

Clinton County Comprehensive Plan 2014

Adopted April 10, 2014



A strategic planning guide for Clinton County and municipal officials, the Clinton County Planning Commission, and the Clinton County Planning Department to follow in guiding new development.



ACKNOWLEDGEMENTS

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CLINTON COUNTY COMMISSIONERS

Jeffrey A. Snyder, Chairman
Robert B. "Pete" Smeltz, Jr., Vice Chairman
Joel Long, Commissioner

CLINTON COUNTY PLANNING DEPARTMENT

Timothy L. Holladay, Director
Katherine M. de Silva, Grants Administrator
Gregory T. Smith, Community Planner

CLINTON COUNTY GIS DEPARTMENT

James Watson, Director
Daniel Ake

CLINTON COUNTY PLANNING COMMISSION MEMBERS

Terry Murty, *Chairman*
David Calhoun, *Vice Chairman*
Douglas T. Byerly
Richard C. Bowman III
Thomas Campbell
Melvin Coakley
John Dotterer
David Glessner
Roger Hoy

ADDITIONAL CONTRIBUTORS

Rachelle Abbott, STEP
Connie Baker, STEP
Maria Boileau, CC Voter Registration
Mary Ann Bower, CC Conservation District
Doug D'Amore, DCNR Bureau of Forestry
Sue Evans, STEP
Mike Flanagan, CC Economic Partnership
Maria Garlick, CC Housing Coalition
Leonora Hannagan, City of Lock Haven

Mary Jane Isenberg, CC Women's Center
Jonathon Johnson, Center for Rural Pennsylvania
Shawn Lehman, DCNR Bureau of Forestry
Pete Lopes, CC Tourist Promotion Agency
Richard Morris, private citizen
Jeffrey Rich, CC Housing Authority
Trevor Reeder, CC Emergency Services

Photos contributed by the Clinton County Tourist Promotion Agency and Kate de Silva

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Executive Summary and Quick Reference

The Municipal Planning Code (MPC) requires a Comprehensive Plan update every 10 years. In North Central Pennsylvania, the increasing pace of change and impacts from Marcellus Shale gas exploration convinced the Clinton County Planning Commission to conduct its update early. Incorporating new demographic, housing, and economic data coming out of the 2010 Federal Census was also a priority.

CHANGES TO THE 2005 PLAN

The data analysis section (Chapter 2) evaluates existing conditions and enables planners to identify issues and concerns. It was rearranged, updated, and expanded.

- Public Safety section expanded
- Education section expanded to add discussion of preschool and early learning
- Tourism and Recreation section added
- Cultural resources discussion expanded
- Planning Commission responsibilities and procedures detailed
- Discussion of AMD-impaired waters added
- Conservation section expanded
- Forest Resource section added
- Marcellus Resource section added

The goals and strategies section (Chapter 3) is where planners identify the scope, content, and personnel of future action.

- Accomplished goals from the 2005 Plan were removed
- Goals needing ongoing attention were updated
- New goals and strategies for Marcellus Shale industry development, recreation and tourism, forestry, conservation, and cultural resources were added

IDENTIFIED ISSUES AND CONCERNS

Demographics

- Population growth outpaced 2005 projections, but has slowed. Growth is uneven: Western Clinton County is still losing population. Average population is anticipated to remain fairly level over the next ten years.
- Changes to ethnic and racial diversity, median age and educational attainment levels are statistically minimal.
- Per capita income increased by 24.3%, but this is lower than the state average. The poverty rate has risen by 1.6%. Western Clinton County per capita income is lower than in the rest of the County.

Housing

- Around 37% of Clinton County's residents, at current income levels, will have some difficulty affording housing.
- There is a need and demonstrated demand for additional senior-only housing.
- Problems of blight in Western Clinton County still outpace the many efforts to address it.
- There is no housing option for justice-involved citizens (that is, being released from prison).

