Continuity Through Conservation II:

November 1999

Huntingdon County Comprehensive Plan
Supplement to Phase I, Background Studies

CONTINUITY THROUGH CONSERVATION II
SUPPLEMENT TO: PHASE I, BACKGROUND STUDIES

November 1999

Prepared for:

HUNTINGDON COUNTY PLANNING COMMISSION
HUNTINGDON COUNTY BOARD OF COMMISSIONERS

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Geographic Information System

The Comprehensive Plan is based, in part, on data from the Huntingdon County Geographic Information System. The GIS has been developed with technical assistance of the Spatial Sciences Research Center of Indiana University of Pennsylvania. Additional GIS services were provided by Graney, Grossman, Ray and Associates.

TABLE OF CONTENTS

LIST OF MAPS

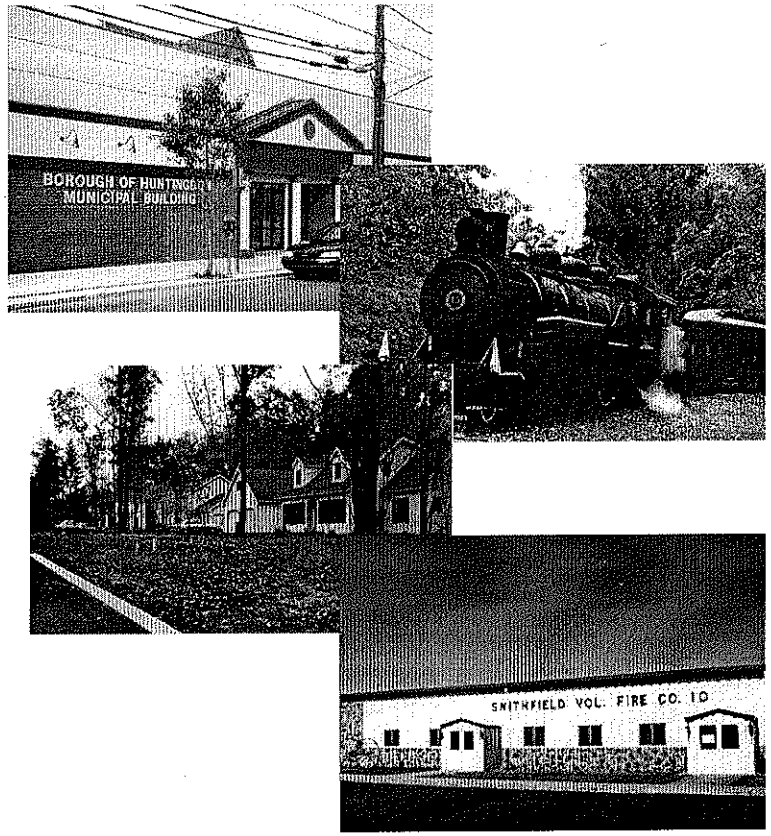
HUNTINGDON COUNTY
INTRODUCTION
CONTINUITY THROUGH CONSERVATION II, PHASE I

This report is intended to serve as a supplement to the Phase I Background Report of the Huntingdon County Comprehensive Plan, Continuity Through Conservation II. Because of a number of factors, not all elements of that Phase were able to meet the full needs of the Plan. These needs essentially involve the acquisition and analysis of additional base-line data on the planning area so that the Plan can be responsive to real-world needs of the County. This Supplement is divided into the following elements:

- Community Facilities and Infrastructure
- Housing
- Recreation
- Municipal Government
- Scenic Overlooks and Viewsheds
- Land Use

Some of this additional work required extensive field surveys and research. Other sections are quite short and just involve some analysis of already assembled data.

The purpose though is quite plain. It is to improve the quality of the Huntingdon County Comprehensive Plan, Continuity Through Conservation Phase II, to help guide one of the most beautiful counties in central Pennsylvania toward the new millennium.



COMMUNITY FACILITIES AND INFRASTRUCTURE

During the preparation of the Phase I report, budget limitations precluded a broad analysis for community facilities and infrastructure. As work on the policies and implementation strategies of the Plan preceded, it was obvious that more comprehensive information was needed. Certainly, community water and sewer facilities are especially vital to any development plan for the County. As the philosophy of targeting growth to existing development nodes, the "Centers," evolved, an appreciation of the capacity and condition of existing conditions became absolutely critical. These Centers are focused on existing boroughs or villages. It was apparent that additional information was needed if Huntingdon County was to objectively follow its stated policy of "Centers" based growth. The two primary reasons for this policy are:

- Most Centers have existing sewer and water utilities which preclude the need for costly duplication.

- By focusing on the Centers, not only can utility costs be minimized, but also unchecked sprawl can be avoided.

To effectuate this policy, an important question must be answered. If certain Centers are to physically grow, can the existing infrastructure handle such expansions? Hence, the need to prepare this Supplemental Report.

This report will follow the same format as Phase I. That is, first water facilities will be covered then sewer systems. Both are presented in alphabetical order.

This process was initiated via a second-round survey of the key utilities. Where a utility did not respond, or responded only partially, additional contacts were made. Though typically these follow-ups resolved informational needs, some gaps may still exist. Overall, however, an excellent response was enjoyed, sufficient for the scope of this effort. The purpose of this report is to determine if these facilities are capable of providing services for additional growth, if they need upgrades, or if they are simply too small to be of wider use.

Water and sewer systems possess a special lexicon. Some of the more common terms are listed here.

GPD - gallons per day

MGD - millions of gallons a day

I&I, or Infiltration and Inflow - this term refers to the ***infiltration*** of groundwater into sanitary sewers from loose joints, leaking manholes, or cracked lines; and the ***inflow*** of stormwater into sanitary sewers from roof drains, parking lot drains, and storm drains.

DEP - the Pennsylvania Department of Environmental Protection, formerly the Department of Environmental Resources (DER).

EDU (Equivalent Dwelling Unit) - a term used in sewer and water planning that is roughly equivalent to one household.

EPA - the Environmental Protection Agency of the Federal government.

Groundwater - literally water from the ground. For water systems, this typically means well water.

Surface Water - water taken from springs, dams, lakes, rivers, and streams.

Please see the plate Water Service Areas - Huntingdon County for a graphic representation of water service areas.

WATER SYSTEMS

1. Alexandria Water Authority - The water utility services customers in both Alexandria Borough (141 users) and Porter Township (219 users). Average water use is 81,904 GPD. Though this community upgraded its filtration plant in 1988 and replaced some mains in 1990 and 1997, they still report a 34 percent loss (leakage) of water. Certain key water mains still need to be replaced. They further report the Authority is seeking additional water sources. On the positive side, the water filtration plant is more than adequate. **Analysis:** Improvements will be needed for expanded use, but this system is capable of expanding its service area.

2. Broad Top City Water Authority - This utility provides service to the Borough of Broad Top City. The water source is wells. Its average water production is 28,000 GPD. The capacity of the filtration plant capacity is over three times the average daily use. Use data does indicate an appreciable water loss. **Analysis:** Improvements are needed for expanded use.

3. Cherrytown Water System - This is a very small system and reports only 16 domestic users. They have no plans to expand. **Analysis:** Given the small size of this system, its expansion potential is limited.

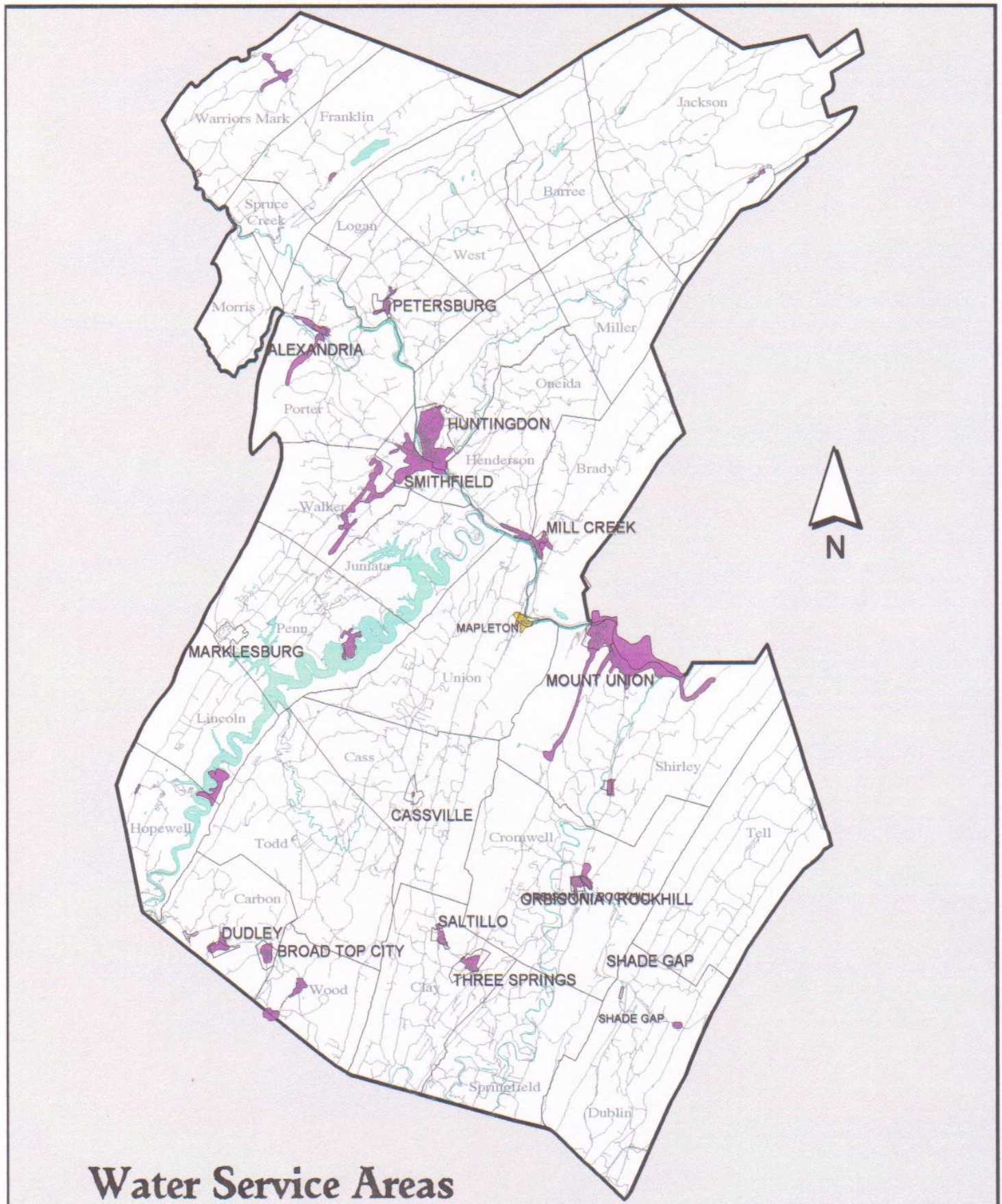
4. Dudley, Carbon (Coalmont) Joint Municipal Authority - This system has 128 users, 90 in Dudley Borough and 38 in Carbon Township. Current average daily use is reported at 42,630 gallons, but the filtration plant capacity is over twice that amount. They are under DEP orders to remove sludge from the filter plant. Operators report no plans to expand service. **Analysis:** Some upgrading of this system would be needed to accommodate a significant increase in users.

