planned for agriculture.		
	Municipalities	Revise comprehensive plans to conform with County Comprehensive Plan.	Delineate agricultural zoning districts and adopt agricultural zoning provisions.		
Encourage municipalities to enact effective agricultural zoning.	Adams County	Develop model agricultural zoning ordinances and provide technical assistance to municipalities. County Agricultural Preservation Board revises rating system to give much more weight to existence of agricultural zoning.	Conduct workshops on agricultural lands protection.		

AGRICULTURAL RESOURCES					
Policy Statement	Actors	1)	2)		
Encourage municipalities to enact effective agricultural zoning (continued).	Municipalities	Revise comprehensive plans to conform with County Comprehensive Plan.	Delineate agricultural zoning districts and adopt agricultural zoning provisions.		
Prevent division of farmland into small tracts.	Adams County	Conduct study of farm core size by sub-region of county.	Develop model ordinances and provide technical assistance to municipalities.		
	Municipalities	Revise comprehensive plans to conform with County Comprehensive Plan.			
Continue acquisition of conservation easements and focus their location.	Adams County	County Agricultural Land Preservation Board adopts policy to consider only sites in County Plan designated for continuation in agriculture. County Agricultural Land Preservation Board revises rating system to give much more weight to existence of strong agricultural zoning.	Encourage formation of a private conservancy dedicated to preserving farmland and environmentally-valuable land in the county. Appropriate additional funds necessary to match the maximum available from the Commonwealth.		
	Municipalities	Adopt strong agricultural zoning, and thus encourage farmland owners to offer to sell easements and protect public investments in easements.	Encourage owners of farmland in areas designated for continuation in agriculture to enlist their land in an Agriculture Security Area.		
Strengthen the agricultural economy.	Adams County	Expand the functions of the County Agricultural Land Preservation Board to include functions of an agricultural advisory council.			

AGRICULTURAL RESOURCES					
Policy Statement	Actors	1)	2)		
Strengthen the agricultural economy (continued).	Municipalities	Permit farm stands, bed-and-breakfasts, and other small home industries in their agricultural zoning districts.	Provide appropriate zoning for agricultural support industries.		
Reduce potential conflicts between farmers and non-farm residents in areas planned for agriculture.	Adams County	Provide technical assistance to municipalities.			
	Municipalities	Require notices to be entered in agreements of sale for all parcels located in areas planned for in agriculture: agriculture is the primary industry in the area and landowners may be subject to inconvenience or discomfort arising from accepted agricultural practices.	Require setbacks of 100 feet on all parcels adjacent to any parcel in an area planned for continuation in agricultural use.		

UTILITIES PLAN					
Policy Statement	Actors	1)	2)	3)	4)
Review and update water supply and wastewater treatment facilities plans.	Adams County	Provide municipalities with guidelines for growth in accordance with the Land Use Plan. Assist municipalities with facilities capacity projections.	Assist municipalities with facilities plans preparation. Review facilities plans; obtain revisions as required; approve plans.	Assist municipalities in obtaining PaDER approval. Provide technical assistance to municipalities during construction.	Assist municipalities in monitoring capacity versus actual growth patterns. Assist municipalities in review, evaluation and update of facilities plans.
	Municipalities	Make growth projections by area and time. Estimate future water supply and wastewater treatment capacities required.	Prepare updated Act 537 facilities plans and applications for added water supply allocation. Obtain County approval in accordance with County Comprehensive Plan.	Obtain PaDER approval. Implement plan - Construct new facilities.	Evaluate actual growth and capacity requirements versus plan. Review and revise water and wastewater facilities plan as appropriate.
	PaDER	Provide technical assistance as requested.	Provide technical assistance as requested.	Review and approve facilities plans. Monitor construction progress.	Provide technical assistance as requested. Review and approve updated facilities plans.
Enact zoning and/or subdivision and land use ordinances for well-head protection.	Adams County	Provide municipalities with guidelines for growth and assist in identifying wells needing protection.	Assist municipalities with determining methods for well-head protection. Assist municipalities with evaluation of potential impacts of regulations.	Coordinate well-head protection methods among the municipalities. Assist municipalities, as requested, in adopting/enacting regulations.	Assist municipalities in monitoring compliance. Assist municipalities in reviewing success of their well-head protection programs.
	Municipalities	Determine wells and well-head areas to be protected.	Determine method to be used for protection - regulations, design standards, or other. Develop well-head protection regulations - evaluate potential impacts.	Coordinate with other municipalities and the County. Enact or adopt regulations.	Monitor compliance. Review, evaluate and revise regulations as necessary.