Economic Development

More than 51% of County residents commute out of the County for work, and expend their resources near their workplaces. Increased availability of in-County jobs at all skill levels is desirable.

Cultural Resources

Areas of the County distant from the City of Lock Haven have reduced access to cultural resources. There are no community libraries, arts or music organizations in Sugar Valley.

Land Use

- In the Central region, new development in outlying communities draws public resources away from the existing town centers.
- The remote location of the Greater Renovo area seems to deter new industry from locating there.
- Environmental and land use impacts from Marcellus exploration activities will occur in the western region of the County, while economic benefits are more likely to accrue in the more populated central region.
- In the southern region, the proposed I-99 corridor and increased use of the US 220/I-80 interchange will add development pressure in a prime agricultural area.
- Zoning districts for Avis, South Renovo and Renovo Boroughs and Grugan, Leidy, Logan, Keating (East and West) and Noyes Townships cannot be "turned on" within the online GIS mapping system. (Zoning maps for Avis Borough and Logan Township are posted in PDF format on the Planning Department website.)

Transportation

- There is potential impact on highway and road infrastructure from gas industry usage.
- There is a need for regular public transportation between Clinton County and Williamsport and/or State College.

Public Safety

- There is a shortage of 24-hour local police coverage in many county areas
- Drug use and drug-related crime are on the increase
- Equipping emergency service providers is expensive and funding sources are dwindling
- There is a decline in active fire company volunteers
- Fire companies face water-access issues in remote, sparsely populated areas

Education

There are no licensed preschool, early learning, or daycare establishments in Sugar Valley.

Health Care

Telemedicine capacity is needed in the Renovo area.

Public Utilities

- Residential and commercial natural gas service needs to be extended to more communities.
- High-bandwidth wireless communications service is not fully implemented in Western Clinton County.

County and Municipal Administration, Facilities, and Finances

- There is wide variance between the planning ordinances, zoning, permitting, and subdivision procedures of the County's many municipalities. This can create confusion around proposed development.
- The County Subdivision and Land Development Ordinance and Zoning Ordinance need updating.
- Zoning districts for Avis, South Renovo and Renovo Boroughs and Grugan, Leidy, Logan, Keating (East and West) and Noyes Townships need to be added to the online GIS mapping system.

Recreation and Tourism

Tourism is possibly the greatest economic development opportunity in this County. Our outstanding tourism assets are currently underutilized and promotional efforts should be amplified. There is also a need for more tourism businesses such as outfitters, trip organizers, tour guides, and places to stay. More ATV, hiking and snowmobile trail connectors will increase use of our existing facilities. More organized activities such as mountain bike and cross-country ski races will draw new visitors.

Natural Resources

- Increases in impervious areas (through development) create stormwater collection issues
- Development in flood-prone areas creates risks and hazards
- Agricultural activities increase sediment and nutrient pollution

Forest Resources

- Private owners of woodland may not undertake best forest management practices
- Timber harvest activities do not constitute development, so local planning ordinances do not apply
- Caterpillars and beetles can destroy forests

Marcellus Shale Resources

- Impacts on water quality and quantity, wildlife habitat, and recreation can occur from gas extraction activities
- Increased trucking traffic affects roadways and bridges
- Increased miles of dirt and gravel roads affect headwater stream ecosystems
- Increased potential exists for pipeline rupture or vehicle spills of toxic waters

ACTION PLAN HIGHLIGHTS

Table 28 at the end of this Plan provides a detailed look at the County's plans for addressing the above-listed issues and concerns. Activities given the highest priority will be implemented first. As seen in Table 28, many activities are ongoing. The highest priorities for 2014 are as follows:

