



LANCASTER COUNTY  
**PLANNING**

# Pequea Valley Region **Comprehensive Plan Committee Meeting**

Salisbury Township

**Thursday, May 30, 2024 at 1:30 p.m.**



# Agenda

## **Welcome / Schedule**

Sharon Cino, Senior Planner

## **Taking Care of What We Have**

Sharon Cino, Senior Planner

Mike Domin, Principal Planner

## **Outreach Activity**

Sam McMinn, Planner

## **Next Steps**

Sharon Cino, Senior Planner

# Schedule

## May – June 2024

### Taking Care of What We Have

- Agricultural & natural land
- Water quality & stormwater

## July – August 2024

### Creating Great Places

- Housing choice
- Placemaking

## September – October 2024

### Connecting People, Place, & Opportunity

- Jobs, housing, & transportation

## November – December 2024

### Growing Responsibly – Rural Areas

- Industrial land
- Infill & reinvestment

## January – February 2025

### Growing Responsibly – Urban Areas

- Rural special districts
- Rural residential zoning

## March – April 2025

### Thinking Beyond Boundaries

- Consistent planning & regulation



## Creating Great Places

Great places are places where we're proud to live, work, learn, play, and visit. They're safe and attractive environments that improve our quality of life – and ensure the success and sustainability of our economy. When we create great places, we make it easier to achieve many of our other goals.

### What We Need to Do Differently

- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion



## Connecting People, Place, & Opportunity

We need to work harder to connect people with each other and the places around them – students with schools, workers with jobs, and jobs with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.

### What We Need to Do Differently

- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- Maintain, attract, and retain a skilled workforce that earns a competitive wage
- Facilitate business partnerships



## Taking Care of What We Have

Our world-class farmland, urban places, and natural areas provide a strong foundation for our quality of life, and distinguish this place from any other. Stewardship of our heritage should be a priority, not just because we like the view, but because it makes the county more attractive to investment – particularly from visitors and prospective employers.

### What We Need to Do Differently

- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farmer as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
- Promote entrepreneurship and help local businesses grow

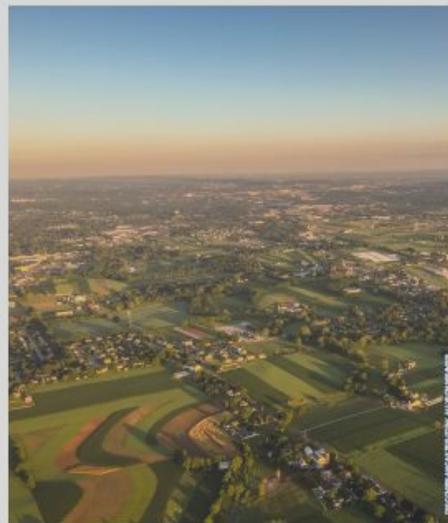


## Growing Responsibly

We need to consider where development happens, when it happens, and what form it takes. By 2040, the data tells us we can expect about 100,000 new people to live here. To accommodate them, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

### What We Need to Do Differently

- Grow where we're already growing
- Prioritize redevelopment and infill in Urban Growth Areas
- Manage the use of large tracts of vacant land in Urban Growth Areas
- Limit large-lot suburban development in rural areas
- Build more compactly and efficiently

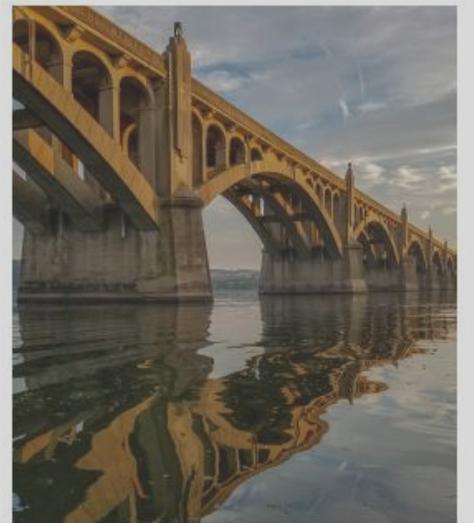


## Thinking Beyond Boundaries

We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

### What We Need to Do Differently

- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we've set



# Taking Care of What We Have

Sharon Cino, Senior Planner

Mike Domin, Principal Planner

- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farmer as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
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# Topics for Discussion

