

Land Use and Growth Management Profile

Wayne County is located in the northeast corner of Pennsylvania, 100 miles west of New York City. Susquehanna, Lackawanna, Monroe, and Pike Counties and the New York State counties of Broome, Delaware, and Sullivan border the County. Predominantly rural, Wayne County contains 28 municipalities, including 22 townships, and six boroughs. Honesdale is the county seat, with a population of 4,874, and maintains the largest urban center in the County.

Covering 729 square miles of rolling terrain, elevation varies from 2,656 feet above sea level in the western portion of the County to 670 feet at the Delaware River, which marks the County's eastern border with New York State. Of Pennsylvania's 67 counties, Wayne County ranks 44th in population with 47,722 persons and has a population density is 65 persons per square mile.

Existing Land Use Conditions

Wayne County's topographic features have greatly contributed to existing County land use. Topography, soils, lakes, and streams were created from bedrock formations and glacial movements that began during the Upper Devonian Period and continued through the Wisconsin glacial stage of the Pleistocene Epoch.

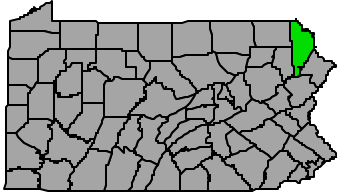
The majority (93 percent) of Wayne County is undeveloped. Of this total, 70 percent and 23 percent is devoted to forest land and agriculture uses, respectively.

Lumbering was a major industry in the County until the late 19th century, when

tanneries and associated acid factories developed after prime lumber was timbered. During the 1920s, the County produced railroad ties and mine shoring reusing existing saw mills. Today, Wayne County's high-quality environment supports the tourism industry and plays a major role in attracting citizens and changing land uses.

Key Land Use Issues

- ☑ **Wayne County's population has outpaced Pennsylvania and the nation.** According to 2000 Census data, Wayne County's growth rate was 19.5 percent, exceeding the 13.2 percent national growth rate and Pennsylvania's growth rate of 3.4 percent. Behind Pike (65.6%) and Monroe (44.9%), Wayne County was the third fastest growing county during the 1990s.
- ☑ **Wayne County's new residents are relocating from neighboring Pennsylvania counties and the New York/New Jersey Metropolitan area.** While not as significant in terms of numbers as migration into neighboring Pike and Monroe Counties, new County residents are being attracted from the New York/New Jersey metropolitan area. Over 2,500 people moved to Wayne County from New York and New Jersey counties between 1993 and 2000. Interestingly enough, the majority of Wayne County's recent migrants have been relocating from Lackawanna, Pike, and Monroe Counties. Some of the County's new residents may have originally purchased land for speculative purposes or constructed a



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home as a secondary residence. These dwellings are being converted to permanent residences.

- ☑ **Although Wayne County's population is growing, the number of housing units has remained relatively constant.** Between 1990 and 2000, the number of housing units in Wayne County increased by 7.4 percent. The number of new housing units is relatively small compared to similar Pennsylvania rural counties.
- ☑ **Conversion of agricultural land to residential has been a consistent countywide trend.** Agricultural land has decreased significantly between 1970 and 1990, as residential land use has increased. In 1970, the amount of agricultural land use was 402,820 acres, while residential land use was 21,371 acres. In 1990, the agricultural land use decreased to 163,216 acres, while residential land use increased to 224,270 acres.
- ☑ **Tourism impacts Wayne County's land development patterns.** Wayne County is part of the Pocono Mountain Region, a long-standing tourist destination in northeastern Pennsylvania. As urban residents from New York and New Jersey and the Scranton/Wilkes-Barre area seek less-hectic lifestyles, Wayne County communities, especially around Lake Wallenpaupak, are growing. Low real estate costs add to the attractiveness of the natural resources.
- ☑ **Highway networks impact existing and future County land use patterns.** Route

6 extends east to west throughout the County and traverses the boroughs of Hawley, Honesdale, Prompton, and Waymart. It is the major connector to Pennsylvania's northern tier counties. Interstate 84 has had an impact on the southern portion of the County and is a major connector to the New York and New Jersey metropolitan areas. Interstate 17, located in New York State, influences the northern portion of the County relative to in migration of new residents from New York.

Land Use Planning Activities

- ☑ **Wayne County is assessing the conversion of its agricultural land in an effort to help municipalities prepare for the effects of growth.** Wayne County's Agricultural Land & Sprawl study will document the impact of agricultural land conversion. Through the use of GIS, the study will be an educational tool available to all municipalities to understand land use change from a multi-municipality and regional perspective. These efforts will help local elected officials in planning for and dealing with future land use pressures.
- ☑ **Wayne County maintains an active regional planning group.** Located in the southern portion of the County, Sterling, Dreher, and Lehigh Townships have multi-municipal planning organized prior to the implementation of Act 247 incentives.