1. Review and update countywide Subdivision and Land Development Ordinance.
 - a. To encourage flexibility in housing development, such as traditional neighborhoods, conservation design, and cluster housing
 - b. To guide development away from sensitive natural resource areas
 - c. With consideration for Marcellus Shale impacts
 - d. With consideration for public safety needs
 - e. To target growth areas identified in the Land Use Plan included herein
2. Review and update countywide zoning.
 - a. To guide business to industrial parks and commercially zoned areas
 - b. To ensure conformance to the Land Use Plan included herein
 - c. To encourage use of existing infrastructure and buildings
 - d. To inhibit sprawl
 - e. To retain community character in new development
 - f. To encourage protection of productive agricultural soils
 - g. To include forest-urban buffer zones for fire safety
3. Create a county handbook covering subdivision and land development, permitting, zoning procedures, policies and responsibilities. Include any new systems or procedures arising from 1 and 2 above.
4. Ensure that all county zoning is available online at the County GIS mapping website.
5. Work with Western Clinton County citizens and municipalities to develop a comprehensive plan for improvement, which addresses population loss, blight, economic development, municipal capacity, public safety, and infrastructure issues
6. Address the need for additional Senior housing
7. Work to enhance public safety
 - a. Increase population of volunteer firefighters
 - b. Improve ready access to water for firefighting
 - c. Study crime and drug use patterns and create a plan to combat them
8. Develop public transportation options for County residents

CLINTON COUNTY COMPREHENSIVE PLAN 2014

Preface – An Overview of the Comprehensive Planning Process

ROLE AND PURPOSE OF THE COMPREHENSIVE PLAN

The Comprehensive Plan is a general policy guide for the development of Clinton County over the next 10 – 20 years. It provides a vision and a general direction for policy and community improvement. The Pennsylvania Municipalities Code (MPC), Act 247 of 1968, as reenacted and amended, requires the Comprehensive Plan to consider many factors that influence a community such as location, character, and timing of future development.

The Comprehensive Plan evaluates the existing land use, transportation systems, demographics, housing, community facilities, community services, and natural and cultural resources, primarily within Clinton County borders, but also in the context of the broader region. Analysis of these data provides a framework for decision making on all of the covered topics.

WHAT A COMPREHENSIVE PLAN DOES

- Assists officials at all levels in their decision making processes.
- Projects future conditions based on observation of current patterns.
- Focuses on trends and issues, identifies departments and agencies tasked with addressing them, and suggests solutions that are both practical and innovative.
- Establishes the framework for consistency between future land use policies and land use regulatory measures.

WHAT A COMPREHENSIVE PLAN DOES NOT DO

- Does not affect individual properties.
- Does not determine land development, whether public or private.
- Does not preclude future analysis or decision making.
- Does not bind public or private entities to its recommendations.

RELATIONSHIPS BETWEEN THE COMPREHENSIVE PLAN AND OTHER PLANS

The County Comprehensive Plan gives policy guidance and direction to County regulations and codes. The Plan makes policy recommendations to update the following plans and regulations:

County Zoning Ordinance
County Subdivision and Land Development Ordinance
Act 537 Sewage Facilities Plans
Act 167 Stormwater Management Plans
County Water Supply Plan

County Greenways and Open Space Plan (adopted in 2010 as amendment to this Comprehensive Plan)
County Municipal Waste Management Plan (prepared and managed by the Clinton County Solid Waste Authority)

LOCAL MUNICIPAL COMPREHENSIVE PLANS

Clinton County's Comprehensive Plan aims to achieve its established goals and objectives in a manner that is generally consistent with those of local municipal comprehensive plans as required by the Pennsylvania MPC. The Plan acknowledges the local goals of the municipalities while making broad recommendations appropriate for the County.

Frequently Asked Questions

How will the Plan be used?

The Plan will be used by County and local municipal officials, citizen volunteers, land owners, and developers to evaluate proposed changes against the Plan's vision and goals.

What is the Comprehensive Planning rationale?

The four-step comprehensive planning process brings County and municipal planners and officials a thorough understanding of current and future development needs.