5. Huntingdon Borough - The Borough has a large system and reports water production of up to 4 million gallons daily. The Borough's 1992 Comprehensive Plan reported an improvement program was then in place to correct system deficiencies by 2010. Principal improvements included upgrading the water treatment plant, construction of two 3 MG above-ground water tanks, and improvements to transmission and distribution lines. Additional details of problems and expansion plans are not known. **Analysis:** This system does have capacity and will be a likely resource for future expansion. However, improvements will still be needed.

6. Mapleton Municipal Authority - The rated capacity of this small system is 81,000 gallons per day. The system serves Mapleton Borough and minimal portions of Union Township. A filtration plant for treating surface water was constructed in 1995. The system is sensitive to drought and has extensive line problems. A significant water line replacement project is scheduled for 2001 to reduce system leaks. **Analysis:** System capacity can be better judged after completion of the water line replacement project in 2001.

7. Mill Creek Area Municipal Authority - This system serves Mill Creek Borough and adjacent areas of Brady and Henderson Townships. A new well was drilled in 1993. A treatment facility and distribution lines were constructed in 1996. A 1998 expansion project added approximately 35 more customers. **Analysis:** This system should be adequate as a regional resource.

8. Mount Union - The Mount Union Municipal Authority supplies water to the Borough and portions of Shirley Township, as well as three Mifflin County municipalities: the Boroughs of Newton-Hamilton and Kistler, and Wayne Township. Included in its service area is the Riverview Business Center (Industrial Park). The problem reported by system operators is supply restriction. Mount Union has had problems with its water supply for some years and has been operating under a temporary, five year, DEP permit on the Licking Creek reservoir. That permit expires on December 31, 2001. Funds are being sought to develop a ground water source to resolve this problem. **Analysis:** Water supply improvements are needed. Until the current issues are resolved, future expansion is doubtful.



Water Service Areas

Huntingdon County

Water Service Areas

9. Neelyton - This is a small system reporting a daily use of just over 7,000 GPD to some 31 users. It is a cooperative. **Analysis:** Given the small size of this system, its expansion potential is limited.

10. Orbisonia-Rockhill Joint Water Authority - The Authority uses a well for its water source and, on an average day, pumps 152,608 gallons. The service area includes Orbisonia Borough, Rockhill Borough, and portions of Cromwell Township. Limited areas of expansion are already planned. **Analysis:** Based upon available data, this system is capable of reasonable expansion.

11. Petersburg Borough Authority - The Petersburg system includes 263 users, 81 in Logan Township, and the balance in Petersburg Borough. According to the response of the Authority, average daily water use is 45,752 gallons, but system capacity is well in excess of same. The Authority conducted a comprehensive distribution line cleaning project with iron "pigs." Lines, too small to be cleaned, are being replaced in phases through use of CDBG funds. **Analysis:** Based upon available data, this system is capable of reasonable expansion.

12. Saltillo Water Company - The previous report shows 145 users and average water use of 30,000 GPD. No additional details are known. **Analysis:** Inadequate data available.

13. Shirleysburg Borough Water Authority - This is another small system with about 70 customers, including the 40 bed, Shirley Home for the Aged. The system pumps about 7,000 GPD on average. The system includes a primary and a backup well. A 1997 project rehabilitated the wells, electrical system, chemical feed system, and pump house. The 75,000 gallon water storage tank was rehabilitated in 1999, when the sensor line was replaced. **Analysis:** Given the small size of this system, its expansion potential is limited.

14. Three Springs Borough Water Company - Three Springs has 181 users and pumps an average of 30,601 GPD. They report no plans to enlarge their service area nor any system problems. **Analysis:** This system should be adequate for reasonable expansion.

15. Walker Township Municipal Authority - Serving 442 customers in Walker Township, this system pumps an average 80,427 GPD, but its two wells have an estimated safe yield of 734,400 GPD. They do plan to expand their service area from their current service area. **Analysis:** This system should be adequate to provide for reasonable expansion.

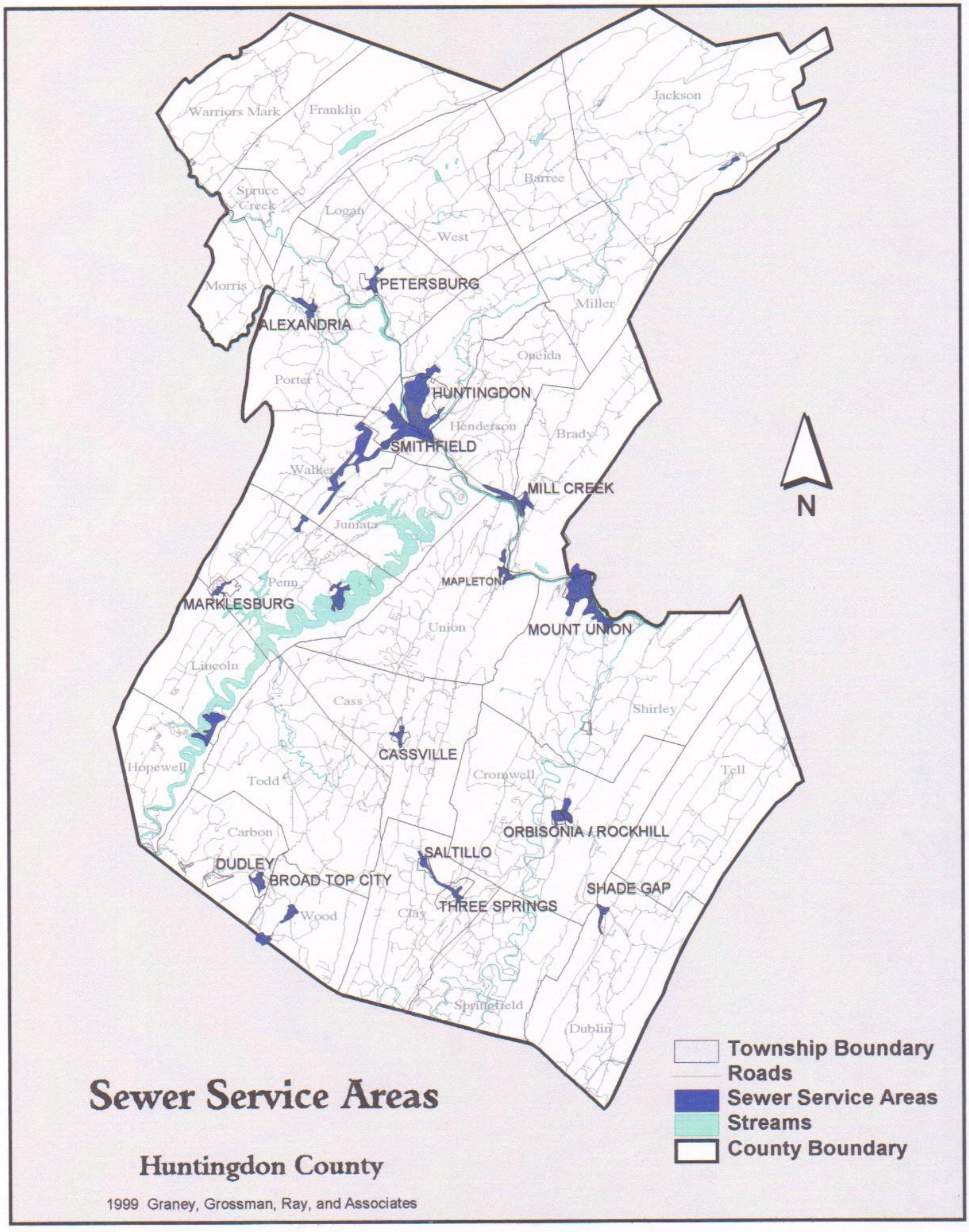
16. Warriors Mark General Authority - Supplied by wells, this is a smaller system with 182 reported customers, pumping just under 30,000 GPD. Physically, service is centered in the Villages of Warriors Mark and Spring Mount. **Analysis:** As known, reasonable expansion is possible.

17. Wood, Broad Top, Wells Joint Authority - This system services the Villages of Wood and Robertsdale in Wood Township. Service also extends into Bedford and Fulton Counties. Nearly 300 customers use an average of 82,000 GPD. Construction of a new water treatment facility, and distribution system, was completed in 1999. **Analysis:** Once it is updated, this system should provide an adequate base for reasonable expansion.

SEWER SYSTEMS

Please see the plate Sewer Service Areas - Huntingdon County for a graphic representation of existing sewer service areas.

1. Alexandria Borough-Porter Township Joint Sewer Authority - Originally constructed in 1980, this system was upgraded in 1994. Its current hydraulic capacity is 0.240 MGD. The Authority projects a continued growth within its current service area, at about 10 EDUs per year. **Analysis:** This system should be able to reasonably expand and provide service to additional users.



Sewer Service Areas

Huntingdon County

2. Broad Top City - This small system, which services the Borough of Broad Top City, as completed in 1994. **Analysis:** Insufficient data for analysis.

3. Cassville - System funded - construction scheduled for the year 2000.

4. Dudley - System proposed, but not yet funded. Service area under discussion includes the Boroughs of Dudley and Coalmont and portions of Carbon Township.

5. Huntingdon Borough - The Borough's original sanitary sewer treatment plant was constructed in 1963, then updated to provide secondary treatment in 1987. The plant has a reported capacity of 3.75 MGD. Due to its physical location, the Borough's Comprehensive Plan states "The plant would be very difficult to expand because of severe topographical and floodway restrictions." (pg. 41, Report No. 3, Huntingdon, PA Comprehensive Plan). Its service area includes most of the Borough and parts of Smithfield, Walker, and Oneida Townships. As is common with many older systems, this one has a significant amount of I&I (Infiltration and Inflow). Some of these problems have been addressed, but significant remediation is likely to take years. **Analysis:** This facility is located in one of the County's key growth corridors and is a natural focal point to service future growth. However, that potential is limited by existing I&I problems and the treatment plant's physical location.

6. Mapleton Area Joint Municipal Authority - Construction of this system was completed in 1999, to serve Mapleton Borough and contiguous areas in Union Township, including the Village of Birdvale. Capacity is 0.250 MGD. **Analysis:** This new system should provide a needed nucleus for regional growth. Rural Utilities Service conditions may impose growth limitations.

