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Cumberland County  
Planning Commission  
&  
Agricultural Land  
Preservation Board

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## ► **Overview**

The Cumberland County Planning Commission is comprised of nine members who serve terms of four years. Appointments to the Planning Commission are made by the Cumberland County Board of Commissioners. Staff support for the Planning Commission is provided through the Cumberland County Planning Department. The Planning Commission meets the third Thursday of each month at 7:30 a.m. The meetings are held at Business Central, Suite 105, 18 North Hanover Street, Carlisle, PA.

## ► **Board of Commissioners**

Gary Eichelberger, Chairman

Rick Rovegno, Vice-Chairman

Barbara Cross, Secretary

## ► **Planning Commission Members**

Chris Knarr, AICP, Chairman

William Forrey

Ron Glesner, Vice-Chairman

Rajesh Jain

Allan Williams, Secretary

Bruce Rosendale

Deb Ealer

Barbara Wilson

Jackie Eakin

Bud Brown, Ex Officio\*

## ► **Planning Commission Staff**

Kirk Stoner, AICP, Executive Director

Jeff Kelly, AICP, Deputy Director

Stephanie Williams, Greenway & Open Space Coordinator

Rebecca Wiser, Farmland Preservation Coordinator

James Bennett, Community and Hazard Mitigation Planner

Tracey Yoder, Planning Coordinator (January-June 2011)

Jodi Sheppard, Planning Coordinator (July-December 2011)

### **Cumberland County Planning Commission**

18 N. Hanover Street, 3rd Floor

Carlisle, PA 17013

Telephone: 717.240.5362

Fax: 717.240.6517

Website: [www.ccpa.net/planning](http://www.ccpa.net/planning)

### **Cumberland County Agricultural Land Preservation Board**

18 N. Hanover Street, 3rd Floor

Carlisle, PA 17013

Telephone: 717.240.6537 or 717.240.5362

Fax: 717.240.6517

Website: [www.ccpa.net/farmland](http://www.ccpa.net/farmland)



Find us on Facebook at [www.facebook.com/CumberlandCountyPlanning](http://www.facebook.com/CumberlandCountyPlanning)

\*In memory of Forrest "Bud" Brown II

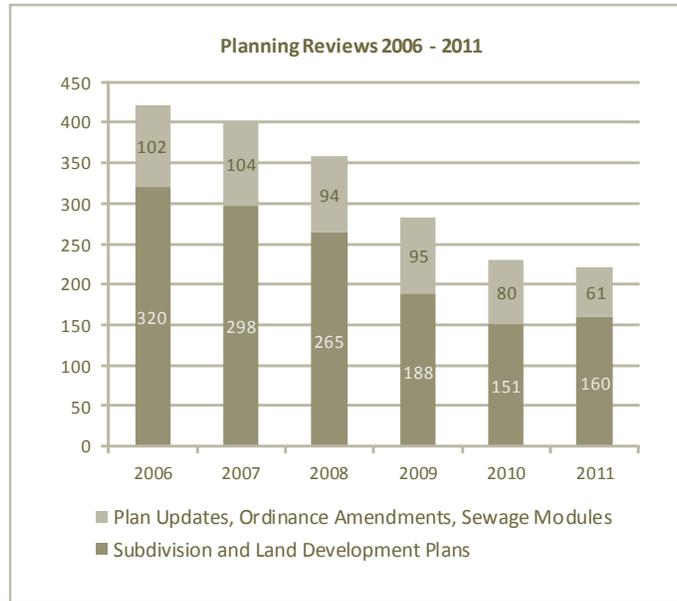
1956 - 2011

Bud served the Planning Commission from 2005 - 2011

# PLANNING PROGRAM

## Planning Reviews

Cumberland County has experienced a steady decrease in the amount of subdivision and land development plans from 2006 through 2011. Similarly, the number of ordinance amendments, comprehensive plan updates, and sewage modules has also generally declined over the last 5 years. The national recession has led to a marked decrease in development activity that is reflected in the decreased number of subdivision and land development plans and sewage modules.



## Municipal Technical Assistance

The Planning Department staff provides technical assistance to our municipal partners through the Local Planning Assistance Program (LPA). Participating municipalities receive direct staff support from the Planning Department staff to undertake projects that otherwise the municipality may not have the time or resources to pursue. The Planning Department staff assisted on projects in 25 of the county's 33 municipalities in 2011. The table summarizes the activities for 2011.

### Key:

**T = Technical Assistance**

**\$ = Financial Assistance**

**\$(1) = Energy Efficiency Grants**

**T(1) = Historic Preservation Planning**

**T(2) = Big Spring Master Plan**

**T(3) = Urban Redevelopment Plan**

Municipality	Plan Updates (Comp Plan, Special Plans)	Ordinance Updates (Zoning, SALDO)	Special Projects
Camp Hilll Borough		T\$	
Carlisle Borough		T	\$(1), T(3)
Dickinson Township		T	
East Pennsboro Township		T	\$(1)
Hampden Township		T	\$(1)
Hopewell Township		T	
Lower Allen Township			\$(1)
Lemoyne Borough		T\$	\$(1)
Mechanicsburg Borough			\$(1)
Middlesex Township		T	
Monroe Township		T	\$(1)
New Cumberland Borough			T (1)
Newville Borough			T(2), \$(1)
North Middleton Township		T	
North Newton Township		T	
Penn Township		T	
Shippensburg Borough			\$(1)
Shippensburg Township			\$(1)
Shiremanstown Borough		T	
Silver Spring Township	T	T	
Southampton Township		T	
Upper Allen Township	T		
Upper Mifflin Township	T	T	
West Pennsboro Township		T	T(2)
Wormleysburg Borough		T\$	\$(1)

## **Countywide Stormwater Management Plan-Act 167**

Cumberland County adopted a Countywide Stormwater Management Plan, in accordance with the Pennsylvania Stormwater Management Act (Act 167), in July 2010. The Plan was then approved by DEP in September 2010. Following DEP's approval, municipalities are required to review their stormwater ordinances and adopt regulations that are consistent with the Countywide Stormwater Management Plan.