Research. Evaluate current conditions: "Where are we now? What are our assets, issues and concerns?"

Visioning. Envisioning a desirable future: "Where do we want to be by 2025?"

Goal Setting. "What are the specific changes and improvements we are planning for?"

Strategizing the steps. "How do we get there? What tools do we have, what tools do we need to develop, and who are our partners?"

Who is in charge of making the Plan work?

While the Board of County Commissioners, Planning Commission, Planning Department staff, and local municipal officials will implement this Plan, public support for the vision and recommendations is most important. This public includes residents, business owners, and organizations that have a direct interest in the future of Clinton County.

Does this Plan address economic development?

Clinton County's citizens have identified economic development as a priority. Through a variety of recommended strategies, this Plan will assist in improving the economic health of the County.

How was the update accomplished?

Beginning in October 2012, the commission conducted a full review and update of the plan's layout, content, goals, strategies, and action plans. The Planning Department staff did the primary research, one section at a

time, and the Commission considered and gave review comments on the new material at each of their monthly public meetings. Appropriate sections were submitted to County agency staff and partner agencies having expertise in each of the subject areas. A First Public Review opportunity was extended to all County municipal officials and agency heads on September 17, 2013, and comments received were incorporated.

After a fully updated study was assembled, the Commission again reviewed the draft and presented it to the public for comment on December 2, 2013. All comments were incorporated and a final document was presented to the County Board of Commissioners for their review and approval on January 21, 2014, after the final public meeting. As required by the MPC, the Commissioners distributed it for comment to neighboring counties, affected state agencies, and school districts. This process took 18 months and the resulting final plan was adopted on April 10, 2014.



Greater Renovo Area Heritage Park

Chapter 1 - An Introduction to Clinton County

LOCAL AND REGIONAL CONTEXT

Clinton County is located in north central Pennsylvania in the midst of the Appalachian Mountains. Though it contains no large urban areas, it is less than 200 miles from Philadelphia and Pittsburgh, and is within a day's drive of most of the Eastern U.S population centers. It is a very rural county and covers approximately 902 square miles. In past centuries, the region's major geographic feature drove development: the West Branch of the Susquehanna River. The river provided the primary transportation corridor from North Central Pennsylvania to all settled areas of the U.S. mid-Atlantic, and settlers placed their communities along its banks. Roads and railroads followed its route. Later, settlement extended up the tributaries and eventually, spread out along new highways as they were constructed.

The county's 29 municipalities include one third class city, seven boroughs and 21 townships, with numerous villages. The County seat is the City of Lock Haven, located in the South Central part of the County on the River. Home of Lock Haven University, the city has a population of nearly 10,000.

Geographically, the County falls naturally into three regions.