UTILITIES PLAN					
Policy Statement	Actors	1)	2)	3)	4)
Enact zoning and/or subdivision and land use ordinances for well-head protection (cont.).	PaDER	Provide technical assistance as requested.	Provide technical assistance as requested.	Provide technical assistance as requested.	Assist County and municipalities in monitoring compliance. Provide technical assistance as requested.
Evaluate recharge areas for water supply wells.	Adams County	Provide municipalities with guidelines for growth and assist in identifying areas needing protection.	Assist municipalities to determine methods for recharge area protection. Assist municipalities with evaluation of potential impacts of regulations.	Coordinate recharge area protection methods among municipalities. Assist municipalities, as requested, in adopting/enacting regulations.	Assist municipalities in monitoring compliance. Assist municipalities in reviewing success of their recharge area protection programs.
	Municipalities	Determine wells and recharge areas to be protected.	Determine method to be used for protection - regulations, design standards, or other. Develop recharge area protective regulations, etc. - evaluate potential impacts.	Coordinate with other municipalities and the County. Enact or adopt regulations or other protective measures.	Monitor compliance. Review, evaluate and revise protective measure(s) as necessary.
	PaDER	Provide technical assistance as requested.	Provide technical assistance as requested.	Provide technical assistance as requested.	Assist County and municipalities in monitoring compliance. Provide technical assistance as requested.
Enact water conservation programs.	Adams County	Assist municipalities in determining appropriate water conservation methods.	Assist municipalities in coordinating their water conservation programs.	Assist municipalities in enacting or initiating their water conservation programs.	Assist municipalities in monitoring the success of their water conservation programs. Assist municipalities, as requested, in revising their programs.

UTILITIES PLAN					
Policy Statement	Actors	1)	2)	3)	4)
Enact water conservation programs (cont.).	Municipalities	Determine appropriate methods - regulations, design standards, codes, or other measures.	Evaluate likely impacts of proposed measures - coordinate with other municipalities.	Enact or initiate water conservation program.	Monitor success of the water conservation program. Review, evaluate and revise the program as appropriate.
	PaDER	Provide technical assistance as requested.	Provide technical assistance as requested.	Provide technical assistance as requested.	Provide technical assistance as requested.
Evaluate need for future surface water reservoirs.	Adams County	Provide municipalities with guidelines for growth in accordance with the Land Use Plan. Assist municipalities with future water use projections.	Assist municipalities with estimates of future groundwater quality and availability. Provide municipalities with area-wide estimates of potential water shortages.	Assist municipalities in determining whether a reservoir is needed and when in the future. Assist municipalities in identifying potential sites for one or more reservoirs.	Assist municipalities in determining the feasibility and necessity of one or more reservoirs. Assist municipalities in identifying and enacting measures for reserving the site(s) until needed.
	Municipalities	Determine impacts of growth projections. Evaluate the future need for water - residential, commercial, industrial, irrigation, firefighting.	Estimate the likely future availability of adequate quality water supplies. Determine potential for water shortages - coordinate with County and other municipalities.	Determine whether a surface water reservoir would be needed and if so during what time period. Identify potential sites for a reservoir - coordinate with County and other municipalities.	Determine the feasibility and necessity of a reservoir within the municipality. Identify and enact measures to protect and preserve the potential site(s) until needed.
	PaDER	Provide technical assistance as requested.	Provide technical assistance as requested.	Provide technical assistance as requested.	Provide technical assistance as requested.

UTILITIES PLAN					
Policy Statement	Actors	1)	2)	3)	4)
Review and evaluate stormwater management facilities and procedures.	Adams County	Provide municipalities with guidelines for growth in accordance with the Land Use Plan.	Assist municipalities in preparing estimates of stormwater runoff. Assist municipalities in evaluating the capacities of stormwater facilities.	Assist municipalities in developing stormwater management programs - coordinate the programs.	Assist the municipalities in preparing Act 167 stormwater management plans by watershed. Review, have revised as necessary, and approve the stormwater management plans per Act 167.
	Municipalities	Determine growth projections by area and time.	Prepare estimates of stormwater runoff in each area for the next ten to twenty years. Evaluate the capacity of the stormwater channels and facilities to handle the flow.	Develop a program for improving the stormwater management in the future; coordinate with County.	Prepare stormwater management plan(s) as per Act 167 for each watershed. Obtain approval of the stormwater management plan(s) by the County and PaDER.
	PaDER	Provide technical assistance as requested.	Provide technical assistance as requested.	Provide technical assistance as requested.	Provide technical assistance as requested. Review, have revised as necessary, and approve the stormwater management plans as per Act 167.
Enact regulations and adopt programs for increased recycling.	Adams County	Assist municipalities in determining appropriate methods for increased recycling of solid waste.	Assist municipalities in enacting or initiating their recycling programs.	Assist municipalities in evaluating their recycling programs.	Assist municipalities in monitoring recycling programs. Assist municipalities, as requested, in revising their programs.
	Municipalities	Determine appropriate methods for increased recycling of solid waste; ordinances, regulations.	Evaluate likely impacts of proposed measures - coordinate with County and other municipalities.	Enact or initiate program for increased recycling of residential and commercial solid waste.	Monitor success of the recycling program. Review, evaluate and revise the program as appropriate.

UTILITIES PLAN					
Policy Statement	Actors	1)	2)	3)	4)
Enact regulations and adopt programs for increased recycling (cont.).	PaDER	Provide technical assistance as requested.	Provide technical assistance as requested.	Review and approve the recycling programs in accordance with Act 101.	Provide performance grants in accordance with Act 101. Review and approve the revised recycling programs in accordance with Act 101.