During 2011, the following actions were taken to implement the Plan:

- County Planning Staff presented a workshop to municipal officials, engineers, and solicitors regarding the provisions of the countywide plan.
- County Planning staff reviewed existing municipal ordinances and proposed amendments to ensure consistency with the countywide plan.
- In 2011, 29 of the 33 municipalities in Cumberland County adopted stormwater management regulations that are consistent with the Countywide Stormwater Management Plan.



## **Hazard Mitigation Plan**

By the end of 2011, every municipality adopted resolutions for the Cumberland County Hazard Mitigation Plan (HMP). The purpose of the HMP is to identify new and/or current hazards, and to develop the best mitigation strategies for these hazards. To be eligible for federal grants relating to hazard mitigation, the Federal Emergency Management Agency (FEMA) requires municipalities to adopt the HMP.

## **Comprehensive Plan Update**

Four chapters of the County's Comprehensive Plan were updated in 2011. These included:

1. Future Land Use Plan: Future Land Use categories are re-designated as "character areas", which focus on form and patterns of development rather than individual land uses.
2. History: Provides a history of Cumberland County as it relates to planning issues. Also listed are the county's State Historical Markers and properties listed on the National Register of Historic Places.
3. Historic Preservation Plan: Lists programs to preserve historic resources in Cumberland County. The chapter also includes an inventory and mapping of historic structures and sites by municipality throughout the county.
4. Transportation Plan: All modes of transportation are examined with the purpose of linking transportation and land use issues. Specific issues/needs for each transportation mode are identified.

During 2011, the County Planning Commission completed the draft chapters and public review process.

- In May, three public meetings were held throughout the county – east, central, and west regions.
- In July, the draft chapters were provided to all municipalities, authorities, and adjacent counties for comments.
- A public hearing was held by the Board of Commissioners on September 21, 2011.
- On November 14, 2011, the Board of Commissioners adopted the updated chapters.

## **Land Partnerships Plan Update**

The Planning Department began the process to update its 2006 Land Partnerships Plan in 2011. Milestones included scope of work development, initiation of the consultant selection process and identification of steering committee members to guide the planning process. Plan development will kick-off in early 2012 and is expected to be completed in approximately 8 months.

## **Mount Holly Marsh Preserve**

2011 Activities/Accomplishments:

- Developed and implemented official rules and regulations for the Preserve to ensure long term viability and stewardship of the facility.
- Implemented a \$3,700 South Mountain Partnership Grant including development and installation of new trail guide posts as well as creation and distribution of a revised brochure and webpage.
- Continued the invasive plant removal program in coordination with The Nature Conservancy.
- Hosted a spring native plant hike in coordination with the Penn State Master Gardeners.
- Completed a major parking lot repair in coordination with the County Maintenance Department and neighboring municipalities as a result of flood damage.
- Conducted 7 work days in coordination with The Nature Conservancy, county staff and local volunteers.

## **TreeVitalize Program**

In 2011, Cumberland County was awarded an additional \$100,000 from the Pennsylvania Department of Conservation and Natural Resources to continue implementation of the TreeVitalize Program. TreeVitalize is a grant program aimed at restoring tree cover along urban streets and in parks and other public spaces. A spring and fall grant round were conducted in 2011. A total of 8 grants totaling over \$22,000 were awarded to 7 Cumberland County communities. Since the program's inception in 2009, approximately 1,200 trees have been planted across the county using TreeVitalize funding.

## **Water Trails**

In 2011, the Planning Department began revisions of both the Yellow Breeches Creek and Conodoguinet Creek Water Trail Guides. The project is a collaborative effort with the Yellow Breeches Watershed Association, Conodoguinet Creek Watershed Association, Cumberland Valley Visitors Bureau, Pennsylvania Fish & Boat Commission and the local municipalities. Revised guides will be available in spring 2012 in time for spring fishing and boating.

## **Technical Assistance**

The Planning Staff provides technical assistance to numerous conservation and recreation organization in order to facilitate ongoing implementation of the Land Partnerships Plan including the following activities:

- Cumberland Valley Trail Connections – served on steering committee and developed and hosted a webpage to increase awareness about the organization.
- Cumberland Valley Rails to Trails Council Inc. – assisted with Newville to Carlisle Extension Project and Fogelsanger Bridge project.
- South Mountain Partnership – served on Leadership Committee and assisted with development and presentation of a “Reinventing the Commercial Corridors” workshop.