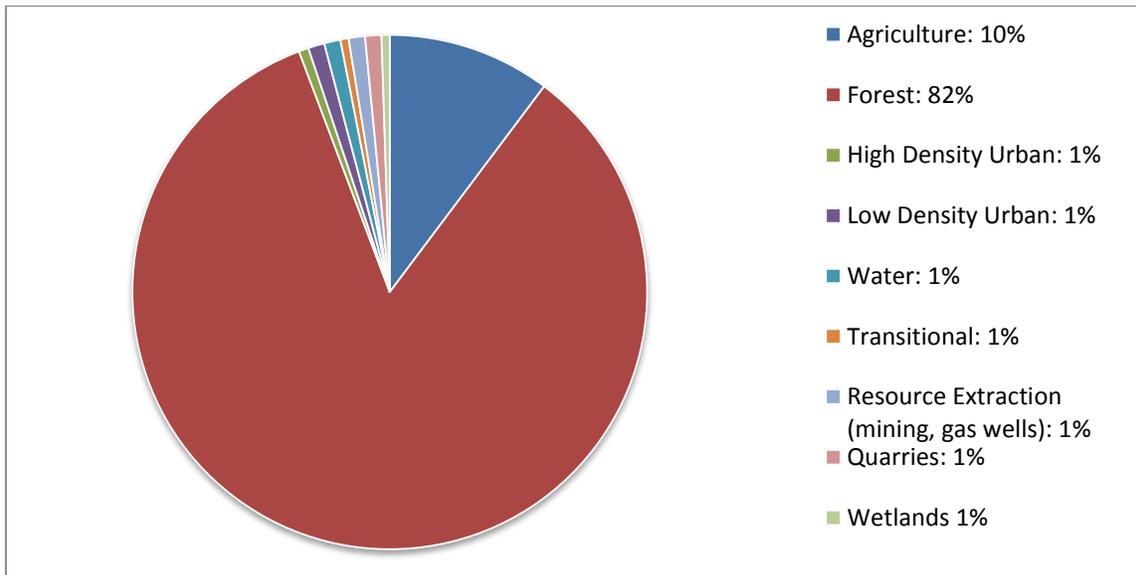
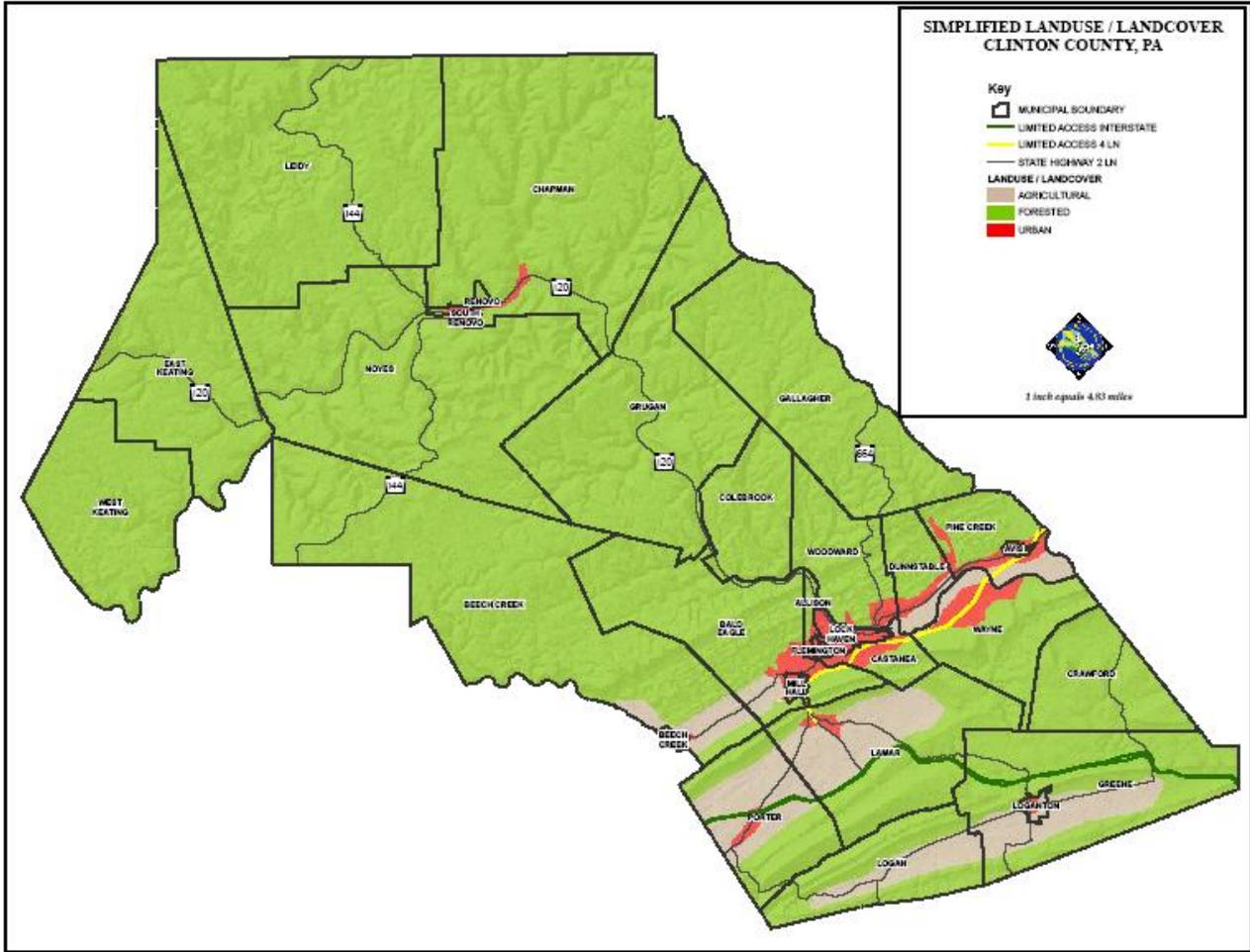
Northwest region. This Section of the County is heavily forested, mountainous, and largely consists of public land; either State Forest or State Game land. It is located entirely in the Allegheny Plateau, and the Susquehanna arcs through it from West to East. Characterized by steep ravines cut into the plateau by the river and its tributaries, it has ten townships which comprise 60% of the county's land mass. Municipalities are large in area but sparsely populated, and their primary economic bases are tourism and the outdoors. The Marcellus Shale also underlies this area.