- Parks and open space
- Water quality concerns
- Long-term viability of farming



# Maps & Data

# Agricultural Preservation

## East Planning Area

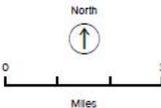
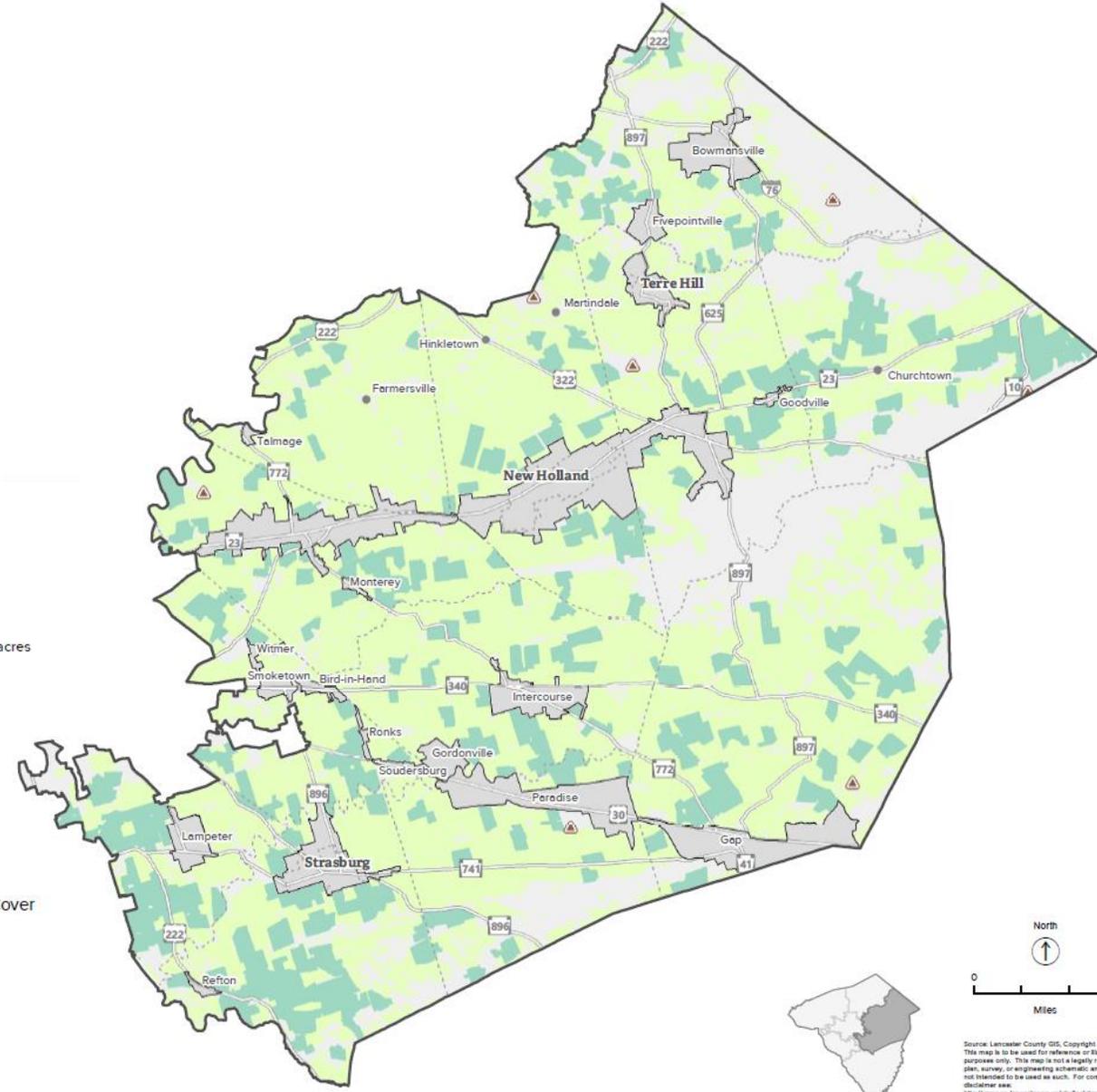
- In this area, most land outside growth areas is agricultural
- Ag land use/land cover is shown in light yellow and preserved farms are shown in green

### East Planning Area

- Existing ag land use/land cover: ~110,000 acres
- Existing preserved farms: 21,577 acres

-  Existing Preserved Farm
-  Agricultural Land Use / Land Cover

-  Growth Area
-  Road
-  Rural Village
-  Quarry
-  Municipality



# Ag. Pres. Priority Areas

## East Planning Area

- Priority areas for future preservation are shown in bright yellow
- Goal is to create larger and more contiguous blocks of agricultural land