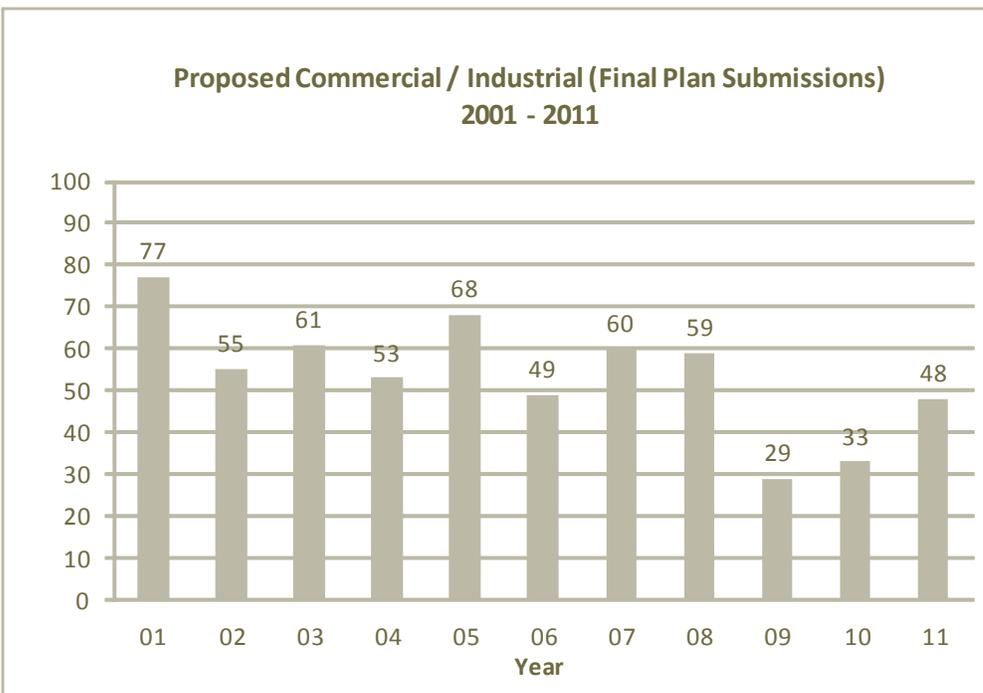
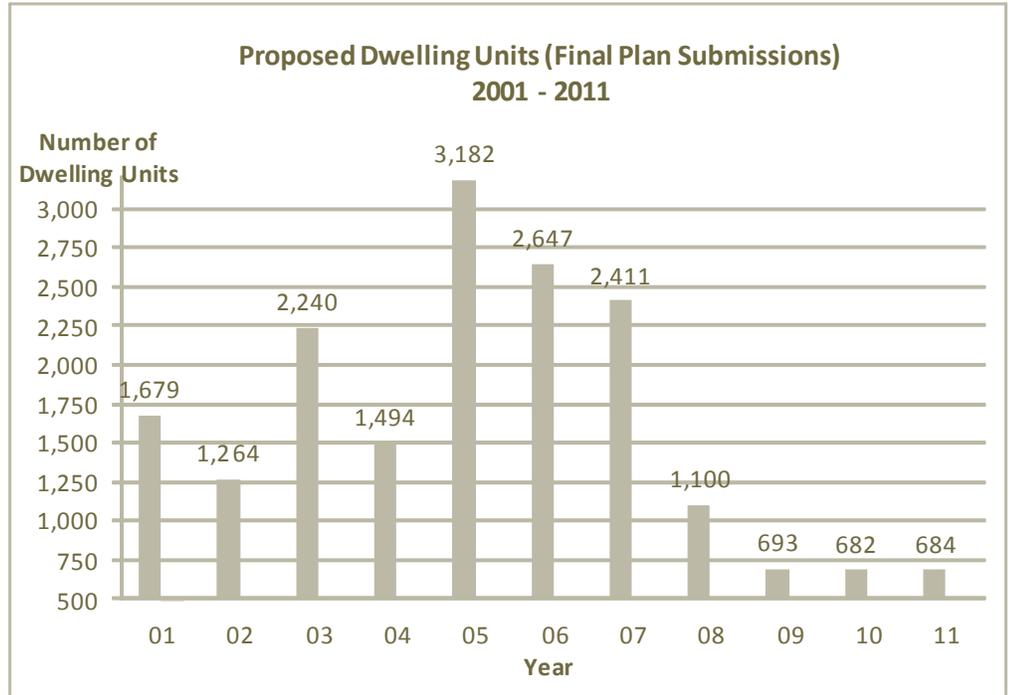
# GROWTH TRENDS - Plan Submissions

## Plan Submissions

The Cumberland County Planning Commission monitors growth trends through the submission of final subdivision and land development plans to our office. Information includes number of plans submitted, developments of regional impact, number of proposed dwelling units, proposed commercial/industrial developments, proposed acreage developed, open space preserved, and proposed development in Growth Areas.

## Proposed Dwelling Units

In 2011, the number of proposed dwelling units remained about the same as in 2010, increasing by only 2 units. During the last three years, the number of proposed dwellings has remained consistently low compared to the previous 10 years.



## Proposed Commercial / Industrial Development

In 2011, the number of proposed commercial and industrial developments increased by 45% from 2010. The 48 commercial/industrial developments in 2011 is the largest increase since the record low in 2009, and is similar to numbers seen before the recession.

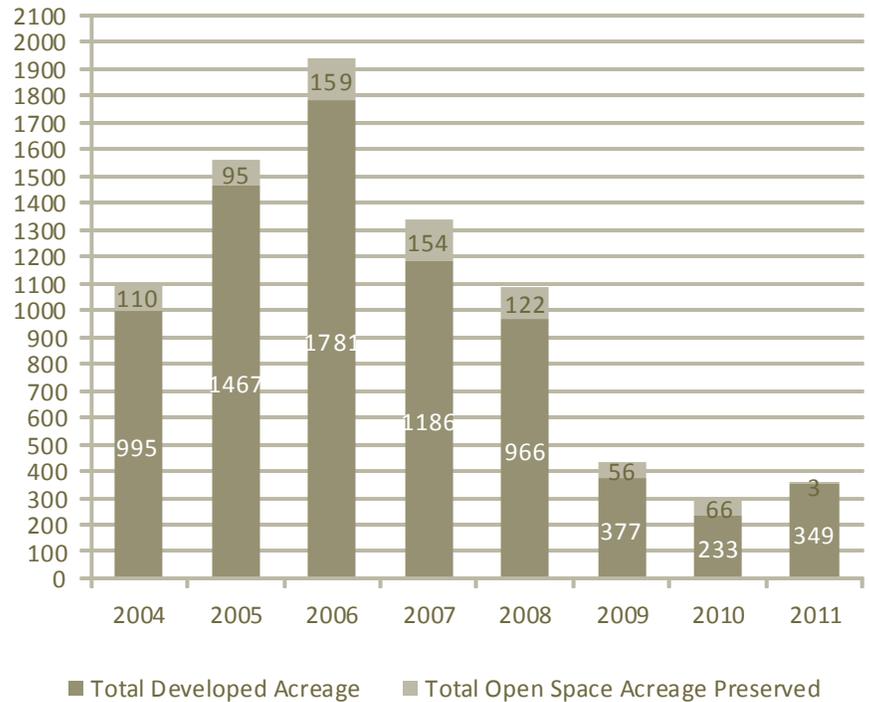
# GROWTH TRENDS - Plan Submissions

## Acres Developed and Preserved

Approximately 349 acres were proposed for development in 2011, based on final plan submissions. This is an increase of 116 acres from 2010 (50% increase) and reverses the decreasing trend since 2006.

Only 3 acres of preserved open space was proposed in 2011 through final plan submissions. This is a significant decrease of 63 acres (95% decrease) from 2010. The reasons for this decrease include a reduced number of large residential developments in 2011, increased use of a fee in lieu of recreation area, and dedicated open space provided in future development phases. In 2011, 1 acre of open space was proposed for preservation for every 116 acres proposed for development.