South Central region. Both sides of the Interstate Route 220 and 150 corridor from Beech Creek at the western border to Avis at the mid-Eastern border, are more thickly settled than the rest of the county, and contain 80% of its population. In this area the Susquehanna emerges from the foothills of the Allegheny Plateau and spreads out into a broad plain that encompasses the City of Lock Haven and its suburbs, and several of the higher-population municipalities. The majority of the county's economic and industrial activity is based here.

Southeastern region. The southern reaches are characterized by alternating ridges and valleys running on an East-West axis. Sugar Valley, Nittany Valley, and the Western end of Nippenose Valley are sparsely settled and devoted primarily to agriculture. Culturally, these valleys are somewhat different from the rest of the County, in that many residents belong to Amish communities.

The map and pie chart shown in Figure 1 illustrate general land use patterns by geography and degree.

Figure 1 - Clinton County Land Use



A BRIEF HISTORY OF CLINTON COUNTY

Clinton County became the 55th County in Pennsylvania in 1839. Formed from parts of Centre and Lycoming Counties, it is named for Dewitt Clinton, a former New York governor, famous for his canal building projects. Original settlers arrived along the banks of the Susquehanna River in the late 1700s. Fort Reed, an early frontier outpost, was situated at the confluence of the River with Bald Eagle Creek and eventually grew to become the City of Lock Haven.

The abundance of natural resources provided the raw materials for the growth of several industries in the area, most notably the lumber industry. Timber was in high demand, and the County was well situated to take advantage of this booming industry. Huge forested tracts to the north and west were harvested, put in the Susquehanna River, and transported downstream to Lock Haven, which became a sawmill center and a key hub for shipping to points south and east.

Brick factories also played an integral role in the development of Clinton County. The area's mineral-rich soils and clay were the raw materials for this industry, which eventually became the economic basis of some of the smaller towns found throughout the County. At the same time, the southern valleys of the County supported a strong agricultural community that is still an important part of the economy.

Other industries that have played an important historic role in the County are textile manufacturing and the railroads. A number of textile mills were located in Clinton County, including silk mills in Lock Haven and the Woolrich Woolens Mill in Pine Creek Township. The Borough of Renovo was home to a major railroad car repair facility – the Berwick Forge and Fabricating Railcar Plant. The Piper Aircraft Plant, home of the Piper Cub, was located in Lock Haven until the early 1980's, and paper product manufacturing remains an important component of the County's economic base.