7. Marklesburg Borough - This system went online December of 1997. The plant is a small one with a permitted flow of 31,500 GPD. **Analysis:** As a small plant, extension expansion may be limited. Furthermore, a funding source (RUS) does impose growth limitations.

8. Mill Creek Area Municipal Authority - This system provides sewage treatment for Mill Creek Borough, along with parts of Brady and Henderson Townships. Average daily flow is estimated at 125,000 GPD. **Analysis:** Insufficient data.

9. Mount Union Borough - This system services Mount Union Borough as well as parts of Wayne and Shirley Townships. Included in their service area is the Riverview Business Center, including important industrial users. This system needs improvements. It has significant I&I problems and experienced hydraulic overloads. **Analysis:** Similar to Huntingdon, this system is located in a key growth area. Potential growth depends upon system improvements.

10. Onedia Waste Water Collection System - This system is a collection-only facility serving developed areas of Oneida Township. Wastewater is transported to the Huntingdon system with treatment at the Huntingdon Borough plant. **Analysis:** There should be a reasonable ability to expand this system, but that is based primarily upon the available capacity of Huntingdon's treatment plant (see prior comments under #5).

11. Orbisonia/Rockhill Joint Authority - This system services the Boroughs of Orbisonia and Rockhill along with parts of Cromwell Township. According to 1997 data, their permitted hydraulic capacity is 0.183 MGD. A modest increase in users is projected. **Analysis:** This system should be capable of reasonable geographic expansion.

12. Penn Township-Hesston - This is really two small systems which treat waste water in the Village of Hesston (10,000 GPD permit -

8,000 GPD average use) and a developed area to its north (5,000 GPD permit - 2,000 GPD average use). System operators do relate they have periodic flooding problems. They plan for no expansions, citing small plant size and other limitations. **Analysis:** Given the size of these two plants, the potential for expansion is limited.

13. Petersburg Borough Authority - This system is permitted at 0.100 GPD and it services about 250 "EDUs." Though it appears to operate satisfactorily during dry weather, it does suffer from I&I problems during wet seasons. The plant also has physical problems. **Analysis:** This area will likely see development, but the plant and collection system will need improvements to facilitate same.

14. Shade Gap Area Joint Municipal Authority - This system, completed in 1995, serves Shade Gap Borough and adjacent areas of Dublin Township. Permitted capacity is 0.065 MGD and use averages well below this figure. **Analysis:** This system should have sufficient capacity for any needed expansion.

15. Shirley Township General Authority - This is a waste water collection system which then delivers its effluent to the Mount Union Municipal Authority for treatment. There is significant I&I in this system. **Analysis:** This area is a growth center for Huntingdon County. Growth will be dependent upon capacity of the Mount Union treatment plant and transport system as well as the remediation of Shirley Township's I&I problems.

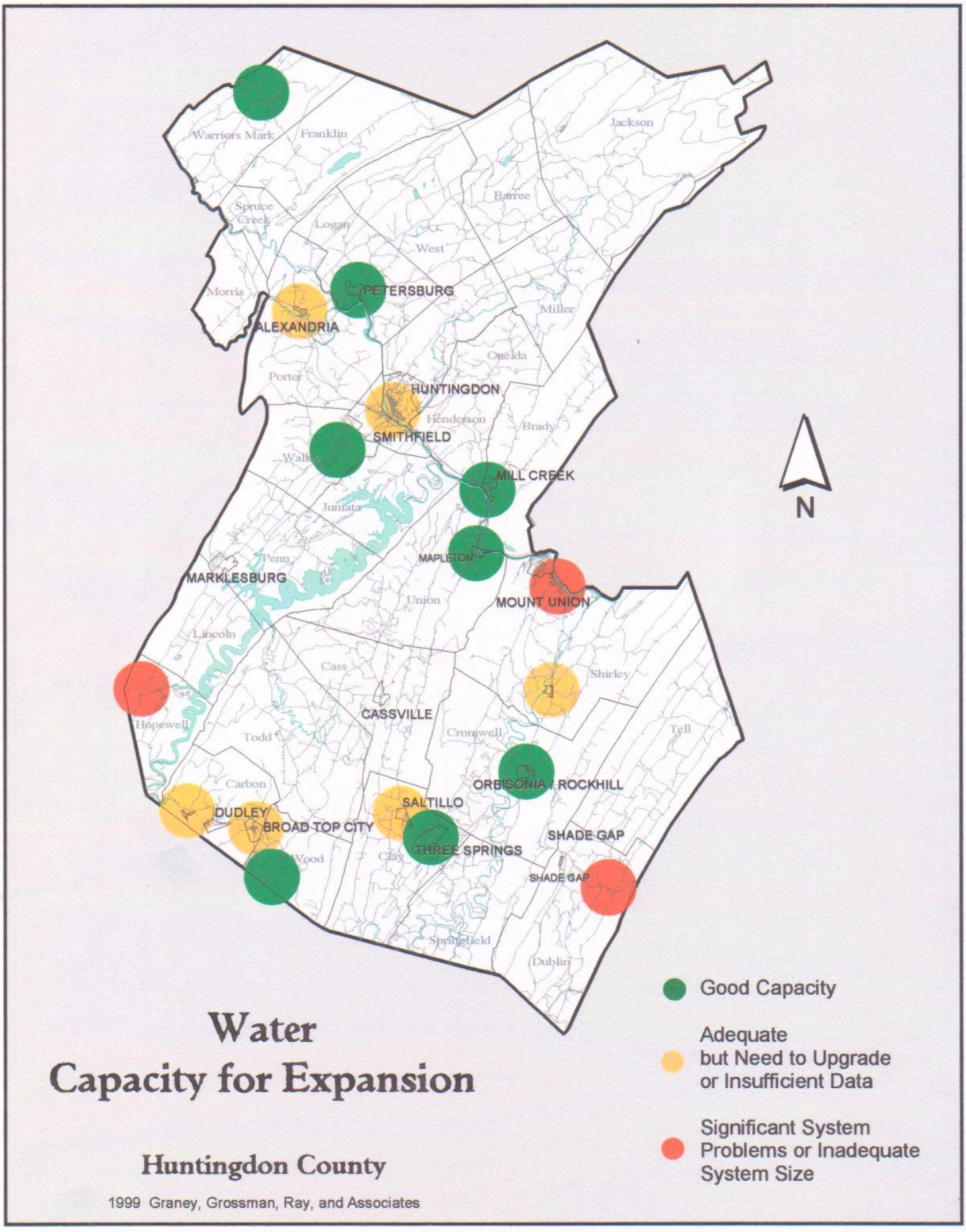
16. Spring Creek Joint Sewer Authority - The Authority owns and operates a waste water treatment plant which services the Borough of Three Springs, the Borough of Saltillo, and a portion of Clay Township. The plant began operation in 1989 and is permitted at 0.110 GPD. **Analysis:** This system should be capable of accepting reasonable growth.

17. Walker Township Authority - This is a septic tank effluent system, tributary to Huntingdon Borough's waste water collection system. According to reports, it does suffer from some I&I. They expect a growth of 10 new EDUs per year. In 1997, EDUs were estimated at 495 and are projected to grow to 535 by the year 2001. **Analysis:** This collection system's I&I problem is a concern for future growth, as are the problems with the Huntingdon Borough treatment plant.

18. Wood, Broad Top, Wells Joint Authority - Construction of this system was completed in 1999. The system serves the Village of Robertsdale and Wood, in Huntingdon, Bedford, and Fulton Counties. Permitted capacity is 0.085 MGD. The system is rated for 335 EDUs. There are currently 300 obligated EDUs. **Analysis:** Capacity is sufficient for growth.

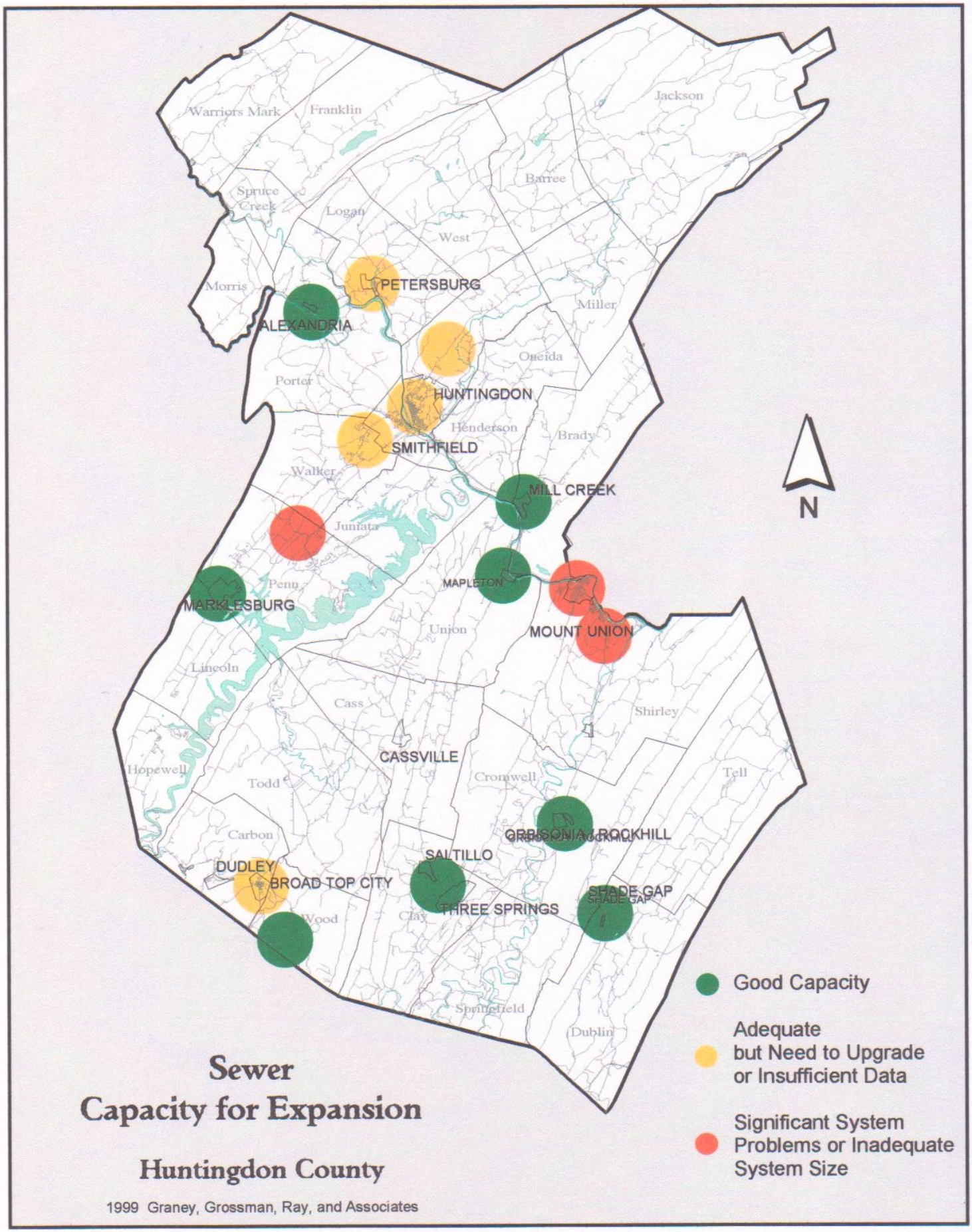
Summary: The purpose of this addendum to the Phase I report was to ascertain the capacity of individual sanitary sewer and water systems in Huntingdon County to accept additional service areas and users. As a result of this, a second brief analysis of the systems was completed. This was not intended to be an in-depth engineering approach. Rather, its purpose was limited to determine if these systems, today, can handle expansion. The results were divided into three categories and are shown on two plates, one for sewer systems and the other for water service. Those areas with a green circle should be adequate to accommodate reasonable growth. The "hollow" circle for Cassville indicates a new system not yet on-line but deemed adequate for expansion. Systems which need repairs, or where there is insufficient analysis data, are shown as yellow. Systems that have severe problems or which are simply too small to accommodate expansion are shown in red.