Proposed Acres Developed and Open Space Preserved  
2004 - 2011

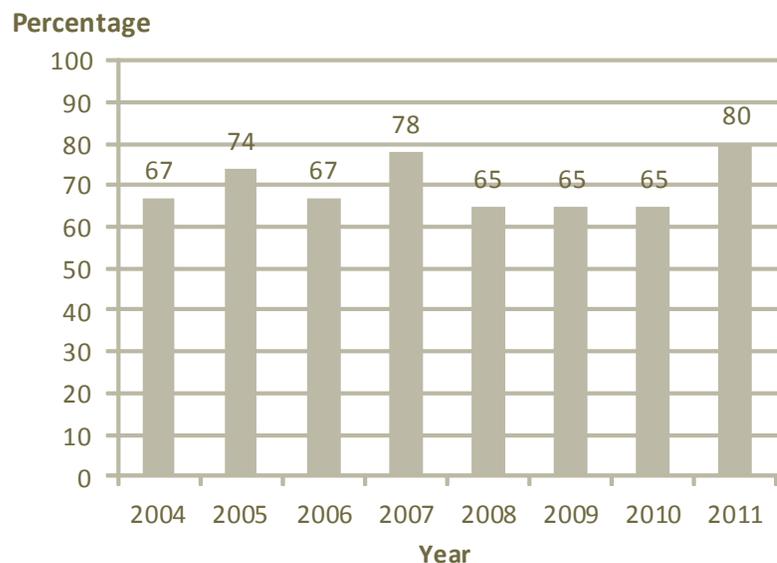


## Acreage In Growth Areas

Growth Areas are regions targeted for development which provide public services such as sewer, water, transit, and highway access.

In 2011, 80% of the acres proposed for development occurred in Growth Areas, as designated by the County Comprehensive Plan. This is a significant increase from the last 3 years at 65%.

Percent of Proposed Development In Growth Areas  
2004 - 2011



# GROWTH TRENDS—Plan Submissions

## Number of Proposed Lots/Units by Land Use Type in 2011

Final plan submissions by land use type are presented below. East Pennsboro Township had the highest number of proposed dwellings, followed by Upper Allen Township and Carlisle Borough. South Middleton Township had the highest number of proposed commercial/industrial development, followed by Hampden and Lower Allen Townships.

Number of Proposed Lots/Units by Land Use Type – Final Plans 2011

Municipality	LOTS	SF	MU-F	TH	CM	IND	AG	P/SP	ADD	ACREAGE
Camp Hill Borough	8	1	0	0	1	0	0	1	5	1.35
Carlisle Borough	5	0	74	2	2	0	0	1	0	5.16
Cooke Township	0	0	0	0	0	0	0	0	0	0.00
Dickinson Township	41	31	0	0	0	0	0	2	8	62.22
East Pennsboro Township	5	1	288	0	2	0	0	0	1	21.66
Hampden Township	15	0	0	0	6	0	0	1	8	48.42
Hopewell Township	8	2	0	0	0	0	0	1	5	51.58
Lemoyne Borough	1	0	0	0	1	0	0	0	0	0.54
Lower Allen Township	12	1	0	0	4	1	0	3	3	13.74
Lower Frankford Township	3	2	0	0	0	0	1	0	0	137.04
Lower Mifflin Township	3	1	0	0	0	0	0	0	2	3.46
Mechanicsburg Borough	3	2	0	0	1	0	0	0	0	0.64
Middlesex Township	8	0	0	0	3	1	0	0	4	20.00
Monroe Township	41	39	0	0	0	0	0	1	1	23.99
Mt. Holly Springs Borough	1	0	0	0	0	0	0	0	1	0.96
New Cumberland Borough	1	0	0	0	0	0	0	0	1	0.06
Newburg Borough	0	0	0	0	0	0	0	0	0	0.00
Newville Borough	1	0	0	0	1	0	0	0	0	0.12
North Middleton Township	31	0	0	28	1	0	0	1	1	5.54
North Newton Township	7	2	0	0	1	0	1	1	2	94.63
Penn Township	7	0	0	0	1	1	0	0	2	120.04
Shippensburg Borough	8	1	0	0	1	0	0	2	4	5.10
Shippensburg Township	7	1	0	0	1	0	0	3	2	14.11
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0.00
Silver Spring Township	66	32	0	24	3	0	0	1	5	95.83
South Middleton Township	44	24	0	0	7	1	0	1	11	85.75
South Newton Township	3	2	0	0	0	0	0	0	1	11.63
Southampton Township	16	5	0	0	2	0	1	2	6	38.79
Upper Allen Township	43	35	0	78	2	1	0	0	1	47.35
Upper Frankford Township	7	5	0	0	0	0	0	0	2	16.67
Upper Mifflin Township	5	1	0	0	1	0	0	0	3	51.45
West Pennsboro Township	13	2	0	0	2	0	4	0	5	69.48
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0.00
<b>County Totals</b>	<b>412</b>	<b>190</b>	<b>362</b>	<b>132</b>	<b>43</b>	<b>5</b>	<b>7</b>	<b>21</b>	<b>84</b>	<b>1047.31</b>

SF=Single Family, MU-F=Multifamily, TH=Townhouse, CM=Commercial, IND=Industrial, AG=Agriculture, P/SP=Public/Semi Public, ADD=Lot Addition

## Building Permits

The Cumberland County Planning Commission conducts a building permit survey each year to monitor growth trends and identify locations where development is actually occurring. The survey includes the number and type of permits issued by municipality, as well as, the estimated construction costs. The following data is from the 2011 building permit survey.