After the discovery of a huge underground reservoir of natural gas by Renovo-based farmer Dorcie Calhoun, the 1950s were boom times in Western Clinton County. The so-called "Leidy Field" near the village of Tamarack was drained and converted to storage by 1960. Conventional gas well drilling continued in the Lock Haven Formation, around the village of Hammersley Fork, through the 1960s. In the 1980s and 1990s, many gas well sites in Beech Creek Township were drilled and exhausted.

The history of Clinton County is closely tied to its industrial growth. As a result, the national shift from a manufacturing-based economy to a service-based economy has been particularly hard on the County. Unemployment hit a peak of 18% during the early 1980s, after Piper and Berwick Forge ceased operations in the county.

Today, the County is working to diversify its economic base so as to be less susceptible to the swings in any one sector. The natural resources that were the foundation for the growth of the County will continue to figure prominently as nature-based tourism and heritage tourism continue to grow in popularity. Marcellus Shale gas development and agriculture will also be important elements.

Clinton County is also the home of the Lock Haven University of Pennsylvania (LHUP), which was originally founded in 1870 as the Central State Normal School. It became the Lock Haven Teacher’s College and was renamed Lock Haven State College in 1959. Throughout the 1960s the main campus experienced substantial physical growth and in 1983, the college was granted University status.

The student population of the University has a significant effect on many aspects of County life. Housing, economics, and community facilities and services are impacted by the presence of not only the student body, but also of the instructors and administrative staff. Enrollment has continued to increase over the years, with only a few short periods of decline, the most recent being in the early 1990s; these have since recovered.



Beech Creek/Marsh Creek Heritage Museum

Chapter 2 - Clinton County Today – Trends and Issues

Before realistic plans can be made for future development, it is essential to first understand the Clinton County community as it is today, what trends define its existing conditions, and what forces are likely to shape its future. This chapter takes a comprehensive look at the trends and issues surrounding the County’s natural, social, and functional characteristics, and examines their potential impact on its future sustainability.

Social Environment

The social environment serves to capture the human characteristics of Clinton County: its population and housing trends, its economic conditions, and the cultural amenities enhancing the daily lives of the population.

POPULATION TRENDS AND ISSUES

A fundamental understanding of Clinton County’s demographic makeup is a critical planning tool. This section provides a statistical overview.

Population growth fluctuation. Between 1970 and 2000, the County’s population increased, then decreased, then increased slightly. Since 2000 the increase has been steady, but very unevenly distributed. Looking at Clinton County as a whole, the average population density of nearly 44.2 persons per square mile is much lower than the State average of 274 persons per square mile.

Table 1 provides population figures from 1970 – 2010. (According to a U.S. Census update for 2012, Clinton County added 279 people since the year 2010, to reach a population of 39,517.)

Table 1 - Population Change 1970 – 2010

Source: U S. Census Bureau

Jurisdiction	1970	1980	1990	2000	2010
Pennsylvania	11,800,766	11,864,720	11,882,842	12,281,054	12,702,379
Clinton County	37,721	38,971	37,182	37,914	39,238
Highest Population Increase:					
Wayne Township	602	728	782	1,363	1,666
Greene Township	753	1,002	1,153	1,464	1,695
Gallagher Township	175	194	213	340	381
Colebrook Township	104	244	180	179	199
Highest Population Decrease:					
Renovo Borough	2,620	1,812	1,526	1,318	1,228
West Keating Township	59	43	34	42	29
Allison Township	270	237	191	198	193
Leidy Township	305	263	214	229	180
City of Lock Haven	11,427	9,617	9,230	9,149	9,772
Noyes Township	522	631	463	419	357

Municipal population change. At the municipal level, population changes (based on the 2010 Census) have varied greatly across the county. Between 2000 and 2010, 17 of the county's 29 municipalities saw increases ranging from 0.5% in Beech Creek Township to 22% in Wayne Township. Wayne had both the largest percentage and number of newcomers (303). Greene Township had the second-highest increase of 15.9%, or 231 people. Lock Haven reversed its population loss and gained 623 persons or 6.8%. Much of the city's population growth can be attributed to expansion of the Lock Haven University (LHU) student body.