Obviously, the actual expansion of any individual system can only occur after an agreement between the involved municipalities and/or Authorities are consummated. However, the "Growth Center" concept does depend upon these existing utilities for its realization. Consequently, there must be a conscious relationship between the needs of such key utilities and the Land Use Plan in any future Countywide prioritization of sewer and water assistance.



Water Capacity for Expansion

Huntingdon County



Sewer Capacity for Expansion

Huntingdon County

HOUSING

BACKGROUND

The purpose of this element is to provide an update on housing information for Huntingdon County, including previous reports and current activities. It is an expansion of Phase I of Continuity Through Conservation. This Supplement presents material from published reports, a summary of data from the Phase I Report, as well as an in-depth examination of housing conditions.

Fair Housing Analysis (1991): This report uncovered no significant problems relative to Fair Housing in Huntingdon County. It did recommend better, or more aggressive, educational programs relative to this issue. Some local land use ordinances were noted to have language in conflict with fair housing recommendations. These problems, however, were listed as minor and not a cause for concern.

As presented in the Background studies, there were 15,527 dwelling units in Huntingdon County, according to the 1990 Census.

Continuity Through Conservation II, Phase I (1997): The following is a thumbnail sketch of principal findings from that report (all data from the 1990 Census unless noted):

- There were 15,527 dwelling units in the County.
- Some 2,463 units were seasonal.
- Of the occupied units, 76.3 percent were owner-occupied, 23.7 percent rentals.
- Single-family homes comprised 68.2 percent of all homes, mobile homes 14.8 percent (83% combined).
- Most multi-family units were duplex, multi-family housing with 10 units or more, numbered about 600.
- One third of all homes were built before 1940. These older homes are concentrated in the boroughs.
- Median housing values were 40 percent below that of the State.
- From 1990 to 1996, non-Census data reported 1,796 new housing units.

Housing Quality: In Phase I, Background Studies of the Huntingdon County Comprehensive Plan, Continuity Through Conservation II, the Housing Study focused primarily on statistical data. This included both the Census reports (1990) as well as information on housing starts collected by the Planning Office. These numbers, as valuable as they are, tend to present a rather abstracted view of the County. To better understand the true condition of County housing, targeted field work was undertaken in selected municipalities. This data, in concert with recent municipal studies, provide a clearer picture of existing housing conditions.

Housing quality information, in combination with the Phase I data, gives a much better appreciation of this topic. In this manner, strengths, weaknesses, and trends can be identified to provide an array of options for the Comprehensive Plan to act upon. In addition, the results of public input via the Quality of Life Survey as well as regional meetings also provided guidance relative to housing policy.

To most residents of Huntingdon County, their home is the single largest investment they will ever make. Furthermore, as most people spend one third to one half of their life "at home," housing is important beyond its

monetary value. Finally, the appearance of housing is a statement. Most visitors will make their initial appraisal of a community from its housing stock. Likewise, most residents create an image of self and community from the quality of housing. Consequently, housing is not merely a market concern but is a key quality of life issue.

Recent Municipal Planning Reports: There has been much planning activity in Huntingdon County over the past several years. Many individual municipalities have completed comprehensive plans. The results of such efforts can aid the County planning process, so the most contemporary documents were examined relative to housing. Studies prepared between 1992 and 1996 were consulted. Though there were some other reports available, given their age, they were of dubious value. The results of recent housing surveys completed for these Plans are shown by Table H-1:

TABLE H-1

HOUSING CONDITIONS
PRIOR PLANNING REPORTS

Municipality	Minor Deterioration	Moderate	Severe	Total	Percent**
Huntingdon Borough	204	25*	*	229	12
Orbisonia Borough	3	4	5	12	6
Rockhill Borough	3	3	5	11	6
Warriors Mark Township	8	9	6	23	5
Total	218	41*	16*	275	9

*The Huntingdon Study combined units with moderate to severe housing problems.
**Based upon housing count in the 1990 Census

Source: Comprehensive Plans for the respective municipalities; consultant computation

These surveys, completed over a four-year period, covered just over 16 percent of the County's total housing stock.

For the County's Comprehensive Plan, additional housing surveys were completed. Field work was conducted in the spring and early summer of 1998. In consultation with the Planning staff, some six areas were selected, four boroughs, a township, and a village. This was an effort to achieve a geographic mix in this work. The results are shown by Table H-2.

A four-level rating system was used in field evaluations:

Sound: A sound house is defined as one which has no visible defects or only those slight defects which are corrected during the course of regular maintenance. Under this approach, a house may have some peeling paint, minor cracks in wood or masonry, or broken gutters/drain spouts, and still be considered sound.

Deteriorating: Deteriorating housing is that which needs more repairs than would be provided through normal homeowner maintenance. The defects and problems are such that, if not addressed, the structure may no longer be considered adequate shelter. Elements of deterioration are holes or cracks in the foundation, framing, walls or roofs, evidence of structural sag, cracked windows, or broken stair treads. Other elements considered were a combination of deferred maintenance aspects, which, singly, may not be a concern, but, in combination, create a deteriorated unit. Deteriorated housing was divided in **two** categories: **Deteriorated-Minor (D1)** and **Deteriorated-Major (D-2)**. The difference being the degree of problems for an individual structure.

Severe: Housing rated with severe problems has deteriorated to the point that it may no longer be safe or adequate shelter. Its defects are so severe that it would require extensive repair or rebuilding. Open holes, missing material over roofs, floors, or siding; missing windows; and serious structural sags are all indications of dilapidation. The severe classification also includes buildings occupied, but not intended for human habitation. Examples of those would include inadequately converted sheds, barns, or garages.

TABLE H-2

1998 HOUSING SURVEY
HUNTINGDON COUNTY

Area	Minor	Major	Severe	Total	Percent*
Alexandria Borough	7	7	0	14	9
Dudley Borough	8	5	3	16	17
Mapleton Borough	11	13	5	29	14
Mill Creek Borough	25	12	1	38	23
Robertsdale**	15	20	2	37	40
Walker Township	25	13	2	40	6
	91	70	13	174	13

*Percent of total housing units per 1990 Census, except Robertsdale, which was a field count.
**Village

Source: 1998 Housing Surveys

The results of the field surveys showed that an average of 13 percent of all units that were deteriorated. Within the selected areas, the percentage varied greatly. Walker Township and Alexandria Borough had the fewest problem units, while Mill Creek Borough and Robertsdale the greatest percentage. In Mill Creek, especially, the physical presence of a busy highway (Route U.S. 22) and the Conrail mainline appear to have had an adverse influence on housing.

When taken in combination, nearly 5,000 housing units were evaluated by current field work and recent municipal housing surveys, shown by Table H-1. In total, these efforts included 25 percent of the County's total housing stock. Combined, summary results were:

309 units had minor deterioration
111 units had major deterioration
29 units had severe deterioration
10% of the observed housing stock, 488 units, was deteriorated

These numbers must be considered as an undercount of true housing conditions. Their results are from "windshield surveys." Such surveys are conducted via one- and two-person teams traveling by car. Often part of the dwelling unit is obscured by surrounding structures. In addition, interior problems such as wiring, plumbing, and heating are not visible. Based upon past experience, the consultant estimates field counts are, at a minimum, about 15 percent under the actual number of problem units. Therefore, rather than 449 deteriorated units counted, the true number is likely 520, or about 10 percent, of all homes covered.

Lacking a complete, Countywide housing survey, how can valid conclusions be drawn from the work completed? One method is to look at the surveyed areas and see if there is a correlation between other statistics and housing conditions. The 1990 Census is the most likely resource for such an references. When examining municipalities with housing problems and then looking at Census statistics, there are four indices which are valid indicators. These are the degree of home ownership, median household income, median value of homes, and the percent built before 1940. Simply stated, communities with low homeownership, a depressed economy and older, modestly valued homes are the most likely to have housing problems. The housing surveys demonstrated a clear link between these benchmarks and observed housing quality.

However, as interesting as these facts may be, they are of little value unless they can be put in the context of the Huntingdon County Plan. How big is the Countywide problem? How much will it take to fix it? The issue is to estimate total units of the County which are in need of housing rehabilitation, be they public or private.

Because of the geographic nature of the surveys, it is not possible to apply the 10 percent factor uniformly against the total housing stock of Huntingdon County. However, based upon many years of this work in numerous municipalities and the preceding facts, certain generalizations can be made. First, the incidence of blight is liable to be higher in urban areas than in rural places. Furthermore, the more densely settled areas are more likely to see clusters of problems, while rural blight is more scattered. This phenomenon is primarily due to the influence that one or two

deteriorated homes can exert in a built-up area as well as the fact that there are more rentals in boroughs and villages than in farm country.

Based upon the analysis of data collected in this Plan, as well as similar studies in Central/Western Pennsylvania, a conservative deterioration factor of 12 percent need can be applied to housing in the County's boroughs and approximately 7 percent in townships. Using that approach, there are an estimated 1,600 to 1,700 dwelling units needing rehabilitation in Huntingdon County. That number gives County planners a good working estimate. The next question is cost.

There are governmental programs available to help rehabilitate homes, which are predicated on the economic need of their occupants. It is likely that two thirds -- about 1,100 -- of the County's deteriorated homes are inhabited by "income-eligible" residents. Based upon contemporary governmental rehabilitation programs, the cost to bring these 1,100 units to standard would be approximately $16 million. To upgrade all units, nearly $25 million would be required.