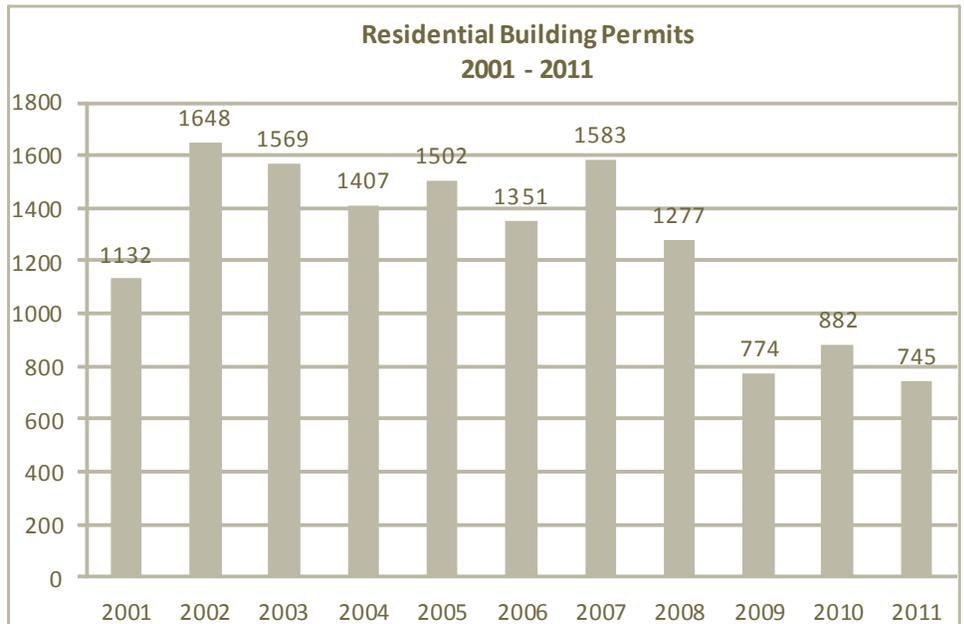
### Commercial and Industrial Development Activity

An increase in the number of commercial and industrial permits occurred in 2011. This reverses the declining trend since 2005 and the record low in 2010. This matches the increase in commercial and industrial plans submitted and may indicate more confidence in the economy.



### Residential Development Activity

The number of permits issued for new dwellings in 2011 is the lowest on record since 1987. It decreased by over 130, or 15% from 2010. During the last 3 years, permits for new dwellings have remained consistently low compared to previous years which usually exceed 1,000 new units.



# GROWTH TRENDS—Building Permits

## Total Permits for New Dwelling Units

The number of residential building permits issued by each municipality during the last 11 years is shown below. During that period, the greatest number of permits was issued by Hampden Township (2,136), followed by Silver Spring Township (1,792), and Upper Allen Township (1,626).

Total New Dwelling Units 2001-2011											
Municipality	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Camp Hill Borough	1	3	3	1	1	3	17	31	1	6	1
Carlisle Borough	35	55	61	128	59	106	27	82	102	94	10
Cooke Township	1	3	5	4	3	0	1	0	0	0	0
Dickinson Township	42	42	46	59	40	41	18	15	9	16	7
East Pennsboro Township	159	197	207	118	65	77	56	40	45	13	116
Hampden Township	164	192	197	229	288	241	253	188	132	123	129
Hopewell Township	*	8	*	9	7	6	10	9	9	6	7
Lemoyne Borough	13	15	*	20	14	4	18	20	0	11	33
Lower Allen Township	29	323	42	32	31	36	78	34	20	23	23
Lower Frankford Township	4	5	4	4	6	6	7	2	2	3	3
Lower Mifflin Township	13	21	21	8	12	13	9	6	3	4	5
Mechanicsburg Borough	6	2	3	12	3	8	2	4	4	2	10
Middlesex Township	21	19	25	35	31	49	57	44	6	41	31
Monroe Township	32	23	28	21	27	21	16	18	18	22	7
Mt. Holly Springs Borough	5	5	2	3	4	6	5	6	1	3	0
New Cumberland Borough	2	3	0	18	0	0	7	3	16	5	4
Newburg Borough	0	0	0	0	0	2	2	0	0	0	0
Newville Borough	0	0	0	2	0	0	2	3	2	2	7
North Middleton Township	39	58	78	96	138	134	75	43	40	46	21
North Newton Township	10	15	11	16	21	12	16	11	14	5	4
Penn Township	20	20	12	12	29	22	10	12	5	2	5
Shippensburg Borough	21	6	10	11	5	11	14	3	12	30	1
Shippensburg Township	29	2	57	5	7	6	194	114	4	4	4
Shiremanstown Borough	1	1	2	2	2	2	1	0	0	0	0
Silver Spring Township	129	177	261	162	125	101	151	203	127	173	183
South Middleton Township	96	118	154	99	119	114	112	66	59	49	41
South Newton Township	4	5	4	5	1	8	2	3	4	5	3
Southampton Township	56	73	94	117	101	102	199	152	49	69	9
Upper Allen Township	153	208	188	119	263	148	184	124	71	93	66
Upper Frankford Township	9	12	15	24	29	36	13	10	12	13	6
Upper Mifflin Township	14	9	6	9	7	3	8	3	4	5	1
West Pennsboro Township	24	25	31	27	62	31	19	17	3	13	6
Wormleysburg Borough	0	3	2	0	2	2	0	11	0	1	2
<b>COUNTY TOTALS</b>	<b>1,132</b>	<b>1,648</b>	<b>1,569</b>	<b>1,407</b>	<b>1,502</b>	<b>1,351</b>	<b>1,583</b>	<b>1,277</b>	<b>774</b>	<b>882</b>	<b>745</b>
<b>* No Data Provided Source: Municipal Building Permit Surveys 2001 - 2011</b>											

# GROWTH TRENDS—Building Permits

## Building Permits Issued in 2011

The number and type of building permits issued by municipality is shown below. Silver Spring Township issued the most permits for new residential units for the second year in a row: 2010 (173), 2011 (183). Also, Carlisle Borough issued the most permits for new commercial/industrial establishments for the second year in a row: 2010 (12), 2011 (11).