### Priority Area for Preservation

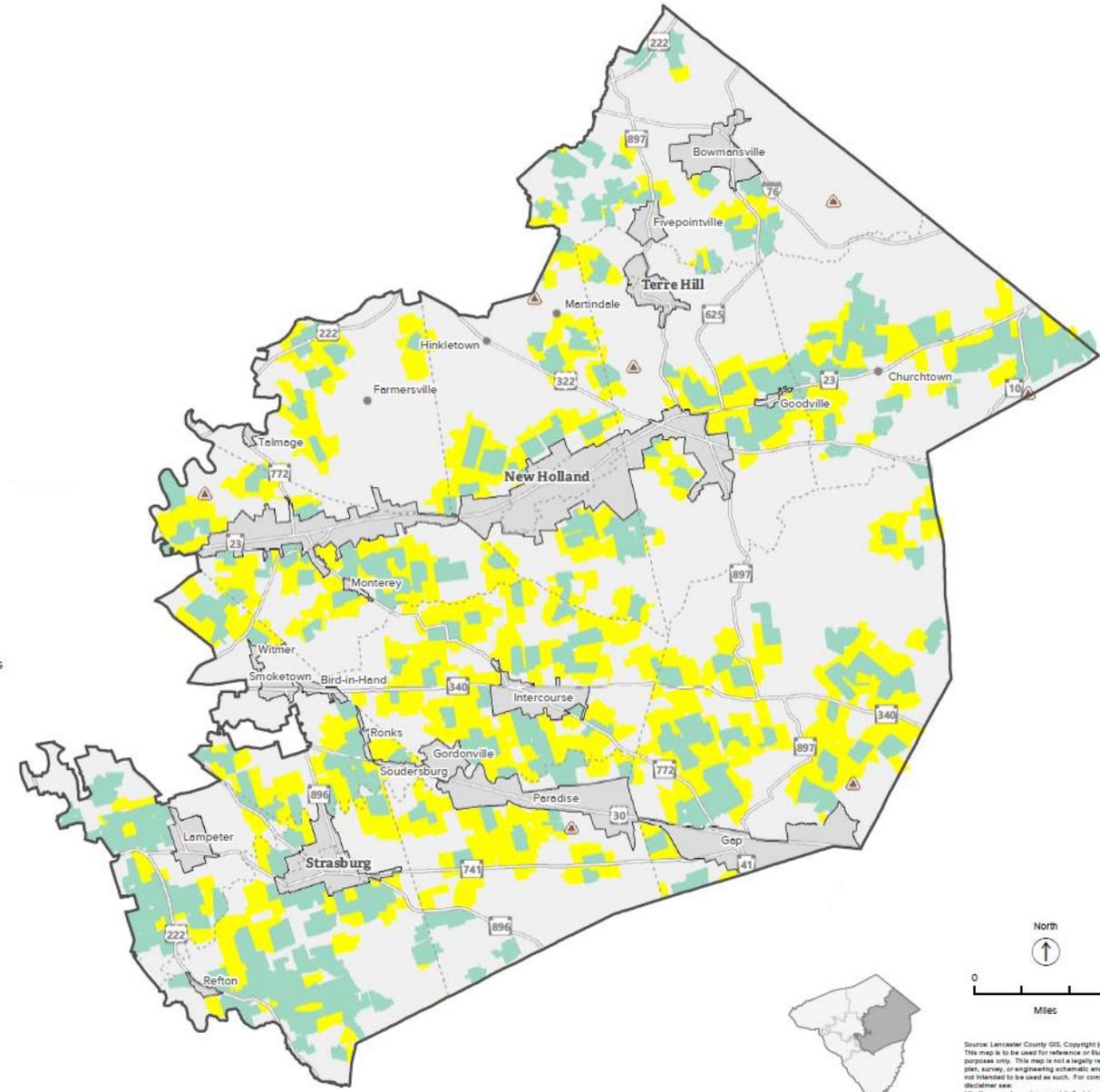
Includes farm tracts that are least 90% agricultural land use / land cover, are at least 10 acres in size, and are contiguous to an existing preserved farm.

### East Planning Area

- Existing preserved farms: 21,577 acres
- Priority area for preservation: 30,772 acres

-  Priority Area for Preservation
-  Existing Preserved Farm

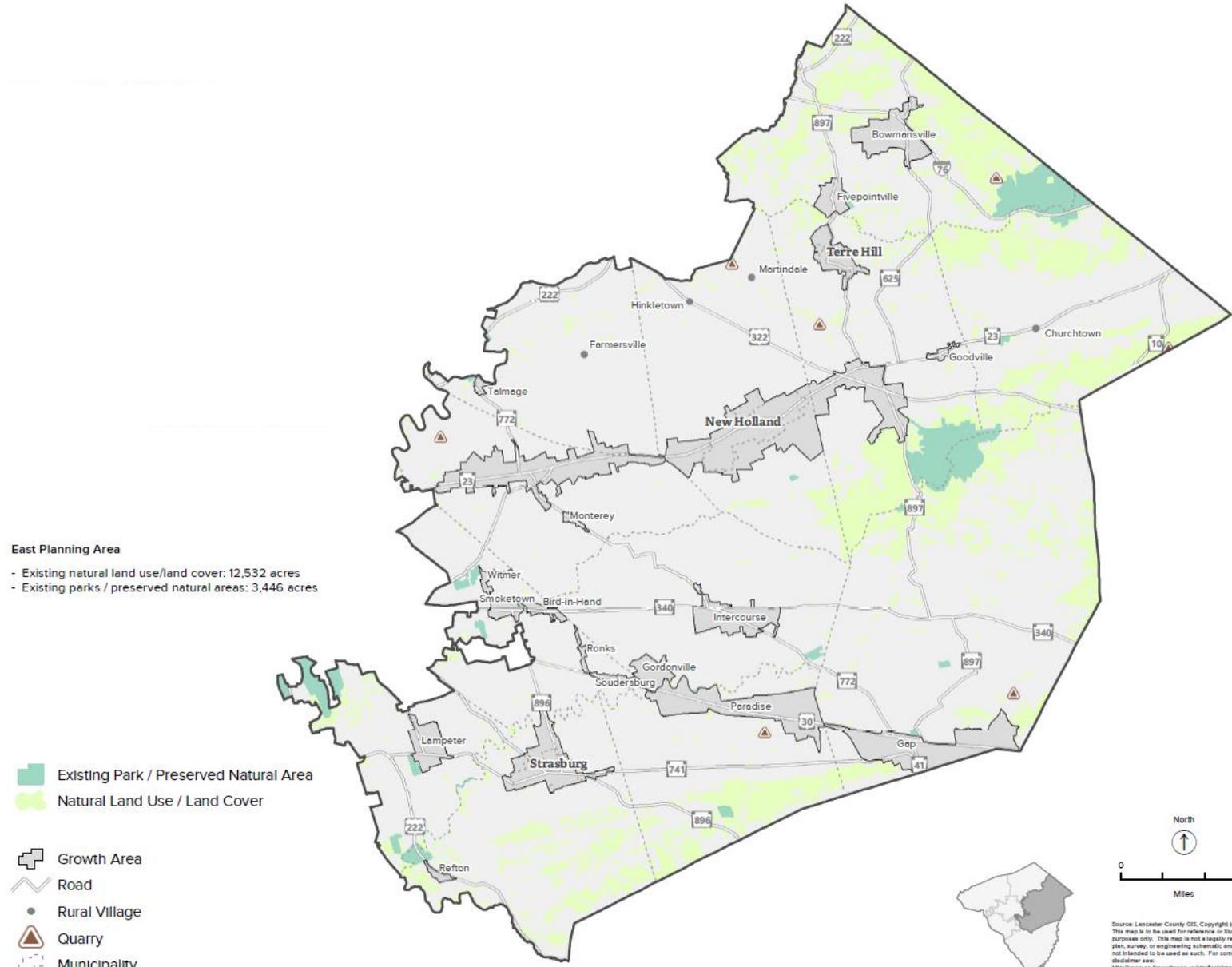
-  Growth Area
-  Road
-  Rural Village
-  Quarry
-  Municipality