ENVIRONMENTAL PROTECTION PLAN					
Policy Statement	Actors	1)	2)	3)	4)
<p>Monitor and update inventories of environmentally-sensitive resources.</p> <p>Prepare model regulations for their protection.</p> <p>Conduct watershed studies focused on land development's effects on stormwater discharge.</p>	Adams County	Provide municipalities with <i>guidelines for growth and assist in identifying areas needing protection.</i>	<p>Assist municipalities with <i>determining methods for resource protection.</i></p> <p>Assist municipalities with <i>evaluation of potential impacts of regulations.</i></p>	<p>Coordinate resource protection methods among the municipalities.</p> <p>Assist municipalities, as requested, in adopting/enacting regulations.</p>	<p>Assist municipalities in <i>monitoring compliance.</i></p> <p>Assist municipalities in reviewing success of their protection programs.</p>
	Municipalities	Determine extent of sensitive areas to be protected.	<p>Determine method to be used for protection - regulations, design standards, or other.</p> <p>Develop resource protection regulations, evaluate potential impacts.</p>	<p>Coordinate with other municipalities and the County.</p> <p>Enact or adopt regulations.</p>	<p>Monitor compliance.</p> <p>Review, evaluate and revise the regulations as necessary.</p>
	PaDER	Provide technical assistance as requested.	Provide technical assistance as requested.	Provide technical assistance as requested.	<p>Assist County and municipalities in monitoring compliance.</p> <p>Provide technical assistance as requested.</p>

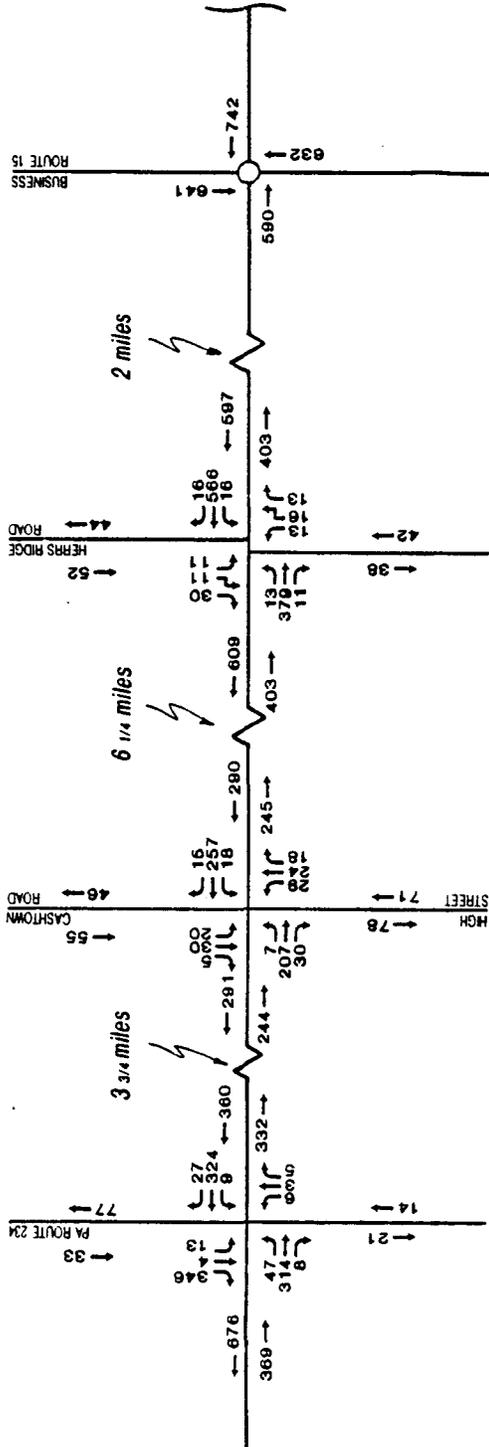
APPENDIX 1

Peak Hour Turning Movements - Selected Adams County Road Corridors

August 1990

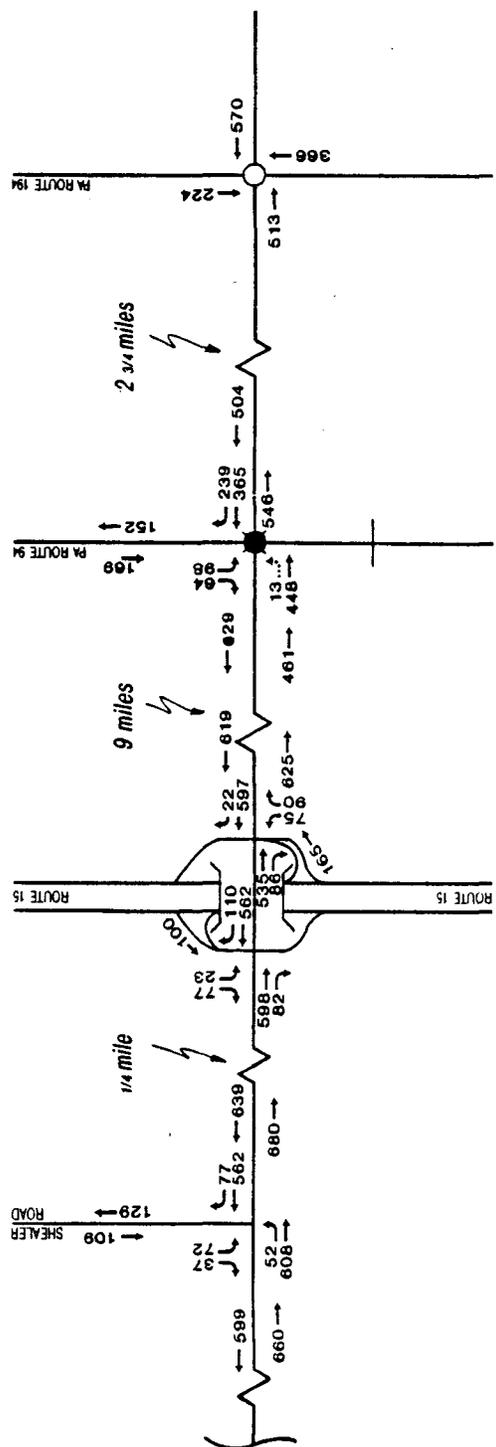
U.S. Route 30

Evening Peak Hour Traffic Volumes



LEGEND:

■ - EXISTING TRAFFIC SIGNAL

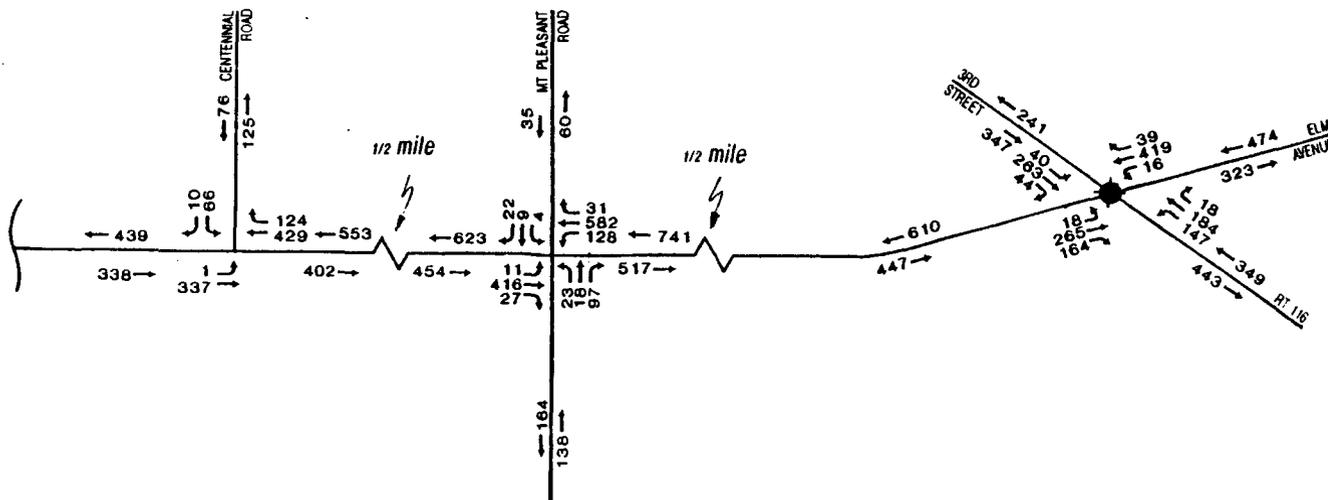
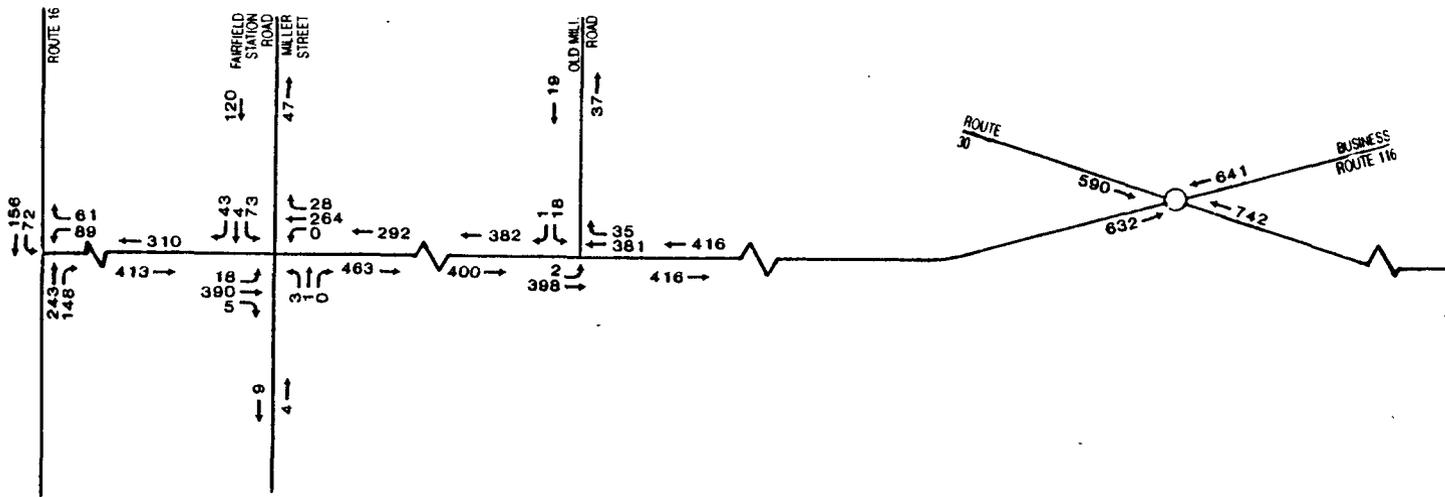