Building Permits Issued 2011													
Municipality	New Residential Units								Dwellings Demolished	Net Total Residential	New Commercial Establishments	New Industrial Establishments	New Public/Semi-Public Establishments
	Single Family	Semi-De-tached	Multi-Family Apts.	Town-houses	Apartment Conversions	Mobile Homes	Rehabilitated Dwellings	Total New Residential					
Camp Hill Borough	1	0	0	0	0	0	0	1	0	1	0	0	0
Carlisle Borough	5	0	0	0	0	0	5	10	2	8	11	0	0
Cooke Township	0	0	0	0	0	0	0	0	0	0	0	0	0
Dickinson Township	6	0	0	0	0	1	0	7	5	2	0	0	0
East Pennsboro Township	12	2	96	6	0	0	0	116	3	113	2	0	0
Hampden Township	76	8	0	40	0	5	0	129	6	123	3	0	0
Hopewell Township	4	0	0	0	0	3	0	7	0	7	0	0	0
Lemoyne Borough	0	0	0	29	0	0	4	33	0	33	0	0	0
Lower Allen Township	23	0	0	0	0	0	0	23	3	20	2	0	0
Lower Frankford Township	2	0	0	0	0	1	0	3	1	2	0	0	0
Lower Mifflin Township	2	0	0	0	0	3	0	5	2	3	0	0	0
Mechanicsburg Borough	2	0	0	0	0	0	8	10	0	10	1	0	0
Middlesex Township	11	0	20	0	0	0	0	31	1	30	2	0	0
Monroe Township	7	0	0	6	0	0	0	7	1	6	0	0	0
Mt. Holly Springs Borough	0	0	0	0	0	0	0	0	1	-1	0	0	0
New Cumberland Borough	1	0	0	0	0	0	3	4	0	4	0	0	0
Newburg Borough	0	0	0	0	0	0	0	0	1	-1	0	0	0
Newville Borough	2	0	2	0	0	0	3	7	1	6	0	0	0
North Middleton Township	13	6	0	0	0	2	0	21	1	20	0	0	0
North Newton Township	2	0	0	0	0	1	1	4	0	4	0	1	0
Penn Township	5	0	0	0	0	0	0	5	0	5	0	0	0
Shippensburg Borough	0	0	0	0	0	0	1	1	0	1	1	0	2
Shippensburg Township	0	0	0	4	0	0	0	4	0	4	0	0	0
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0	1	0	0
Silver Spring Township	127	22	0	30	0	4	0	183	2	181	5	0	0
South Middleton Township	27	4	0	0	0	10	0	41	6	35	4	5	2
South Newton Township	3	0	0	0	0	0	0	3	0	3	0	0	0
Southampton Township	8	0	0	0	0	0	1	9	1	8	1	0	0
Upper Allen Township	38	28	0	0	0	0	0	66	3	63	2	0	1
Upper Frankford Township	1	0	0	0	0	5	0	6	0	6	0	0	0
Upper Mifflin Township	1	0	0	0	0	0	0	1	0	1	0	0	0
West Pennsboro Township	84	0	0	0	0	2	0	6	0	6	2	0	0
Wormleysburg Borough	0	0	0	0	0	0	2	2	0	2	0	0	0
<b>COUNTY TOTALS</b>	<b>383</b>	<b>70</b>	<b>118</b>	<b>109</b>	<b>0</b>	<b>37</b>	<b>28</b>	<b>745</b>	<b>39</b>	<b>706</b>	<b>36</b>	<b>6</b>	<b>5</b>

Source: Municipal Building Permit Survey 2011

## ► **Mission Statement**

The purpose of the Cumberland County Agricultural Land Preservation Board is to protect viable agricultural lands by acquiring agricultural conservation easements that prevent the development or improvement of land for any purpose other than agricultural production. Further, it is the purpose of the Agricultural Land Preservation Board to:

- Encourage landowners to make a long-term commitment to agriculture by offering them financial incentives and security of land use;
- Protect normal farming operations in agricultural areas from incompatible non-farming uses that may render farming impracticable;
- Protect normal farming operations from complaints of public nuisance against normal farming operations;
- Assure conservation of viable agricultural lands in order to protect the agricultural economy of this Commonwealth;
- Provide compensation to landowners in exchange for their relinquishment of the right to develop private property; and
- Maximize agricultural easement purchase funds and protect the investment of taxpayers in agricultural conservation easements.

## ► **Board Membership**

The Cumberland County Agricultural Land Preservation Board is comprised of seven volunteer members who serve terms of three years. Appointments to the Board are made by the County Commissioners. Representation includes three active farmers, one contractor/developer, one township supervisor and two at large members. In addition to the seven regular members, the Agricultural Land Preservation Board has three advisory members representing the Board of Commissioners, Conservation District and Penn State Cooperative Extension. Advisory members may not vote. The Agricultural Land Preservation Board meets the second Wednesday of each month at 7:30 a.m. Meetings are open to the public and held at 18 North Hanover Street, Suite 105, Carlisle, PA.

## ► **Board Members**

Vince DiFilippo, Chairman

Donald Mowery, Vice-Chairman

Diane Stamy, Secretary

Kingsley Blasco

Geoffrey Clymer

Denny McCullough

Boyd Weary

## ► **Agricultural Land Preservation Staff**

Kirk Stoner, Director of Planning

Stephanie Williams, Greenway & Open Space Coordinator

Rebecca Wiser, Farmland Preservation Coordinator

Tracey Yoder, Recording Secretary (January-June 2011)

Jodi Sheppard, Recording Secretary (July-December 2011)

Solicitor - Robert G. Frey, Frey & Tiley

## ► **Advisory Members**

Rick Rovegno, Board of Commissioners

Carl Goshorn, Conservation District

David Swartz, Penn State Cooperative Extension

# AGRICULTURAL LAND PRESERVATION

## Cumberland County Agricultural Conservation Easement Purchase Program

The Agricultural Conservation Easement Purchase Program was developed to strengthen Pennsylvania's agricultural economy and to protect prime farmland. The Program incorporates the use of county, state, federal and local funds to purchase agricultural conservation easements on prime agricultural land from willing landowners. The Agricultural Conservation Easement Purchase Program works by paying the farmer to place certain restrictions upon the land to maintain and permanently preserve high quality, functional farmland. The land continues to be the farmer's private property and the farmer retains all privileges of land ownership, except the ability to sell the land for non-agricultural development or to develop the land for non-agricultural purposes. Participation in the Program is completely voluntary and very competitive. In order to be eligible for the Program, the farm must contain at least 50 acres and be enrolled in an Agricultural Security Area. Then, farms are ranked against other eligible farms according to the Farmland Ranking System outlined below. Each property is given a numerical score, and the farms with the highest score receive funding for easement purchase.