The County has had a housing rehabilitation program in place for some time. Until recently, it was targeted to specific municipalities. However, as the target communities have been served, it has now moved to a Countywide effort. In many areas, the County's "rehab" efforts have made a positive dramatic impact. However, it is obvious that continued efforts are warranted.

Assisted Housing: For 1998, there were some 616 assisted housing units in Huntingdon County. These can be divided into apartments and "Section 8" units. Of the former, 314 units were reported as in the County Housing Authority inventory. The privately owned assisted housing stock consisted of 223 units. In addition, there were 79 scattered rentals under one of the "Section 8" programs. Of all assisted units, 296 were classified as for the elderly and 320 family. The total of some 616 assisted housing units represent approximately 16 percent of all rental units in the County.

Age of Home Owners: Age of homeowners is another issue to be considered. In 1990, 48.5 percent of all homeowners were age 55 or above. Aging presents a number of housing-related issues:

- With such an age profile, a steady, relatively high number of homes can be expected to enter the County's real estate market.
- Some households on retirement will leave Huntingdon County for sunnier locations.
- Generally, for retired homeowners, incomes drop, along with their capacity to keep homes in repair. This was verified by field observation.
- Many will simply wish to sell their home to opt for an apartment or "condo" units.
- Homes with limited market appeal may be abandoned or become "low-end" rentals. The vacant/abandoned aspect was also verified during the housing survey work.

In *Continuity Through Conservation II, Phase I*, a series of findings was expressed on page 101. These are presented below:

a. The County contains relatively few rental or multi-family dwelling units.

b. Both rental and multi-family housing is highly concentrated in Huntingdon and Mount Union Boroughs.

c. The demand for moderate income housing exceeds the supply.

d. The County has a high percentage of seasonal housing (12.8 percent) compared with the State (2.9 percent).

e. Manufactured housing (mobile homes) makes up a higher percentage of the housing stock than in the State (14.8 percent compared to 5.2 percent).

f. The County has a high percentage of owner-occupied housing (76.3 percent compared with 70.6 percent) when compared with the State.

g. The top ten municipalities from 1980 to 1990, in terms of housing growth, were Baree (47.3%), Morris (28.2%), Cass (23.7%), Cromwell (23.2%), Walker (19.8%), Miller (18.8%), Jackson (18.0%), Porter (17.8%), Logan (17.3%), and Henderson (16.2%) Townships.

THE FUTURE

Future Needs: Housing demand is a product of the number of households in a community. And, the growth, or decline, of households has a direct impact upon the housing. Over the past few decades, the average household size in the United States has been shrinking. This is due to a variety of demographic and societal issues. But, they can be simplified into a few basic trends:

- With increased divorce rates, there are more single-parent families, usually female-headed. These households typically have limited income.

- As our population ages, there are an increasing number of one- and two-person households of residents aged 65 and over.

- Families are not having as many children.

The changes directly affect housing demand. For example, in 1980, there were an average of 2.76 persons per household in the County. By 1990, this figure had dropped to 2.58. A mere 0.18 persons per household do not appear to be significant. But, look at this figure in this light. In 1980, each 1,000 residents of Huntingdon County needed 362 housing units; in 1990, that same 1,000 would require 388. This translates into an increased demand of 26 more homes per thousand. Countywide, this characteristic alone created a need for over 1,000 additional housing units in 1990.

Will this trend continue indefinitely? In 1996, the Census Bureau published a paper indicating that trend was slowing, and might stop. However, this was due to an increasing number of Black, Hispanic, and Asian households nationwide. In the County, these groups make up a relatively small portion of the population. Consequently, we can postulate that household size will continue to fall, though it may do so at a slower rate than experienced between 1980 and 1990 (-6.6%). For the purpose of this Plan, the decrease in household size is projected as follows:

Year 2000 - 2.47 Persons/Household
Year 2010 - 2.39 Persons/Household
Year 2020 - 2.35 Persons/Household

Though a decreasing household size may create a need for new housing, population change will be a more important element. What will be the County's future population? For the purposes of this Plan, State Data Center projections were used:

1990 - 44,308
2000 - 46,876
2010 - 48,299
2020 - 48,989

These figures allow informed projections for future housing needs. One more assumption is made. It is assumed that the level of persons in institutional group quarters will remain constant.

Consequently, between "structural" changes (the decrease in average household size) and new population, Huntingdon County can expect some 3,500 to 4,000 new households by the year 2020. Most of this growth will be for households of mature years - aged 40 and above.

In summary, by 2020, the County can anticipate:

- 750 new households headed by persons under 40.
- 1,000 new households headed by persons 40 to 54.
- 1,100 new households headed by persons 55 to 70.
- 1,100 new households headed by persons 70 and over.

The analysis of the foregoing suggests the following:

- Housing needs will change. In addition to traditional single-family units, various multi-family options will be in demand. Special care in the conversion of existing single-family to apartments will be essential.
- The housing rehabilitation program may have to consider rental as well as owner-occupied structures.
- The conversion of seasonal homes to year-round units can be expected.
- Lacking any type of widespread building or maintenance code enforcement in the County, a continuing problem of housing deterioration can be expected.
- Some housing demolition will be needed.

RECREATION

In Huntingdon County, most active recreation facilities are provided by municipal governments or school districts. In the first Phase of the Comprehensive Plan, a map and seven tables provide statistical data relative to the County's recreational inventory. That information provides the foundation of this section. As noted in Phase I of the Comprehensive Plan, twenty-two municipalities provide thirty-nine recreation facilities, which total 397.5 acres. Education facilities have an additional 998 acres of recreation. Of this inventory, school districts have 250 acres, while 650 acres are found at the Stone Valley Environmental Center. Of course, some of the school acreage is occupied by physical plant. Assuming that only one half of the school inventory can be used for recreation, 125 acres can be ascribed for recreational uses.

Are these resources adequate for the citizens of Huntingdon County? That is a question which can only be answered in accurate detail by a full-scale County recreation plan. However, the Comprehensive Plan can examine available resources and compare them to appropriate national standards. The classic reference source for such standards is RECREATION, PARK AND OPEN SPACE STANDARDS AND GUIDELINES, published by the National Recreation and Park Association (NPRA). A portion of their publication is reproduced below for reference:

National Park Recreation Association (NPRA) suggests that a park system, at a minimum, be composed of a "core" system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 populations. The size and amount of "adjunct" parklands will vary from community to community, but *must* be taken into account when considering a total, well-rounded system of parks and recreation areas.

Component	Use	Service Area	Desirable Size	Acres/1,000 Population	Desirable Site Characteristics
A. LOCAL/CLOSE-TO-HOME SPACE:					
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Less than ¼-mile radius	1 acre or less	0.25 to 0.5A	Within neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly.
Neighborhood Park/Playground	Area for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking wading, pools, etc.	¼to ½-mile radius to serve a population up 5,000 (a neighborhood)	15+ acres	1.0 to 2.0A	Suited for intense development Easily accessible to neighborhood population - geographically centered with safe walking and bike access. May be developed as a school-park facility.
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods. 1- to 2-mile radius.	25+ acres	5.0 to 8.0A	May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.

Component	Use	Service Area	Desirable Size	Acres/1,000 Population	Desirable Site Characteristics
B. REGIONAL SPACE:					
Regional/ Metropolitan Park	Area of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping and trail uses; may include play areas.	Several communities. 1-hour driving time.	200+ acres	5.0 to 10.0	Contiguous to or encompassing natural resources.
Regional Park Reserve	Area of natural quality for nature-oriented outdoor recreation, such as viewing, and studying nature wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping, and trail use. May include active play areas. Generally, 80% of the land is reserved for conservation and natural resource management, with less than 20% used for recreation development.	Several communities 1-hour driving time.	1,000+ acres; sufficient area to encompass the resource to be preserved and managed.	Variable	Diverse or unique natural resources, such as lakes, streams, marshes, flora, Faune, topography.
TOTAL REGIONAL SPACE = 15-20 A/1,000					

Component	Use	Service Area	Desirable Size	Acres/1,000 Population	Desirable Site Characteristics
C. SPACE THAT MAY BE LOCAL OR REGIONAL AND IS UNIQUE TO EACH COMMUNITY:					
Linear Park	Area developed for one or more varying modes of recreational travel, such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing, and pleasure driving. May include active play areas. (NOTE: any included for any of above components may occur in the "linear park.")	No applicable standard.	Sufficient width to protect the resource and provide maximum use.	Variable	Built or natural corridors, such as utility rights-of-way, bluff lines, vegetation patterns, and roads, that link other components of the recreation system or community facilities, such as school, libraries, commercial areas, and other park areas.
Special Use	Areas for specialized or single purpose recreational activities, such as golf courses, nature centers, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also, plazas or squares in or near commercial	No applicable standard.	Variable depending on desired size.	Variable	Within communities.

Component	Use	Service Area	Desirable Size	Acres/1,000 Population	Desirable Site Characteristics
	centers, boulevards, parkways.				
Conservancy	Protection and management of the natural/ cultural environment with recreation use as a secondary objective.	No applicable standard.	Sufficient to protect the resource.	Variable	Variable, depending on the resource being protected.

The foregoing standards suggest that Huntingdon County should have core park resources for 270 to 460 acres. Municipal and school district inventories alone offer approximately 500 acres of recreation land. If other educational facilities, State Game Lands, Raystown Lake, and similar resources are added, the resulting acreage is in the tens of thousands.

Obviously, Huntingdon County has a total inventory of acreage which apparently is more than sufficient for its own needs and certainly reflects its role as an important regional recreation resource.

A second issue is one of specific facilities. Once more, using suggested standards developed by the NRPA, a cursory analysis of key Huntingdon County resources can be undertaken.

TABLE R-1
RECREATION RESOURCE ANALYSIS

Facility	Recommended Number	Present
Tennis	22	12
Basketball	9	21
Ballfields	18	26
Football	2-3	8
Track	2-3	4
Playgrounds	9	28

Source: RECREATION, PARK AND OPEN SPACE STANDARDS AND GUIDELINES, NRPA (Appendix A), and CONTINUITY THROUGH CONSERVATION II, Table 38 and Table 39

These broad measurements clearly indicate the County has a near surplus of land and facilities in every category, save, perhaps, tennis courts.

Modern recreation analyses, however, are not determined by such simple cookbook equations, sic every 5,000 persons need one tennis court. Rather, they examine population characteristics, current trends, and user preferences, along with the existing physical plant.

Summary: An informed analysis of the County's recreation needs is difficult. This initial examination did not attempt to apply service area radii to the results. It also did not desegregate facilities by ownership and the possibility of limited use due to ownership. Nor, did it determine what role State and Federal facilities play in meeting local recreational needs. The Raystown Lake complex is one prime example of a resource that can fulfill local as well as tourist needs.

Furthermore, there is a need to examine recreation on a local or County, subregion basis. If all facilities are focused on one area, then potential users 10 or 15 miles away would actually be underserved.