# Natural Preservation

## East Planning Area

- Natural land use/land cover is shown in light yellow
- Existing parks & preserved natural areas are shown in green



# Nat. Pres. Priority Areas

## East Planning Area

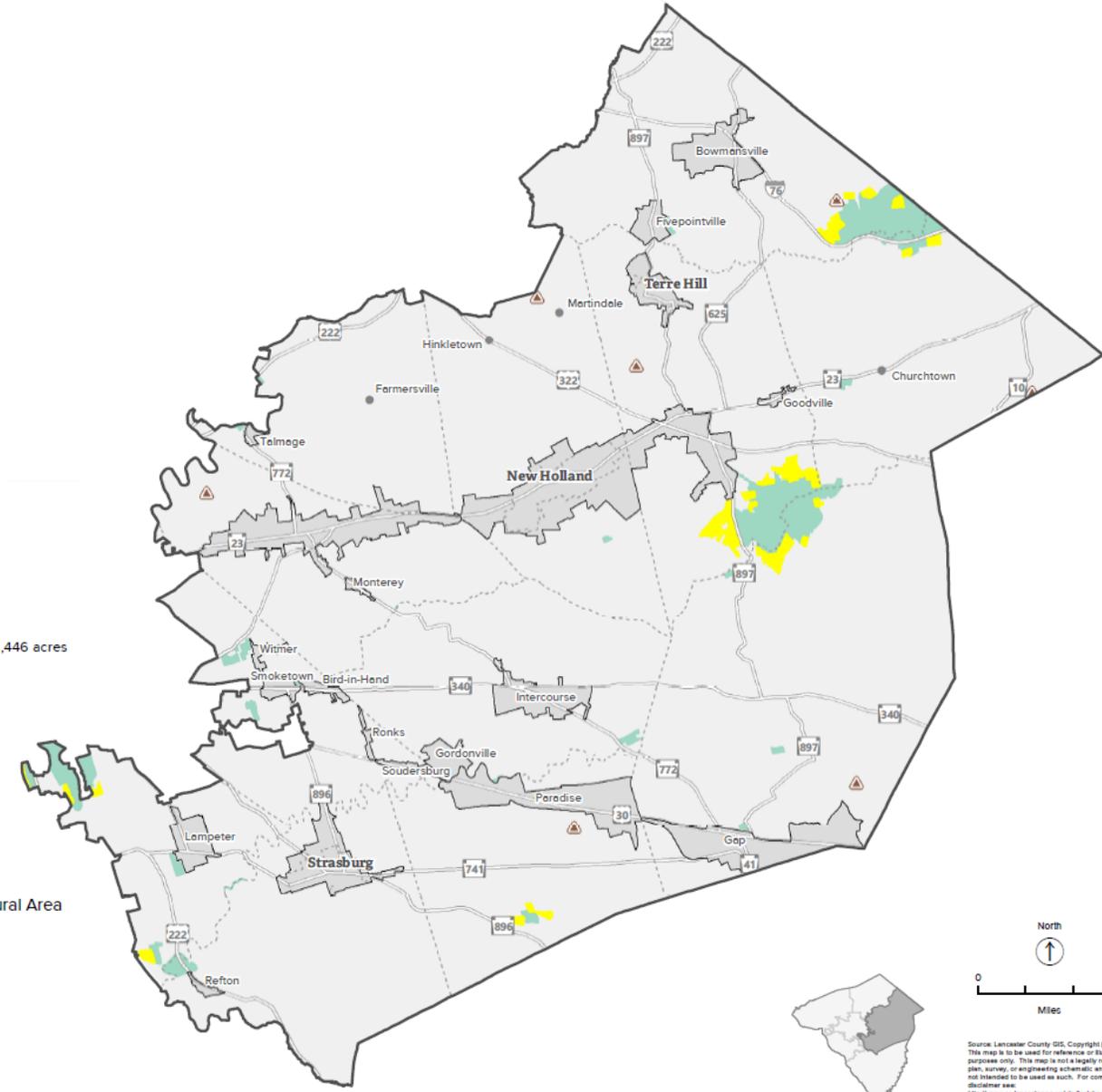
- Priority areas for future preservation are shown in bright yellow
- Goal is to create larger and more contiguous blocks of natural land

