

A REGIONAL PLAN

Dallastown, Red Lion and Yoe Boroughs are located in South Central York County. Dallastown and Yoe are contiguous. Red Lion is separated from the other boroughs by portions of York Township. The study area is shown on the Regional Setting Map in Chapter 2.

A Tri-Boro Area Comprehensive Plan was developed for the three municipalities in the late 1960s, Dallastown Borough, however, updated the Land Use and Transportation Plan components, as they relate only to Dallastown, in 1995. Additionally, Red Lion Borough adopted a Strategic Plan for Redevelopment in 1997. The boroughs are once again consolidating and integrating their efforts and capital, both human and financial to develop a new Multi-Municipal Comprehensive Plan.

The general goals of this new plan are to invigorate the communities and give them a facelift to accommodate anticipated economic growth opportunities. Through development of the plan, a vision that promotes the values of its citizens, a vibrant economy and livable neighborhoods was articulated. In addition, the plan includes policies that describe how the boroughs intend to serve future development and redevelopment with transportation and infrastructure, and develops a strategy of “Partnerships that Work” and a mechanism for making them a reality. The economic well being of the region is fostered by the successful development and implementation of this new Multi-Municipal Plan.

Critical issues addressed in the plan include the following:

- Zoning consistencies.
- Recreational areas, both active and passive.
- Attracting new businesses.
- Integration of a rail-trail that services all three communities.
- Community facilities that are shared to lessen the burdens associated with these attractions.
- Traffic flow and safety and the strain on current infrastructures and services.
- Alternative transportation sources.
- Promoting unity and conservation of services; preserving our financial and human capital, while continuing to foster the “hometown feel” of each community.
- Developing new organizational and planning efforts to initiate and drive the focus of these initiatives, critical to our common growth and management.

Economic evolution mandates the cooperation of the communities within the Tri-Boro Region. The potential for new economic development and/or redevelopment and how to integrate it to create successful and viable town centers is a focus of the plan.

The ultimate objective of this Comprehensive Plan is to help create places and spaces where people want to be. People desire safe, convenient and pleasant places to live; good job opportunities; a transportation system which allows convenient movement through the area; places to walk, meet and interact; recreational opportunities; attractive areas in which to shop; good educational and health care systems; and cultural events and facilities.

In 2000, Pennsylvania adopted amendments to the Municipalities Planning Code (MPC) to allow municipalities to work together to plan regionally across municipal borders and create joint municipal Comprehensive Plans. A Joint Comprehensive Plan can address both development and preservation issues with the flexibility of allocating land uses over the entire planning area, rather than the traditional method of providing for all land uses within each municipality. Additionally, a Joint Comprehensive Plan allows for regional coordination of transportation and community facilities issues, which helps to prevent overlap of municipal resources.

A Joint Comprehensive Plan is more than just a plan for development. The Plan is a means granted to local governments by the Commonwealth of Pennsylvania by which participating communities may work together to create a vision of what they want to become and how they intend to achieve that vision. This Joint Comprehensive Plan will help to anticipate change, to identify community goals, and to examine local resources. It will provide the guidance that allows a higher degree of control in *how* change occurs in the Tri-Boro Region.

TRI-BOROUGH REGIONAL VISION

The Tri-Borough Region is a safe and attractive community in which to live and work, with a high quality of life and small town atmosphere. It is comprised of charismatic neighborhoods, revitalized downtowns with attractive streetscapes, and eclectic commercial uses and fully utilized industrial areas. Residents are served by outstanding community services and facilities, such as parks, recreation fields, and schools. Redevelopment respects and incorporates the traditional development patterns, architecture and historic character of the Boroughs. The Boroughs work together to enhance the elements which link them and to accomplish infrastructure improvements necessary for economic development.

It is important to realize that this Joint Comprehensive Plan does not have the force of law, although it provides the foundation for ordinances and regulations that do. In fact, a sound Joint Comprehensive Plan becomes critical in the event that an ordinance of any of the participating municipalities is challenged in court: if the ordinance in question is shown to be consistent with a duly adopted Joint Comprehensive Plan, a successful legal challenge is more difficult than it would be otherwise.

WHAT DOES A COMPREHENSIVE PLAN ACCOMPLISH?

The Comprehensive Plan contains a vision of what the Boroughs want to achieve and includes goals, policies and strategies for realizing that vision.