CLOSED DUE TO CONSTRUCTION

Figure A-1

Pa Route 116

Evening Peak Hour Traffic Volumes



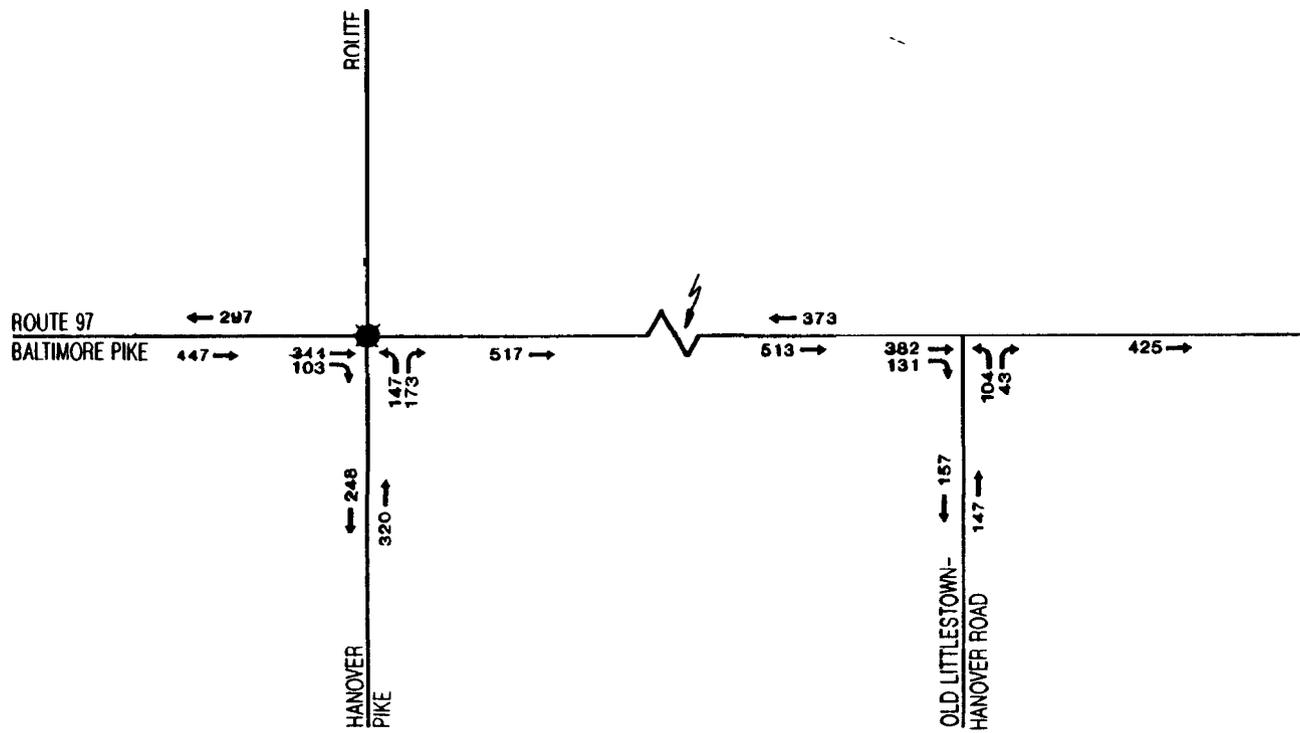
LEGEND:

- - EXISTING TRAFFIC SIGNAL
- - EXISTING TRAFFIC CIRCLE



Figure A-2

Littlestown Community
Evening Peak Hour Traffic Volumes



LEGEND:

● - EXISTING TRAFFIC SIGNAL



Figure A-3

Pa Route 97

Evening Peak Hour Traffic Volumes

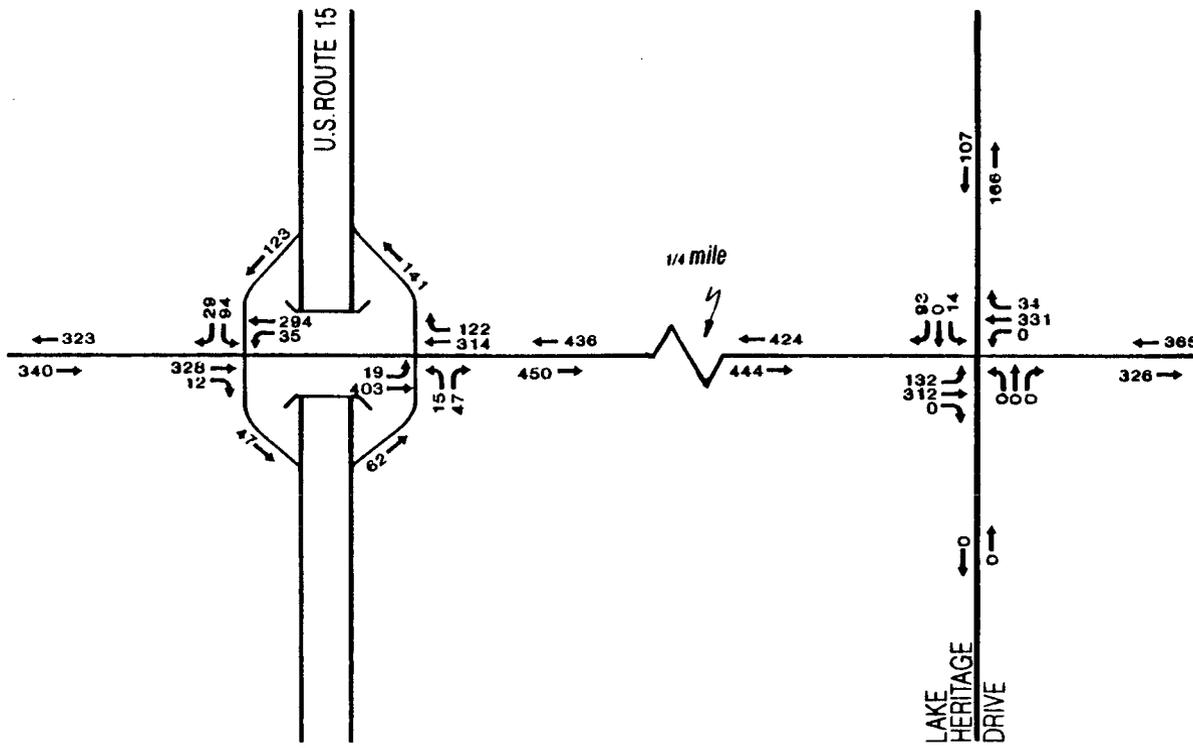


Figure A-4