### Priority Area for Preservation

Includes tracts that have at least 50% natural land use / land cover, are at least 10 acres in size, and are contiguous to an existing park / preserved natural area.

### East Planning Area

- Existing parks / preserved natural areas: 3,446 acres
- Priority area for preservation: 927 acres



# Water Quality Priority Areas

## East Planning Area

- Priority areas for restoration opportunities are shown in bright pink

### Priority Area for Ag / Natural Preservation

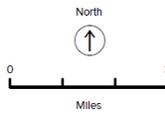
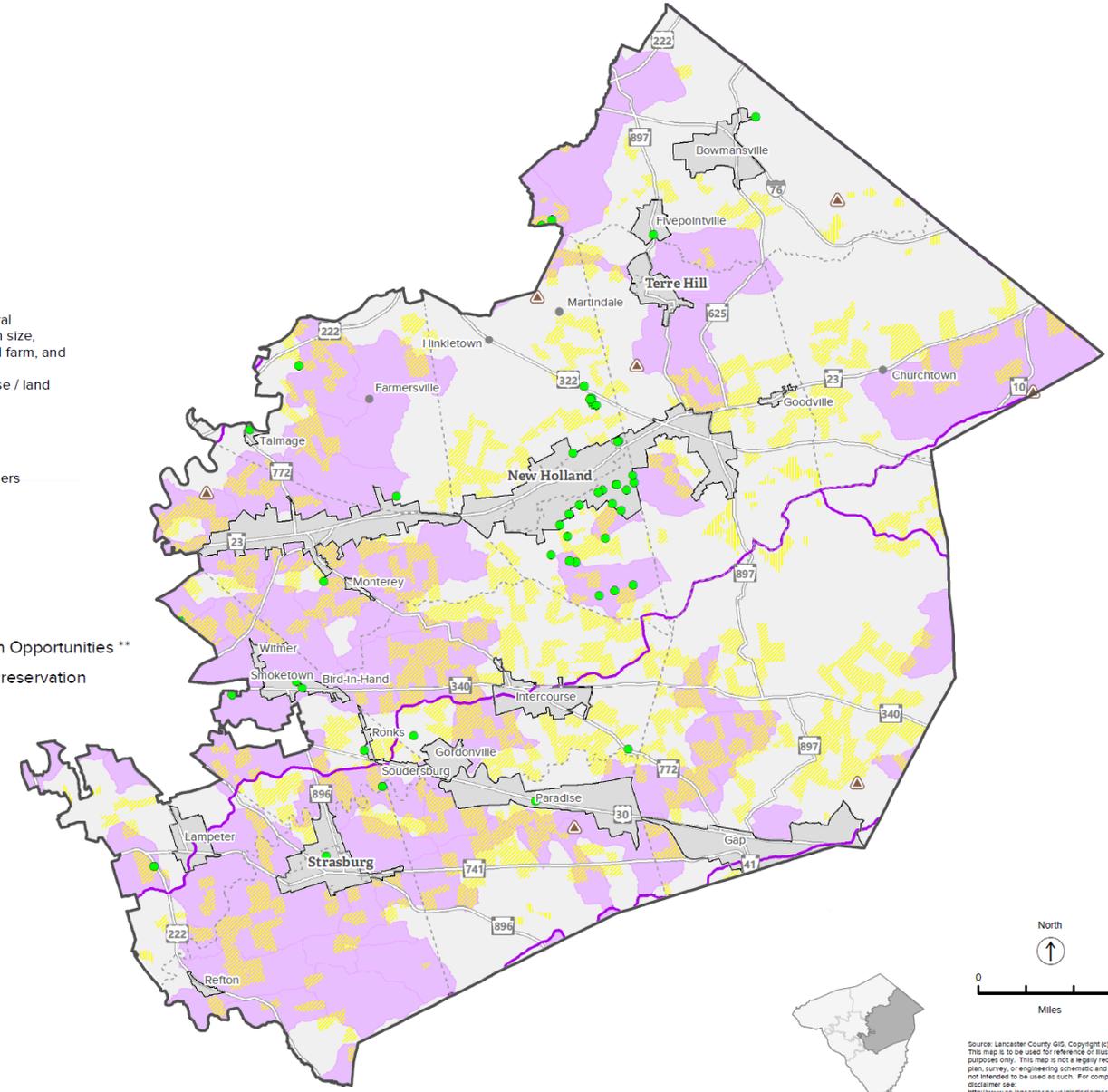
Farm tracts that have at least 90% agricultural land use / land cover, are at least 10 acres in size, and are contiguous to an existing preserved farm, and

Tracts that have at least 50% natural land use / land cover, are at least 10 acres in size, and are contiguous to an existing park / preserved natural area.