The Comprehensive Plan is an educational document, providing discussion of conditions, issues, and opportunities, and identifying resources that are worthy of protection and preservation.

The Comprehensive Plan contains policies for land use, housing, circulation and community facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives, and thus the vision for the municipalities. The Plan is a guideline as to how to shape the future of the Region in accordance with that vision.

The Comprehensive Plan provides a basis for implementation techniques, such as land use ordinances, official maps and capital improvements programs, which will implement the policies contained in this plan. The Plan also provides a framework for the creation of partnerships to implement the plan.

Planning jointly allows allocation of land uses, housing types, densities, and development patterns over the entire region, rather than trying to fit all types of uses and densities into each municipality. It also allows for coordinated land use planning along municipal boundaries; coordinated planning for linkages, trails, recreation and open space, and transportation throughout the Region; and coordinated planning along the common road corridors in the Region. Coordinated input can be provided to County and State agencies and an overall approach to economic development can be presented, addressing retention of major components of the economy and allowing for appropriate commercial and industrial development, which complements rather than detracts from existing commercial areas.

NEED FOR IMPLEMENTATION AND CONTINUING PLANNING

This Comprehensive Plan is just a start. It is the foundation for the attainment of the goals and objectives established within the Plan, which can be accomplished only with the support of the municipal governments, municipal commissions, boards and committees, area businesses, area residents, and surrounding municipalities and regional planning groups.

The objective has been to prepare a plan, which will not sit on a shelf and gather dust, but a plan that will be implemented and used by municipal governing bodies, planning commissions and other groups within the municipalities to guide their actions in attaining the goals of this Plan.

The successful implementation of the Tri-Boro Comprehensive Plan involves the acceptance of the Plan Regional Vision and the rendering of direction by the three Borough Councils. Certain areas such as economic development and cost savings through joint purchasing, administration, public works, grant writing and public services require the three Borough Councils to plan on a regional basis. To encourage inter-council communications, the consultant and the comprehensive plan committee recommend that the three representatives of Borough Council meet once a quarter and the three councils meet once a year. The agenda topic for these meetings is "Regional Cooperation."

This Plan presents a strategy to guide municipal officials and other agencies in making decisions that will assure that the Tri-Boro Region will continue to be an attractive place in which to live, work, and visit. This Comprehensive Plan is not an ordinance or regulation, but is a basis for establishing regulations and undertaking specific functional plans designed to implement the policies set forth within the plan. Each municipality retains the right to control zoning within its municipality, whether through individual zoning ordinances or a joint zoning ordinance.

Planning is an ongoing process and this Joint Comprehensive Plan must be continually reviewed in light of unforeseen changes in development trends, the state of the economy, capacity of public infrastructure, changes in community goals, and the appropriateness of the Plan's objectives, policies, and implementation program. The MPC requires the comprehensive plan to be reviewed at least every ten years.

THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (MPC) AND MULTIMUNICIPAL PLANNING

In the MPC, intergovernmental cooperation is encouraged in order to accomplish the following objectives. These objectives are also objectives of this plan:

- To provide for development that is compatible with surrounding land uses and that will complement existing land development with a balance of commercial, industrial and residential uses.
- To protect and maintain the separate identity of Pennsylvania's communities and to prevent the unnecessary conversion of valuable and limited agricultural land.
- To encourage cooperation and coordinated planning among adjoining municipalities so that each municipality accommodates its share of the multimunicipal growth burden and does not induce unnecessary or premature development of rural lands.
- To minimize disruption of the economy and environment of existing communities.
- To complement the economic and transportation needs of the region and this Commonwealth.
- To provide for the continuation of historic community patterns.
- To provide for coordinated highways, public services and development.
- To ensure that new public water and wastewater treatment systems are constructed in areas that will result in the efficient utilization of existing systems, prior to the development and construction of new systems.
- To ensure that new or major extension of existing public water and wastewater treatment systems are constructed only in those areas within which anticipated growth and development can adequately be sustained within the financial and environmental resources of the area.
- To identify those areas where growth and development will occur so that a full range of public infrastructure services including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate the growth that occurs.
- To encourage innovations in residential, commercial and industrial development to meet growing population demands by an increased variety in type, design and layout of structures and by the conservation and more efficient use of open space ancillary to such structures.
- To facilitate the development of affordable and other types of housing in numbers consistent with the need for such housing as shown by existing and projected population data for the region.