Mummasburg Road
 Evening Peak Hour Traffic Volumes

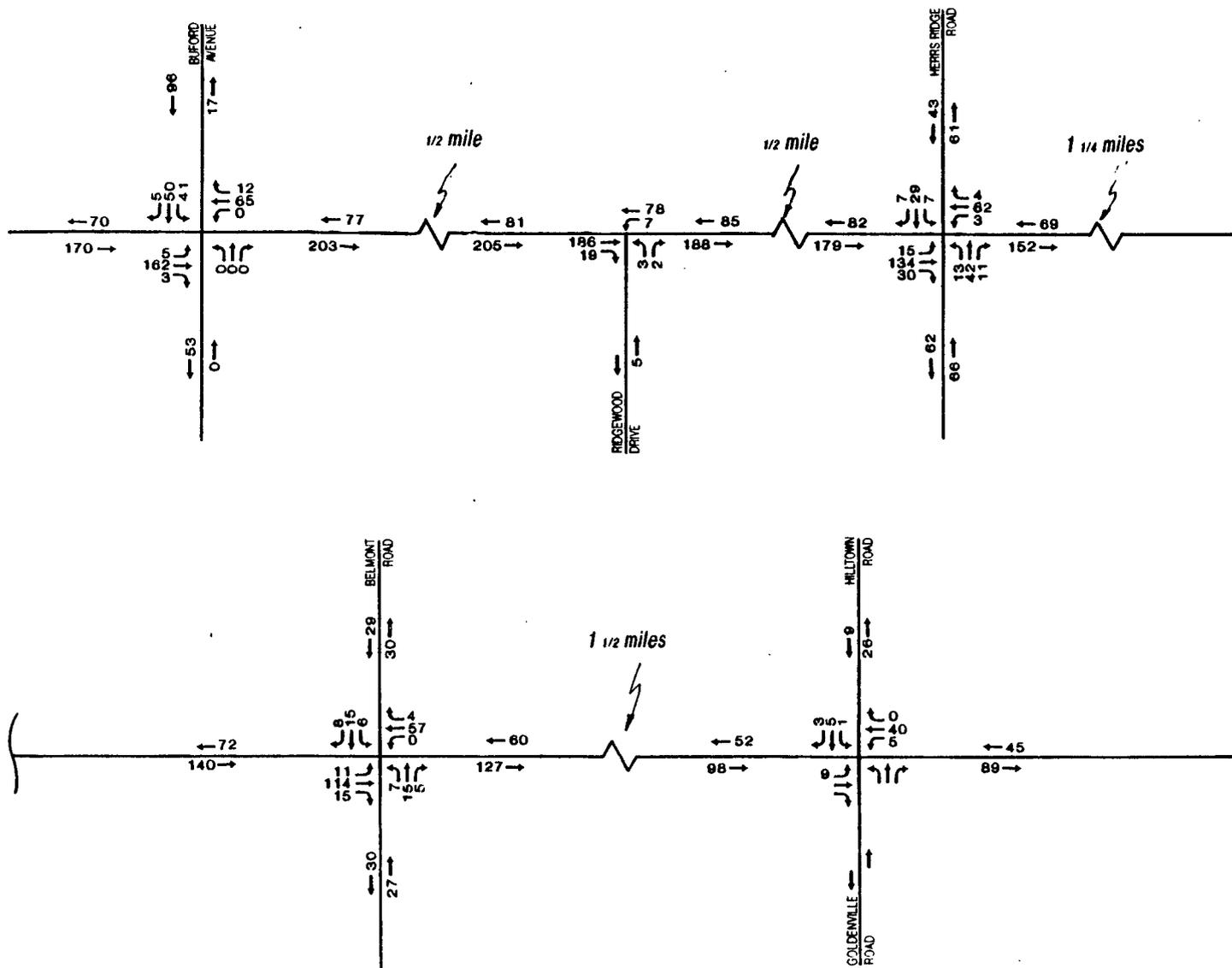
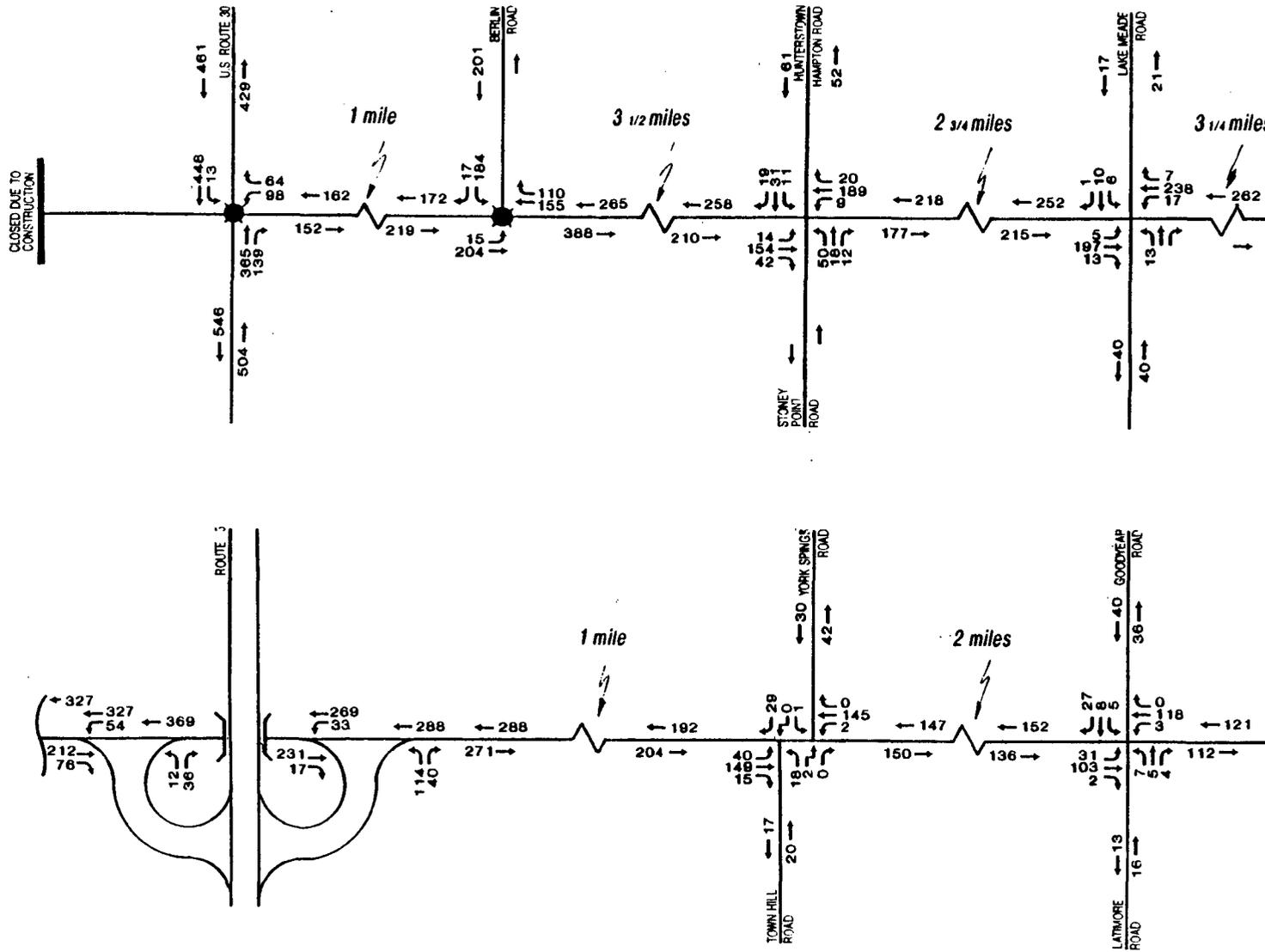