\*\* Data source: Lancaster Clean Water Partners Collaborative Watershed Mapping Tool

- Existing BMP project
- Highest Priority for Restoration Opportunities \*\*
- Priority Area for Ag / Natural Preservation
- Creek / River Watershed

- Growth Area
- Road
- Rural Village
- ▲ Quarry
- Municipality

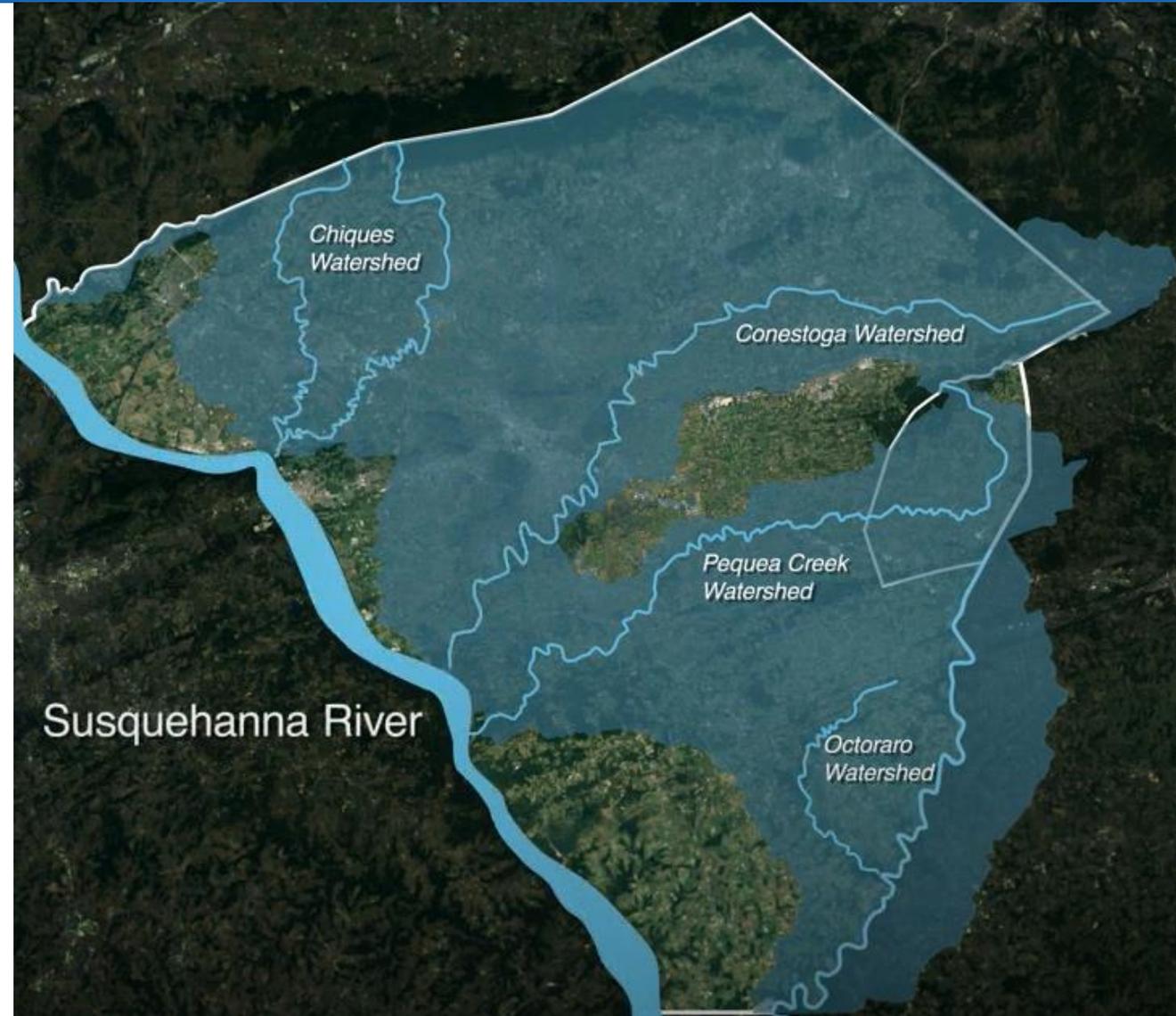


Source: Lancaster County GIS, Copyright (c) 2021. This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. For complete disclaimer see: <http://www.co.lancaster.pa.us/gisclaimer>

# Related Initiatives

# Countywide Stormwater Management Plan

- Implements *places2040* Big Idea Taking Care of What We Have
- Promotes a regional approach to watershed-based stormwater management
- Pequea Watershed is one of four main watersheds in Lancaster County



# Pequea Creek Watershed

- Salisbury Township is the headwaters of the Pequea Watershed
- Pequea Creek Watershed Restoration Plan (zoning regulations for protecting riparian buffers)
- Pequea Creek Tributary Floodplain Restoration Project



CHESAPEAKE BAY  
FOUNDATION

Saving a National Treasure



## Restoration Near Gap Park

Salisbury Township is collaborating with landowners adjacent to Gap Park to restore approximately 1,615 linear feet of floodplain along two severely eroded and unstable tributaries to the Pequea Creek. This project anticipates reducing sediment discharge into the Pequea Creek watershed by over 185,000 pounds per year.