Governing bodies of municipalities are authorized by the MPC to enter into intergovernmental cooperative agreements for the purpose of developing, adopting and implementing a comprehensive plan. Such agreements may also be entered into between and among counties and municipalities for areas that include municipalities in more than one county, and between and among counties, municipalities, authorities and special districts providing water and sewer facilities, transportation planning or other services within the area of a plan and with the opportunity for the active participation of State agencies and school districts.

GENERAL OBJECTIVES

Additional general objectives established for this comprehensive plan at the outset of the planning process are:

- Provide a means of perpetuating for future generations those environmental, historic, cultural and economic resources which make the Region special to those who live and work in the Boroughs.
- Provide for economic development opportunities consistent with the Boroughs' infrastructure, existing development patterns, and available buildings.
- Properly regulate and locate future development in the Boroughs consistent with the Vision and Borough character.
- Maintain and enhance the quality of life in the Boroughs.
- Coordinate planning with adjacent municipalities and County planning efforts.
- Relate the Plan to State land use objectives.
- Maintain/enhance the character of existing residential neighborhoods.
- Maintain/enhance existing industrial and commercial areas.
- Identify needed revisions to land use regulations.
- Identify issues which need to be addressed within the plan, and address those issues.

More specific objectives for the various elements of this plan are found in Chapter 5, Vision, Goals and Objectives.

KEYSTONE PRINCIPLES FOR GROWTH, INVESTMENT AND RESOURCE CONSERVATION

The Governor's Economic Development Cabinet announced a set of principles and criteria that will be used by state agencies to guide investment and support local growth and economic development across the Commonwealth. The principles are based on the precept that a higher quality of life is key to foster new business development and it is important to conserve our exceptional natural resources. Twenty-three state agencies and programs were involved in preparing the principles. This plan recognizes these principles.

The Keystone Principles are:

1. **Redevelop first** – Support revitalization of Pennsylvania’s many cities and towns and give funding preference to reuse and redevelopment of “brownfield” and previously developed sites in urban, suburban, and rural communities.
2. **Provide efficient infrastructure** – Fix it first: use and improve existing infrastructure. Make highway and public transportation investments that use context sensitive design to improve existing developed areas and attract residents and visitors to these places. Require private and public expansions of service to be consistent with approved comprehensive plans and consistent implementing ordinances.
3. **Concentrate development** – Support infill and “greenfield” development that is compact, conserves land, and is integrated with existing or planned transportation, water and sewer services, and schools. Foster creation of well-designed developments and neighborhoods that offer healthy lifestyle opportunities for Pennsylvania residents.
4. **Increase job opportunities** – Retain and attract a diverse, educated workforce through the quality of economic opportunity and quality of life offered in Pennsylvania’s varied communities. Integrate educational and job training opportunities for workers of all ages with the workforce needs of businesses. Invest in businesses that offer good paying, high quality jobs, and that are located near existing or planned water and sewer infrastructure, housing, existing workforce, and transportation access (highway or transit).
5. **Foster sustainable businesses** – Strengthen natural resource based businesses that use sustainable practices in energy production and use, agriculture, forestry, fisheries, recreation and tourism. Increase our supply of renewable energy. Reduce consumption of water, energy and materials to reduce foreign energy dependence and address climate change.
6. **Restore and enhance the environment** – Maintain and expand land, air and water protection and conservation programs. Conserve and restore environmentally sensitive lands and natural areas for ecological health, biodiversity and wildlife habitat.
7. **Enhance recreational and heritage resources** – Maintain and improve recreational and heritage assets and infrastructure throughout the commonwealth, including parks and forests, greenways and trails, heritage parks, historic sites and resources, fishing and boating areas and game lands offering recreational and cultural opportunities to Pennsylvanians and visitors.
8. **Expand housing opportunities** – Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities. Support local projects that are based on a comprehensive vision or plan, have significant potential impact (e.g., increased tax base, private investment), and demonstration local capacity, technical ability and leadership to implement the project.
9. **Plan regionally, implement locally** – Support multi-municipal, county and local government planning and implementation that has broad public input and support and is consistent with these principles. Provide education, training, technical assistance, and funding for such planning

and for transportation, infrastructure, economic development, housing, mixed use and conservation projects that implement such plans.

10. **Be fair** – Support equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental goals are met.