Figure A-6

Pa Route 94 Evening Peak Hour Traffic Volumes



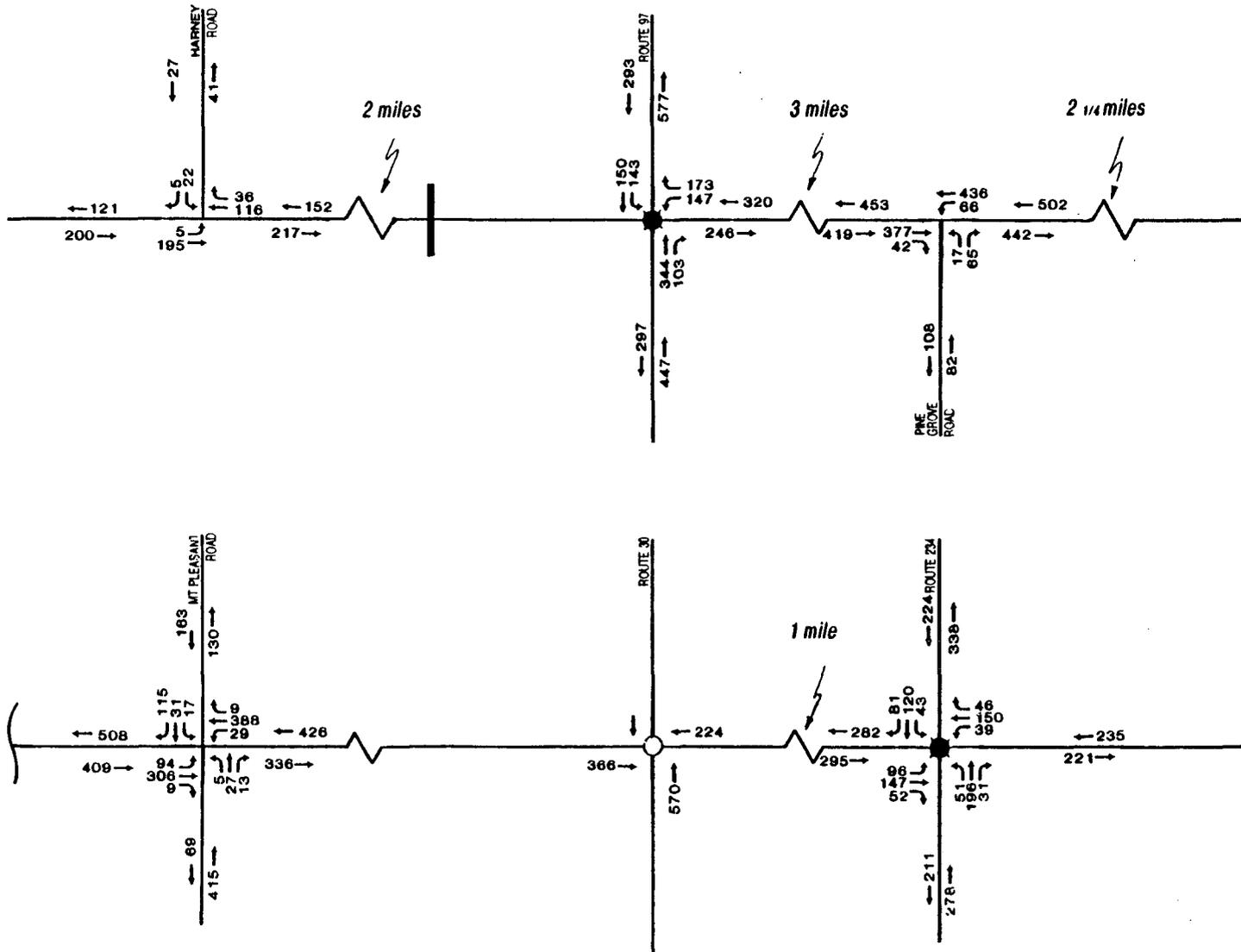
LEGEND:

■ - EXISTING TRAFFIC SIGNAL



Figure A-7

Pa Route 194
Evening Peak Hour Traffic Volumes



LEGEND:

- - EXISTING TRAFFIC SIGNAL
- - EXISTING TRAFFIC CIRCLE



Figure A-8

Other Locations
Evening Peak Hour

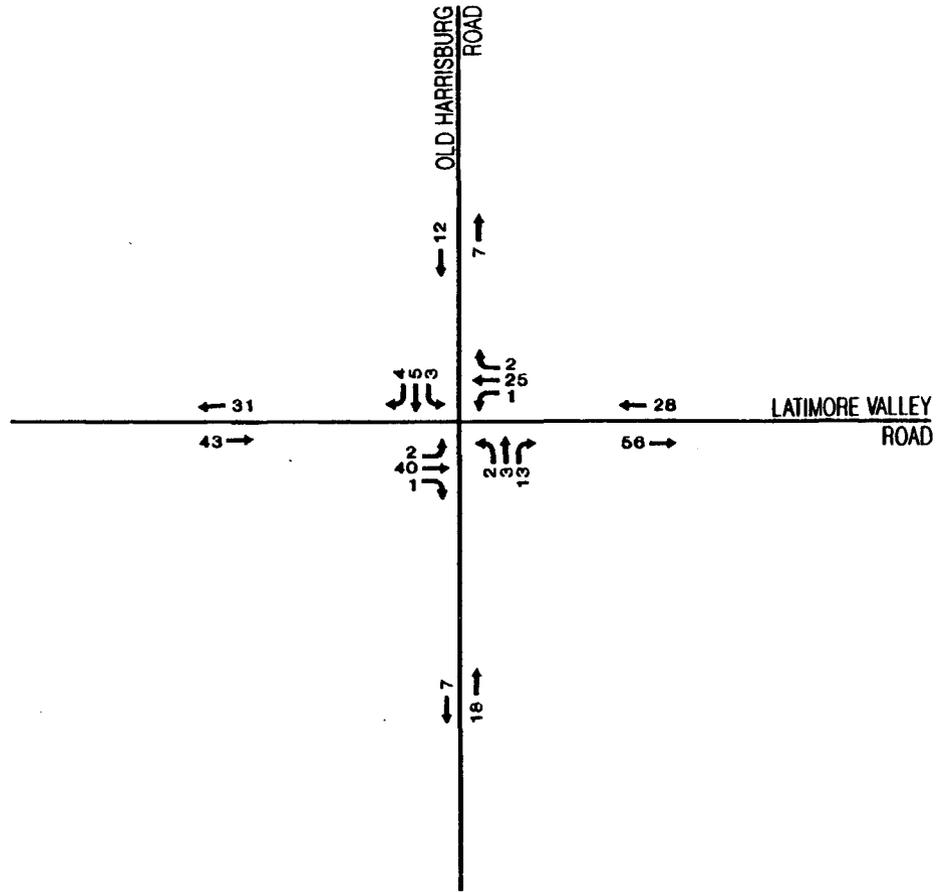


Figure A-10