Project partners include Lancaster Farmland Trust, National Fish and Wildlife Foundation, Alliance for the Chesapeake Bay, and LandStudies, Inc. to implement this water quality and habitat improvement project. Construction of this floodplain restoration project is targeted for Summer-Fall 2022.

## What is a Floodplain Restoration?

Floodplain restoration is a holistic approach that attempts to address present-day impairments and reestablish a functional floodplain-wetland system that had historically existed on site. Floodplain restoration practices include legacy sediment removal and native vegetation establishment, which provide increased floodplain capacity and establish expansive floodplain-wetland systems that provide significant water quality benefits.

Based on detailed site design and permitting authorizations from the Pennsylvania Department of Environmental Protection and the United States Army Corps of Engineers, the Pequea Creek Floodplain Restoration Project restoration will restore 1,615 linear feet of existing impaired channel and re-establish 2.69 acres of wetland.

## Purpose

The main goals of the Pequea Creek Tributary Floodplain Restoration Project are to provide **water quality improvements, flood management, and native habitat restoration** to the Pequea Creek Watershed, other downstream waters, and ultimately the Chesapeake Bay.

As part of the township's Municipal Separate Storm Sewer System (MS4) Permit, it is required to implement Best Management Practices (BMPs) to reduce pollution discharge to the waterways. This restoration project is a BMP that will achieve significant sediment and nutrient reductions as part of Salisbury Township's MS4 permit requirements.



Existing Site Conditions



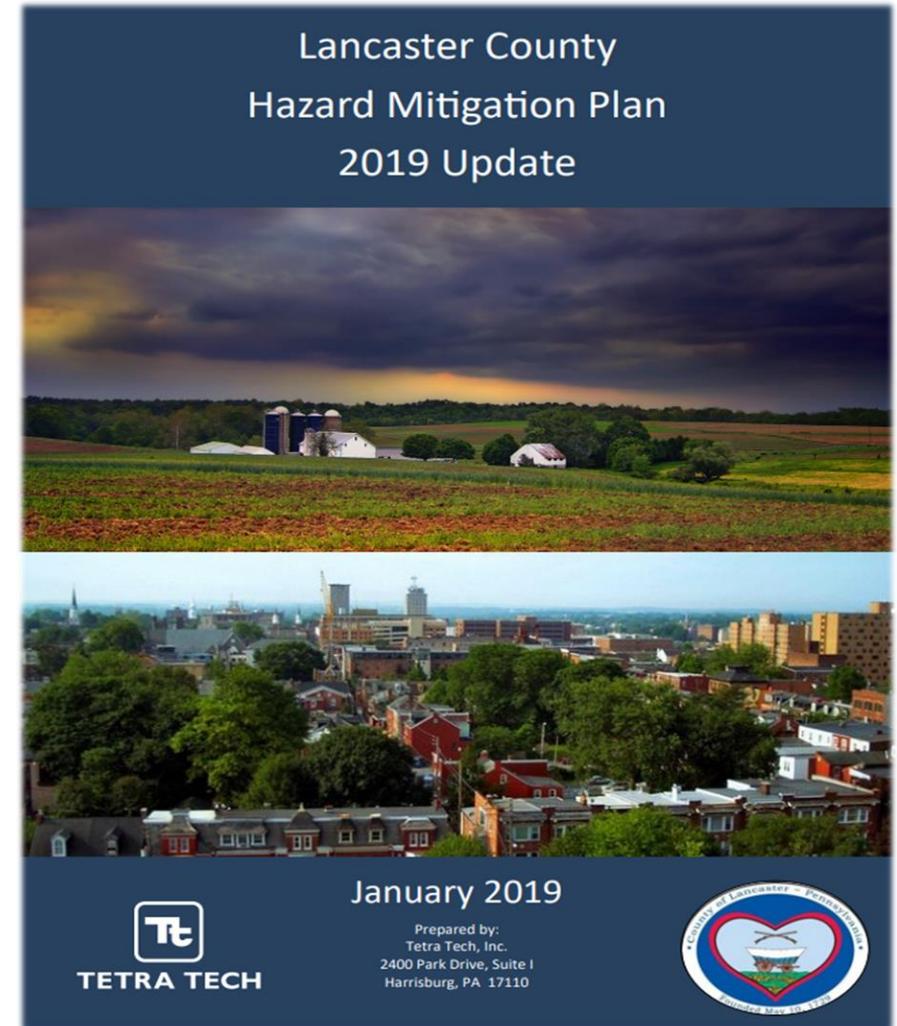
Restored Floodplain - Example



Source: *The Salisbury Township Story – The Impact of Community Outreach on Conservation Work*