Finally, the question of programming and maintenance must be considered. Any good recreational analysis must be concerned with the future maintenance of facilities as well as the provision of services. This is especially critical in times of "tight money," when tax dollars are in short supply. Unfortunately, recreation is often the first budget item reduced or cut by local government in times of financial strain.

All of this analysis underlines the need for a comprehensive recreation plan for Huntingdon County. It is only through such an effort that the County can really assess recreational assets as well as needs. Any such effort must be a multi-jurisdictional one. The County, local government, school districts, as well as State and Federal facilities must all participate in such an effort.

MUNICIPAL GOVERNMENT

The key to the implementation of a Comprehensive Plan is the capacity of the County, or its constituent municipalities, to take Plan proposals from recommendations to reality. Such implementation may include providing services on a cooperative, multi-jurisdictional basis as well as a single municipality. In order to evaluate the capacity of local government in Huntingdon County to engage in program activities, an analysis was performed. This analysis was predicated using three characteristics:

- Financial Capacity
- Personnel Resources
- Interest/Willingness to Participate

The analysis was based upon two primary sources. One is a municipal survey of the County's 48 municipalities completed in 1999. The questionnaire, which is attached to this report, elicited 30 responses (63% return). Questions covered staffing, possible areas of multi-municipal cooperation, and methods of such cooperation. Finally, respondents were asked about the possible role of the County in such matters. The second basic source was statistical data published by the Commonwealth (see below).

Financial Capacity: There is a clear connection between the capacity of a borough or township to provide new/additional services and their overall budget. To measure fiscal capacity, a standard reference source was used, 1995 LOCAL GOVERNMENT FINANCIAL STATISTICS, published by the Department of Community and Economic Development. This information is shown by Table MG-1 Total revenue was determined, then reduced by grants and income from sewer and water systems. That was done as special grants and utility income can often be only expended for specific purposes; thus, they would not be available for discretionary use. Finally, population data was adjusted to remove persons in group quarters (prison inmates, etc.) who could not be included as full tax-paying residents. This figure provided a crude "net" operational budget. That budget was then divided by the municipal 1990 population to yield a per capita income figure. Using this approach, an average per capita income of approximately $222 per municipality in Huntingdon County was determined.

This average Countywide figure was skewed upward, due to the relatively high budgets of Mount Union and Huntingdon Borough who have paid public safety forces. Conversely, the median (mid-point) is a more modest $130 per capita.

This approach assumes a correlation between municipal income and services. It further assumes that those communities offering a greater variety of services are more likely candidates to engage in the new or expanded programs as may be recommended by the Plan.

In 1995, 24 municipalities had per capita income in excess of that $130. From a fiscal standpoint, it could be argued that approximately one half of Huntingdon's communities may have the capacity to provide new additional services. These communities are:

Boroughs: Huntingdon, Mount Union, Three Springs, Saltillo, Marklesburg, Petersburg, Orbisonia, and Rockhill.

Townships: Spruce Creek, Penn, Smithfield, Springfield, Tell, Juniata, Lincoln, West, Jackson, Henderson, Oneida, Barree, Todd, Hopewell, Cass, and Union.

TABLE MG-1

HUNTINGDON COUNTY MUNICIPALITY	1990 POPULATION	1995 INCOME	1995 GRANTS	1995 UTILITY INCOME	1995 NET INCOME	INCOME PER CAPITA
HUNTINGDON*	5,739	$5,411,048	$507,389	$1,354,667	$3,548,992	$618
SPRUCE CREEK	281	$163,520	$150	$0	$163,370	$581
MOUNT UNION	2,878	$1,556,341	$172,161	$332,882	$1,051,298	$365
THREE SPRINGS	422	$140,730	$548	$154	$140,028	$332
PENN	956	$249,607	$16,805	$5,177	$227,625	$238
SMITHFIELD*	1,412	$318,062	$16,762	$18,263	$283,037	$200
SPRINGFIELD	507	$95,759	$185	$1,685	$93,889	$185
TELL	551	$101,847	$0	$0	$101,847	$185
SALTILLO	347	$63,586	$0	$0	$63,586	$183
JUNIATA	429	$83,483	$6,576	$0	$76,907	$179
MARKLESBURG	165	$28,530	$0	$0	$28,530	$173
PETERSBURG	469	$151,067	$759	$70,364	$79,944	$170
LINCOLN	320	$54,243	$0	$0	$54,243	$170
WEST	572	$95,142	$1,150	$0	$93,992	$164
JACKSON	816	$128,888	$0	$0	$128,888	$158
HENDERSON	933	$141,803	$5,467	$943	$135,393	$145
ORBISONIA	447	$62,367	$0	$0	$62,367	$140
ONEIDA	1,085	$195,091	$150	$43,661	$151,280	$139
BARREE	450	$62,655	$0	$0	$62,655	$139
ROCKHILL	421	$58,425	$0	$0	$58,425	$139
TODD	889	$118,589	$0	$0	$118,589	$133
HOPEWELL	540	$71,562	$250	$0	$71,312	$132
CASS	998	$131,692	$0	$0	$131,692	$132
UNION	992	$132,306	$3,766	$0	$128,540	$130
WARRIORS MARK	1,375	$177,772	$4,625	$0	$173,147	$126
CASSVILLE	183	$22,220	$0	$0	$22,220	$121
CROMWELL*	1,378	$165,904	$0	$0	$165,904	$120
MILLER	474	$62,976	$6,049	$40	$56,887	$120
MAPLETON	529	$61,577	$0	$0	$61,577	$116

TABLE MG-1 (Continued)

HUNTINGDON COUNTY MUNICIPALITY	1990 POPULATION	1995 INCOME	1995 GRANTS	1995 UTILITY INCOME	1995 NET INCOME	INCOME PER CAPITA
PORTER	1,942	$251,067	$25,975	$0	$225,092	$116
DUDLEY	232	$33,361	$6,550	$0	$26,811	$116
DUBLIN	1,119	$156,567	$28,924	$0	$127,643	$114
ALEXANDRIA	411	$44,593	$0	$0	$44,593	$108
LOGAN	684	$85,328	$10,869	$704	$73,755	$108
WALKER	1,515	$185,821	$25,470	$0	$160,351	$106
FRANKLIN	466	$49,702	$0	$500	$49,202	$106
BRADY	1,053	$111,300	$150	$0	$111,150	$106
SHIRLEY	2,494	$281,930	$16,525	$5,225	$260,180	$104
BIRMINGHAM	109	$11,369	$182	$0	$11,187	$103
CLAY	921	$265,292	$177,386	$1,395	$86,511	$94
MILLCREEK	392	$36,620	$474	$154	$35,992	$92
SHIRLEYSBURG	140	$12,693	$0	$0	$12,693	$91
WOOD	727	$66,589	$1,066	$0	$65,523	$90
CARBON	438	$38,240	$0	$370	$37,870	$86
BROAD TOP CITY	331	$28,545	$350	$0	$28,195	$85
MORRIS	415	$35,666	$0	$6,209	$29,457	$71
COALMONT	109	$7,144	$0	$0	$7,144	$66
SHADE GAP	113	$5,542	$0	$0	$5,542	$49
TOTAL	$40,169	$11,814,161	$1,036,713	$1,842,393	$8,935,055	$222
*ADJUSTED POPULATION WITHOUT GROUP QUARTERS						

Personnel Resources: The survey of County municipalities, relative to personnel resources, revolved around the type of personnel available and their employment status — full time or part time. Of the 30 respondents, there were 67 full-time and 99 part-time employees reported. Seven municipalities had full-time employees with two, Huntingdon and Mount Union, employing the great majority. Those who relied on part-time employees often had only one to three persons. The analysis of these statistics leads to the conclusion that there may be seven or eight communities which have the current personnel capacity to provide additional services or to manage additional programs. These communities are:

> Huntingdon Borough, Mount Union Borough, Smithfield Township, Shirley Township, Walker Township, and Oneida Township.

Three additional communities, Three Springs Borough, Springfield Township, and Todd Township, employ six or more part-time persons. Potentially, one or two of these could become a resource also.

Attitude: But, the capacity to implement new programs, which the Plan might suggest, is only one part of a critical equation. What is the municipal attitude about multi-municipal activities? And, what role do these communities see for the County?

In the 1999 survey, a variety of activities were listed (see survey) and individual municipalities were asked if they believe such services might be suited for multi-municipal service. Joint purchasing, roads, and on-lot sewage (SEO) services were of widest interest (11 to 16 municipalities), while planning activities and shared utility operations had a more limited appeal (7 to 9) and data processing garnered scant support (3).

The final entries focused on how any multi-municipal service might be provided and if the County should take a role in the process.

Some 10 of the 30 respondents believed the one-time individual agreement was best. A Council-of-Government approach was favored by 7. Twelve municipalities saw a role for the County. It is interesting to note that when specific planning related activities are involved, most municipalities do rely upon the County for assistance. For example, 23 municipalities recently joined with the County to develop a model subdivision ordinance.

Conclusions: This analysis leads to the following conclusions:

- If Plan implementation is to be accomplished through existing municipal resources, 24 may have the financial capacity to serve as focal points.
- Seven or eight have adequate personnel capacity.
- Those services which promise the greatest success on a multi-municipal basis, in order of popularity, are:
  - Purchasing
  - Road construction and maintenance
  - Planning-related activities
- Individual municipal agreements are preferred, but COGs have some appeal.
- A dozen municipalities see the County as having a role in providing services.

The current citizens of Huntingdon County place a high priority on inter-municipal cooperation. However, that philosophy is not as widely embraced by its individual municipal governments. Why? There could be many reasons both technical and personal. Yet, to implement some of the Comprehensive Plan strategies, such an approach will be needed. Land use controls, infrastructure expansion, dealing with Federal and State agencies, and achieving economic development goals can best be realized through multi-municipal efforts.

It is apparent that more promotion of cooperative action is needed. An educational program and experience. What are the benefits of multi-municipal agreements? What are the dangers? How can they be

structured? Are these programs a threat to individual municipal sovereignty? Finally, when various agencies experience successful joint efforts, a more open attitude can be expected.

Only after a cooperative viewpoint becomes a more widely accepted philosophy can Huntingdon's new Plan be fully realized.

MUNICIPAL SURVEY
HUNTINGDON COUNTY COMPREHENSIVE PLAN
CONTINUITY THROUGH CONSERVATION II

Last year, we surveyed the municipalities in Huntingdon County relative to their physical plant. Once more, we are asking for your cooperation as we work on our Comprehensive Plan. Please respond and return the survey in the enclosed envelope.

Municipal Name: Townships - 19, Boroughs - 11

Administration: Typically, administrative chores are handled by the Borough Secretary, Township Secretary, or perhaps a manager. How does your municipality handle this task?