<b>2011 Farmland Ranking System</b>	
<i>Land Evaluation and Site Assessment System</i>	
<b>Land Evaluation (40%)</b>	<b>Points</b>
Soil quality, as per the NRCS Soil Survey	40
<b>Site Assessment (60%)</b>	
<b>Development Potential Factors (10%)</b>	
Extent of non-agricultural land use within 1 mile	4
Road frontage	4
Availability of public water	1
Availability of public sewer	1
<b>Farmland Potential Factors (25%)</b>	
Size of farm	6.25
Percent of tract in agriculture production	6.25
Conservation practices/Stewardship of land	5
Historic, scenic and environmental qualities	2.5
Percent of farm offered for easement purchase	2.5
Family farm	2.5
<b>Cluster Potential Factors (25%)</b>	
Proximity to other preserved farms	10
Proximity to Agricultural Security Areas	7.5
Consistency with the County Planning and Development Map	7.5
<b>TOTAL</b>	<b>100</b>

## Partners for Excellence in Agriculture

Cumberland County Partners for Excellence in Agriculture (Ag Partners) is a partnership that includes production agriculture and the business, education, governmental and community organizations and individuals that support the success of agriculture in Cumberland County. Coordination for Ag Partners is provided by the Cumberland County Planning Department along with the Conservation District. A major milestone for 2011 included development of a video to tell the story of agriculture in Cumberland County. The video was completed in collaboration with the Capital Area Resource Conservation & Development Council and is to be released in 2012.

# AGRICULTURAL LAND PRESERVATION

## 2011 Program Funding

Funding for the Cumberland County Agricultural Conservation Easement Program totaled \$2.5 million in 2011. These funds are to be used exclusively for easement purchases. This amount includes \$1 million from the County, which was derived from the general fund and interest collected from 2010 Clean and Green rollback tax penalties. The remaining funds were a combination of state and federal funds. In 2011, nearly \$22 million was available from the Pennsylvania Department of Agriculture for distribution statewide. State funds are derived from cigarette tax revenues and Growing Greener 2. Federal funds were awarded from the Federal Farm and Ranchland Protection Program.

## 2011 Application Round

Applications for the 2011 round of funding were received by staff between January 1, 2010 and December 31, 2010. 52 applications, totaling 6,100 acres of farmland, were submitted for consideration. During the first quarter of 2011, the Board staff ranked all applications eligible for the Program according to the approved farmland ranking system and reviewed the results with the Board Ranking Committee.

From the 52 applications, the top seven ranking farms were selected by the Board for appraisal and easement purchase consideration. Of the seven farms selected, two farms withdrew their applications, one farm of 83 acres has closed and four farms totaling 486 acres are expected to proceed to closing in 2012. The County Board offered landowners 89% of the appraised easement value or an amount not to exceed \$4,000/acre. The Board cap is \$4,000/acre. See the table below for a summary of County Board offers.

Summary of 2011 County Board Offers					
Name	Township	Acres	Board Offer/ Acre	Total Easement Value	Application Status
Stover	Middlesex	140.42	\$4,000	561,680	Settlement pending
Nealy	Southampton	65.83	NA	NA	Withdrew Application
McCullough	West Pennsboro	116.70	\$4,000	\$466,800	Settlement pending
Deitch	Dickinson	83.40	\$2,848	\$237,523	Settled
Nealy	North Newton	67.07	\$2,990	\$200,539	Settlement pending
Nealy	North Newton	161.66	\$3,178	\$513,755	Settlement pending
Clelan	Penn	114.00	NA	NA	Withdrew Application
		<b>Total Acres Preserved 569</b>	<b>Average Offer/Acre \$3,400</b>	<b>\$ 1,980,297</b>	

## South Mountain Partnership Award

In December 2011, the Planning Department and Agricultural Land Preservation Board were recognized for their outstanding initiatives to preserve and promote agriculture in Cumberland County. The award recognized exceptional achievement in the following programs and initiatives: Agricultural Conservation Easement Program, Farmland Preservation Donation Program, Preserved Farm Signage Program, Local Food, Farm and Outdoor Attraction Guide, Farm Tour and Partners for Excellence in Agriculture.

# AGRICULTURAL LAND PRESERVATION

## County Program Status

Between 1989 and 2011, 14,825 acres of farmland have been preserved countywide through 122 easements. The additional four easements selected in 2011, containing 486 acres of farmland, are pending settlement. Refer to Figure 1 for a location map of all final and pending easements. The table below shows a summary of preserved and pending preserved farmland by municipality. A total investment of \$38.4 million in federal, state, county and local funding was utilized to purchase these easements with an additional \$1.74 million pending settlement on four farms.

Summary of Preserved Farms by Municipality		
1989-2011		
Municipality	Acres Preserved	Acres Pending
Dickinson Township	2,092	0
Middlesex Township	238	140
Monroe Township	1,905	0
North Middleton Township	248	0
North Newton Township	379	229
Penn Township	3,206	0
Shippensburg Township	84	0
South Middleton Township	1,395	0
South Newton	193	0
Southampton Township	2,182	0
Upper Allen Township	214	0
West Pennsboro Township	2,689	117
<b>Total Countywide</b>	<b>14,825</b>	<b>486</b>
<b>Total Cost</b>	<b>\$38.4 M</b>	<b>\$1.74 M</b>

## Farmland Preservation Statewide

- Pennsylvania is a leader in farmland preservation and #1 in the nation for total acres of farmland protected.
- 57 of the 67 counties in Pennsylvania participate in the Agricultural Conservation Easement Purchase Program.
- 457,537 acres of farmland are permanently protected statewide through 4,229 agricultural conservation easements.
- Cumberland County ranks 9th in the State for acres preserved through the Program.

## Agricultural Security Areas

Currently, there are approximately 72,783 acres of land enrolled in Agricultural Security Areas (ASAs) throughout 17 municipalities. This represents approximately 20% of the Cumberland County landscape. An ASA is a tract of agricultural land that has been officially designated as an agricultural district by the local municipality. ASAs are intended to promote more permanent and viable farming operations by strengthening the farming community's sense of security in land use and the right to farm. ASAs do not provide permanent farmland protection. Refer to Figure 1 for ASAs in Cumberland County.

# AGRICULTURAL LAND PRESERVATION

## Annual Inspections

During the second quarter of 2011, the Board staff, in cooperation with the Cumberland County Tax Assessment Office, Conservation District and Natural Resource Conservation Service, inspected all farms preserved through the Program. The County Board and staff are working with landowners to achieve full compliance on all farms. The table below depicts a summary of inspections completed from 2008 to 2011.