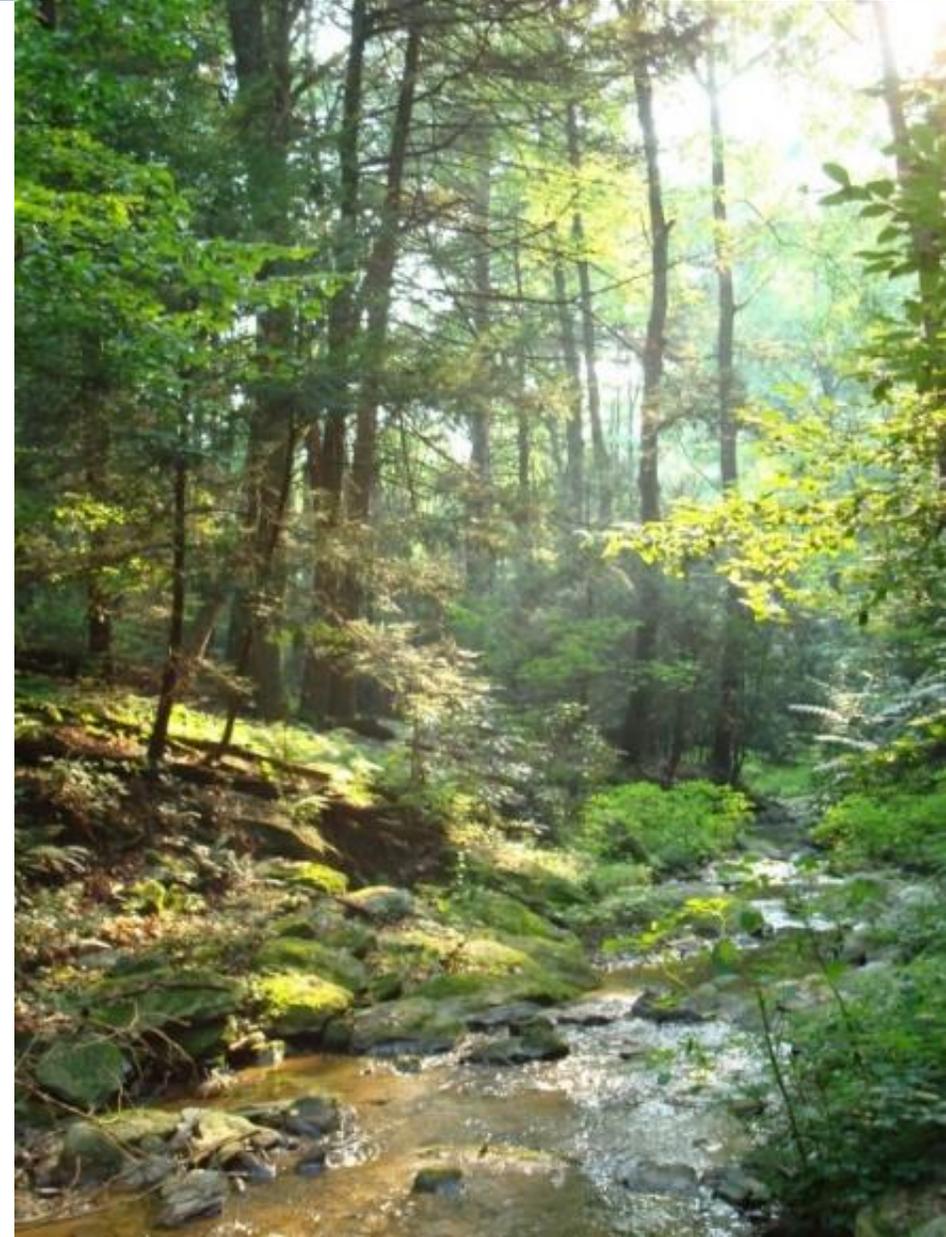
# Hazard Mitigation Plan Update

- Identifies problem areas that flood easily
- Encourages the development of green infrastructure which is more sustainable
- Participating municipalities may adopt plan by 2024
- Public Comments/Survey:  
<https://survey123.arcgis.com/share/f4de840a16674dc28524a840f91c2ae0>



# Parks and Trails Plan

- Update to 1992 Lancaster County Regional Open Space Plan
- Recommendations for county parks and trails
- Create a park and trail system that enable residents to have better connections and access to green spaces



# Best Practices

- Focus agricultural & natural lands preservation within priority areas
- Catalytic Tools:
  - Use official maps to acquire lands in natural preservation priority areas for future parks or open space
- Other tools:
  - Riparian buffers & collaboration with maintenance teams
  - Water quality & stormwater management tools
  - Locate key improvement projects
  - Encourage conservation groups to work with the Plain Sect community



# Outreach Activity

Sam McMinn, Planner

# Next Steps

Sharon Cino, Senior Planner

# Next Committee Meeting

- The next meeting will tentatively be held **Thursday, July 11, 2024** at 1:30 p.m.
- The big idea for this meeting will be **Creating Great Places**



# Comp Plan Webpage



<https://lancastercountyplanning.org/301/Pequea-Valley-Region>



**Thank you!**