Title: _____ Name: _____

Is the position Full time? _____ Part time? _____ Other? _____

Total number of municipal employees? Full time 67 Part time 99

Public Works: Who takes care of the following services (elected official, staff, contractor, volunteer, none)?

Roads? _____

Parks? _____

Sewers? _____

Water? _____

Shared Services: In May of 1998, a Quality of Life Survey was completed in Huntingdon County. This survey was sent to a sample of 1,700 citizens. Question 10 asked about municipal services. Well over 75% of the respondents indicated an interest in shared services if savings could be realized. We need your views on this issue. This is a follow up to that survey.

1. Following is a list of municipal services that could be accomplished in a multi-municipal fashion. What are your priorities for cooperative activities?

Services*	High Priority	Medium Priority	No Interest
• Purchasing	6	10	13
• Road Construction	3	13	13
• Road Maintenance	4	12	13
• Sewage Enforcement Services	2	9	19
• Data Processing Services	0	3	26

• Planning Activities			
• Administration of Zoning	3	4	22
• Administration of Subdivision Regulations	2	7	20
• Comprehensive Planning	4	4	21
• Utility Operation and Maintenance (Sewer and water)	3	6	20
• Other Training	1		

*Please note, not every survey was complete.

2. If you gave any of these services a high or medium priority, how could cooperative action be realized? Pick one option only please.

10 Individual, short term, agreements
7 Council of Governments (COGs)
1 Other Means (please explain) Not specified

3. Should the County play a role? Yes 11 No 18

4. If yes, how? (Check as appropriate)*

11 Part of a COG (or similar organization)
7 Take the lead in forming a COG
2 Offer staff services
0 Other (please explain) _____

*There were some multiple responses.

THANK YOU!
Please return to:
Richard Stahl, Director
Huntingdon County Planning Commission
Courthouse - 223 Penn Avenue
Huntingdon, PA 16652

Scenic Overlooks And Viewsheds

One of the qualities which residents of Huntingdon County treasure is its natural beauty. This section of the Phase I Supplement identifies five overlooks and fourteen scenic viewsheds in the County and provides a brief narrative for each.

A. Scenic Overlooks on State Highways and Federal Lands

1. Jo Hays Overlook:

Location: Route 26, Jackson Township and Centre County Line

View: Looks into Nittany Valley. Centre County, from the top of Tussey Mountain. The view is mainly pastoral, with State College and Bald Eagle Mountain in the distance. Ample parking. Junction with Mid State Trail.

Evaluation: PennDOT owns right-of-way. Occasional problems with vandalism of sign.

2. Route 829, Union Township:

View: Spectacular view east into Jack's Narrows and over Stone and Jacks Mountains. Gives visitor historic perspective of ganister and silica mining history. There are several views from small turnouts along the highway.

Evaluation: For the most part, *this is a seasonal view only.* There has been considerable illegal dumping along this stretch of highway in the past, but perhaps there is an opportunity for partnership with the landowner and/or PennDOT.

3. Tuscarora Mountain:

Location: Route 641, Dublin Township

View: Spectacular views without leaves toward Neelyton and Shade and Blacklog Mountains

Evaluation: little parking room, private landowner, seasonal views. This is one of the gateways into the county from the Pennsylvania Turnpike.

4. Ridenour Overlook:

Location: Corps of Engineers property, Juniata Township.

View of Raystown Dam and Lake, and Terrace Mountain to the east.

Evaluation: Managed by Corps, signs direct visitors to overlook from Route 22 via township roads.

5. Coffee Run Overlook

Location: Corps of Engineers property along Route 994, Lincoln Township.

View: Raystown Lake and Terrace Mountain.

Evaluation: Managed by Corps, easily visible and accessible.

Note: There are many other views on township and forestry roads.

B. Scenic "Viewsheds"

1. Route 26 North, Huntingdon to McAlevy's Fort

Views: Pastoral and forest, with Stone Creek Ridge and Stone Mountain to the east.

Threats: None immediate.

2. **Route 2 North, McAlevy's Fort to Centre County line**

Views: Mostly forested, with Tussey Mountain to northwest.

Threats: None immediate

3. **Route 26 South:**

Views: Mainly pastoral, with Tussey Mountain to west.

Threats: Primary and second home development, boat storage facilities.

4. **Route 22 West:**

Views: Pastoral views of Hartslog and Canoe Valleys, Tussey and Short Mountains

Threats: Billboards

5. **Route 22 East:**

Views: Sideling Hill, Stone and Jacks Mountains, Juniata River valley.

Threats: Billboards, congested development between Huntingdon and Mill Creek

6. **Route 305:**

Views: Small villages and pastoral landscapes, with Tussey Mountain to the west.

Threats: Lack of buffer space between road and dwellings.

7. **Route 45:**

Views: Tussey Mountain, Spruce Creek and pastoral landscapes

Threats: Development pressures from State College

8. **Route 655, Mill Creek to Mifflin County Line:**

Views: Scenic gateway into Big Valley agricultural vistas.

Threats: None immediate.

9. **Route 655, Mapleton to Saltillo:**

Views: Hares Valley, mixed pastoral and forests, Jack's Mountain and Sideling Hill

Threats: Road condition, proximity of development to road, junked vehicles.

10. **Route 829, Mill Creek to Cassville:**

Views: Sideling Hill and Jack's Mountain, Great Trough Creek Valley.

Threats: Road condition, second home development.

11. **Route 747, Mount Union to Three Springs:**

Views: Hill Valley, mix of forest and pastoral, Jack's Mountain to the west.

Threats: None immediate.

12. **Route 522, Mount Union to Fulton County Line:**

Views: Jack's, Blacklog and Shade Mountains; East Broad Top Railroad corridor; traditional villages.

Threats: None immediate.

13. Route 35, Shade Gap to Juniata County Line:

Views: Pastoral landscapes between Shade and Tuscarora Mountains.

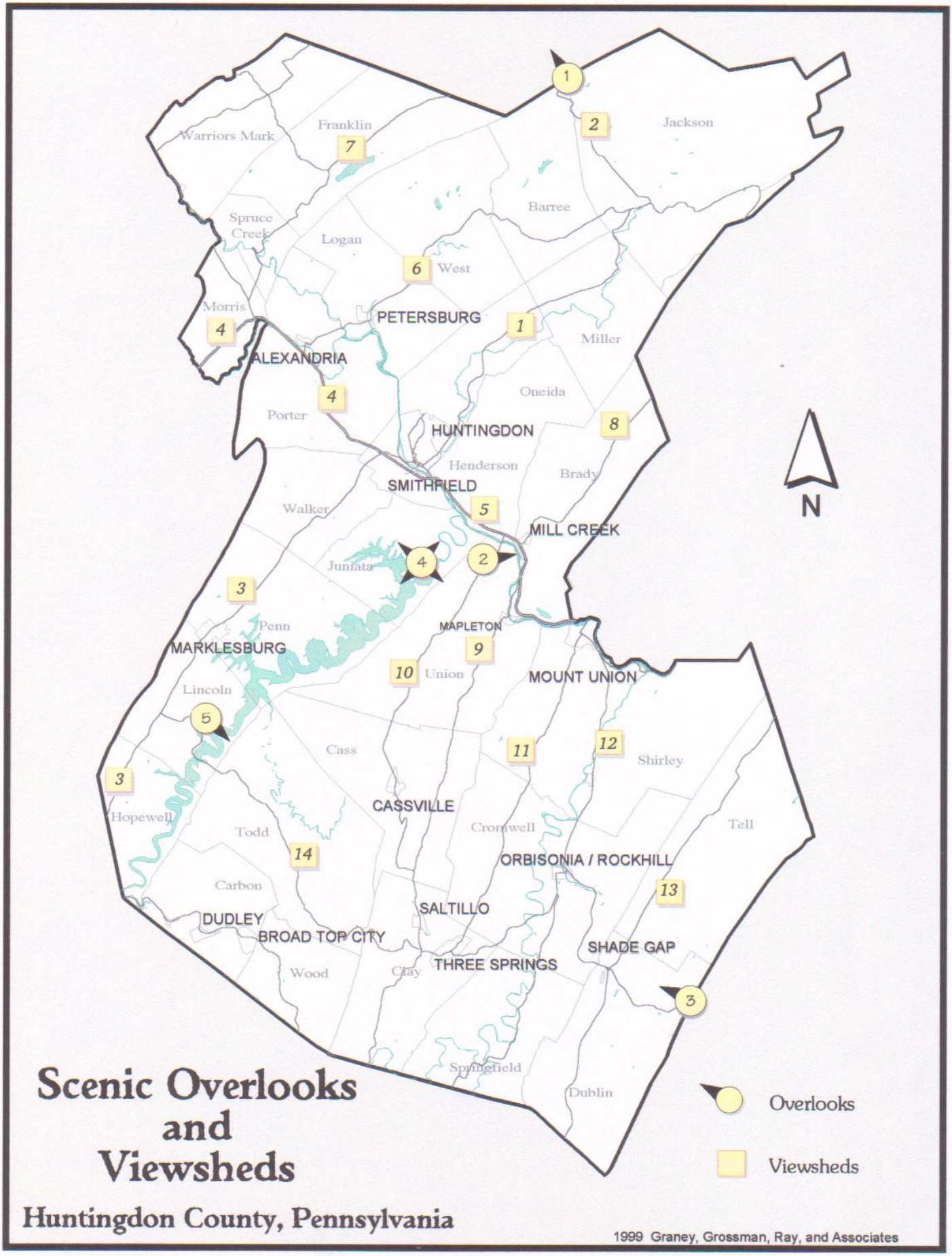
Threats: None immediate

14. Route 994, Entriken to Three Springs:

Views: Many forested ridges, Raystown Lake, East Broad Top Railroad corridor.

Threats: Proximity of structures to road, junked vehicles and illegal dumping.

In the Transportation Plans and development strategies of the County, these road corridors and vistas deserve special attention, special protection, and special preservation to help keep Huntingdon's scenic heritage.



Scenic Overlooks and Viewsheds

Huntingdon County, Pennsylvania

LAND USE

Several important pieces of land use data were overlooked during Phase I, Background Studies. Public land data did not include land owned by local government. Also, Agricultural Security Areas and floodplains were not mapped.

Public Lands: According to recent analysis, public lands comprise 25.3 percent of the land area of Huntingdon County. County Planning and Development Department staff analyzed local public lands using County tax records. The addition of local public lands, including municipal, municipal authority, County, school, and other public land, has increased the acreage of public land from 139,328.6 (24.3%) to 143,785.3 (25.3%). Table LU-1 summarized the total amount of public lands in the County. The public lands are primarily State, 71.9 percent; followed by Federal, 20.3 percent; school district and non-profit, 5.3 percent; and municipal, 2.5 percent.