Summary of Inspections 2008 - 2011				
Status	2008	2009	2010	2011
Farm Inspections Completed	122	125	130	131
Full Compliance	105 (86%)	115 (92%)	124 (96%)	120 (92%)
Farms Requiring Conservation Plan Updates	7 (6%)	3 (2%)	3 (2%)	2 (2%)
Farms Requiring Corrective Deed Language	10 (8%)	7 (6%)	3 (2%)	8 (6%)
Other Violations	0	0	0	1 (<1%)

## Events

In 2011, the Agricultural Land Preservation Board organized and/or assisted with two educational opportunities:

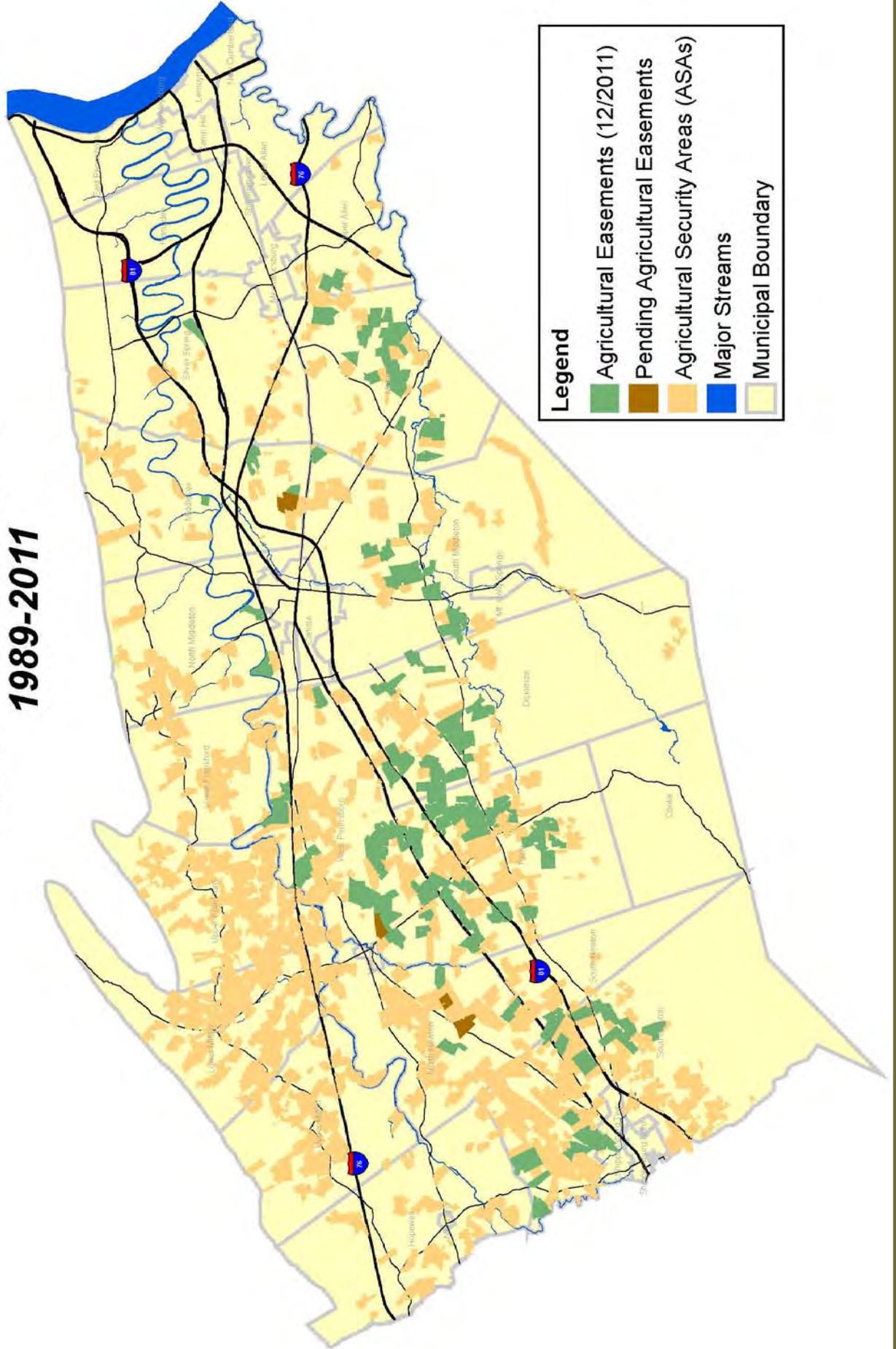
- **Farm Tour** – In October 2011, the Planning Department and Penn State Cooperative Extension sponsored the Cumberland County Farm Tour. Free tours of Brymesser Farms, Dickinson College Farm, and Hayman Farms were available to the public the first Saturday of October. Approximately 200 people participated in the event and learned about the benefits of agriculture.
- **Pre-Application Workshop** - The Board hosted an information meeting in November 2011 for all persons interested in the Agricultural Conservation Easement Purchase Program. The purpose of the workshop was to provide an overview of the Program and review the provisions of the deed of easement, farmland ranking system and the application process. Approximately 30 landowners attended the meeting.

## Program Recertification and Program Amendments

The Pennsylvania Department of Agriculture requires that Agricultural Conservation Easement Programs be recertified every seven years in order to remain eligible for state funding. Cumberland County's Program was recertified by the State Agricultural Land Preservation Board on December 15, 2011. During the recertification process the County Board and State Board also approved the following changes to the program guidelines:

- Amend Section 208 Rural Enterprises to include an application process and to accommodate agritourism and other rural enterprise activities, as approved by the Board and subject to the Agricultural Security Area Law and regulations and the governing agricultural conservation easement. These provisions are retroactive to all easements acquired under the Program.
- Amend Section 103 Minimum Criteria and Section 104 Farmland Ranking System to change the minimum acreage required for the Program from 50 to 52 acres.

**Figure 1**  
**Cumberland County Agricultural Land Preservation Board**  
**15,000 Acres Preserved**  
**1989-2011**



**Legend**

- Agricultural Easements (12/2011)
- Pending Agricultural Easements
- Agricultural Security Areas (ASAs)
- Major Streams
- Municipal Boundary