TABLE LU-1
PUBLIC LANDS - HUNTINGDON COUNTY
1999

Category	Acreage	Percent
State Forest	68,260.8	47.5%
State Park	1,148.8	0.8%
State Game Land	33,512.3	23.3%
State Prison Land	407.0	0.3%
Federal, Raystown Land	20,949.7	14.6%
Federal, Raystown Water	8,300.0	5.8%
Penn State, Stone Valley	6,750.0	4.7%
Municipal Authorities	2,693.2	1.9%
Boroughs	654.2	0.5%
Townships	159.6	0.1%
Public Schools	336.5	0.2%
County	50.7	0.0%
Nonprofit (private schools, fire companies, medical)	562.0	0.4%
Other	0.5	0.0%
Total State	103,328.9	71.9%
Total Federal	29,249.7	20.3%
Total Municipal	3,557.7	2.5%
Total Nonprofit, School, Other	7,649.1	5.3%
Total Public Land	143,785.3	100.0%
Total County	**568,840.0**	**100.0%**
Total Public Land	143,785.3	25.3%
Townships	159.6	0.1%

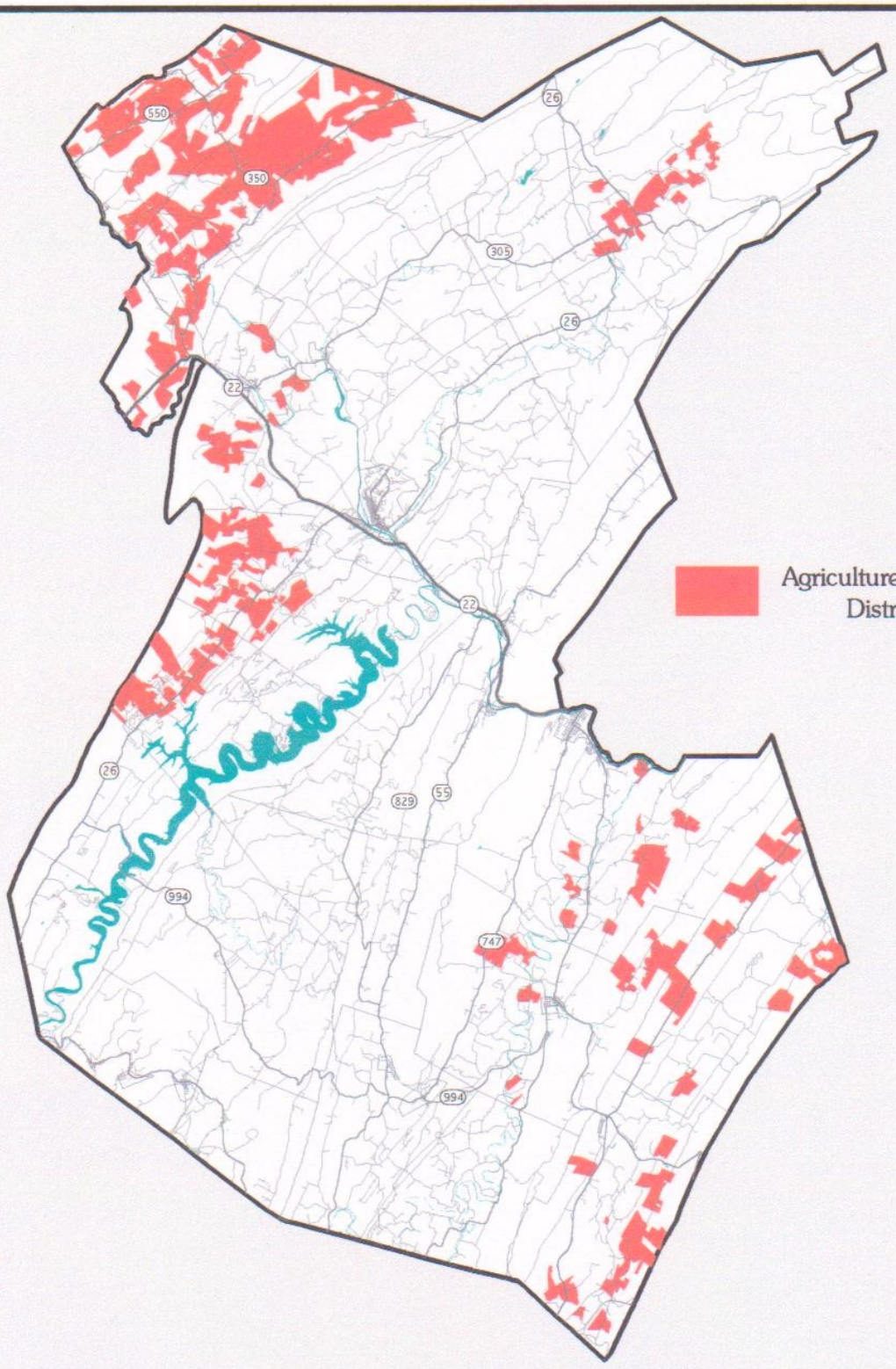
Development Constraints: In the original Background data, two important categories were omitted. That gap is filled by the inclusion of agricultural security area and floodplain data. These are areas which are not suitable for new development.

Act 43 allows local owners of at least 10 acres of agricultural land to petition municipal officials to establish Agricultural Security Areas. They represent a statement that the lands so included are intended for farming. It further provides some protection. For example, property in such a district is relatively safe from acquisition by the Pennsylvania Department of Transportation or other State agencies. Though Agricultural Security Areas do not prohibit development, they are a clear indicator that development should generally be guided away from them. Such a designation is also prerequisite for the State's PACE Program. Under PACE, farmers are compensated for development rights to keep land in agricultural use. The security areas are concentrated in Warriors Mark, Spruce Creek, and Morris Townships in the northwest; Jackson Township in the northwest; Shirley, Cromwell, Dublin, and Tell Townships in the southeast.

According to Phase I, Background Studies, Huntingdon County had 54,145 acres of land in Agricultural Security Areas in 1997. An Agricultural Security Area was added in Jackson Township in 1998, bringing the current totals to 469 parcels and 56,899.7 acres. This represents 46.4 percent of the 122,504.3 acres of agricultural land in the County.

In 1999, the Planning and Development staff mapped Agricultural Security Areas on a "Huntingdon County 1994 Plat Directory" developed by the Huntingdon County Cooperative Extension Office and 4-H Clubs. This information was then digitized into the County GIS (Geographic Information System) by the Spatial Sciences Research Center at Indiana University of Pennsylvania. This information is shown on the map on the following page.

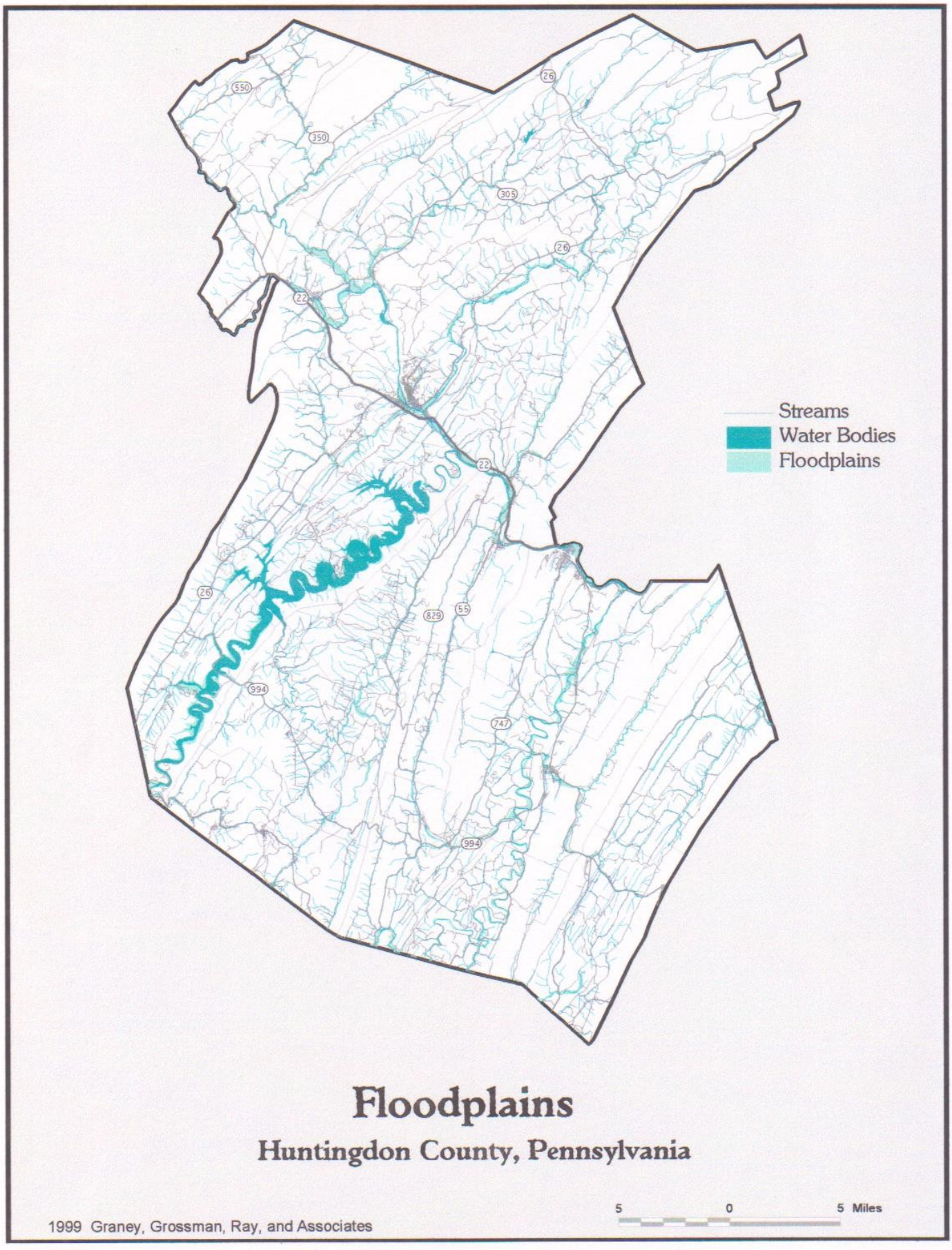
Floodplains have been mapped by the Federal Emergency Management Agency (FEMA) and made available in digital format through various sources. They are a quite different concern for planners. These areas are likely to be flooded periodically. Consequently, development should not occur there. Development in the floodplain is an open invitation to property loss and, perhaps, a threat to the person safety of any inhabitant. Both State and Federal governments have placed restrictions on development within the 100 year floodplain. See the plate, Floodplains, for the local of these areas in the County.



Agriculture Security Districts

Huntingdon County, Pennsylvania

5 0 5 Miles



Floodplains

Huntingdon County, Pennsylvania