Mill Hall Borough reversed its long-term population loss with a 45-person or 2.9% increase between 2000 and 2010. Colebrook Township also gained citizenry. Overall, 67% of the County's total population can be found in the central municipalities of Pine Creek, Castanea, Woodward, Wayne, Bald Eagle, and Beech Creek Townships; Avis, Flemington, Mill Hall, and Beech Creek Boroughs; and the City of Lock Haven. Almost 25% live in Lock Haven alone. Patterns of growth in Wayne and Greene Townships are due in part to their proximity to US 220 and I-80, as well as to the job opportunities Lycoming County. In general, higher densities are concentrated in the more developed areas along the river and highway corridors.

As seen in Table 2, Western Clinton County municipalities continued to experience population loss. In 2000, the combined population of the municipalities of Renovo, South Renovo, Leidy, Noyes, Chapman, Grugan, East Keating, and West Keating was 3,634. This dropped to 3,143 in 2010, a loss of 15.6%.

Future projections. Projections based on 2000 Census figures indicated that Clinton County would experience very slight population growth through 2025, at a rate of 4% to 39,900. Instead, in 2012, the County has already arrived at 4.1% growth. This may be attributed to student body expansion at LHU and in-migration for Marcellus Shale gas development. Whether additional gas industry growth can be expected here is dependent on external factors such as market prices for natural gas, Federal permitting of international exports, and so forth. See Marcellus Resource Trends and Issues below for further discussion.

Figure 2 shows that Clinton County's population is unlikely to grow based on the relative birth/death rate. As seen in Figure 3, it also seems unlikely to grow on the basis of in-migration to the County. Though projections released by the Center for Rural Pennsylvania (CRPA) in March 2014 predict 16% growth by 2040, the Planning Commission projects growth at a slower pace of around 2.5% per decade, reaching 7.5 to 8% by 2040.



Clinton County Fair, Lamar Township

The CRPA figures were likely based on growth seen between 2005 and 2010, much of which came from the university expansion. Keystone Central School District, which keeps a close watch on population statistics to predict future enrollment, has observed level growth between 2010 and 2013 and predicts it will remain level through 2016.

Table 2 - Population Change by Municipality

Source: U.S. Census Bureau

Municipality	Total Population		Population Change	
	2000	2010	2000-2010	
			Number	Percent
Clinton County	37,914	39,238	1,324	3.50%
Allison Township	198	193	-5	-2.50%
Avis Borough	1,492	1,484	-8	-0.50%
Bald Eagle Township	1,898	2,065	167	8.80%
Beech Creek Borough	717	701	-16	-2.20%
Beech Creek Township	1,010	1,015	5	0.50%
Castanea Township	1,233	1,185	-48	-3.90%
Chapman Township	993	848	-145	-14.60%
City of Lock Haven	9,149	9,772	623	6.80%
Colebrook Township	179	199	20	11.20%
Crawford Township	848	939	91	10.70%
Dunnstable Township	945	1,008	63	6.70%
East Keating Township	24	11	-13	-54.20%
Flemington Borough	1,319	1,330	11	0.80%
Gallagher Township	340	381	41	12.10%
Greene Township	1,464	1,695	231	15.80%
Grugan Township	52	51	-1	-1.90%
Lamar Township	2,450	2,517	67	2.70%
Leidy Township	229	180	-49	-21.40%
Logan Township	773	817	44	5.70%
Loganton Borough	435	468	33	7.60%
Mill Hall Borough	1,568	1,613	45	2.90%
Noyes Township	419	357	-62	-14.80%
Pine Creek Township	3,184	3,215	31	1.00%
Porter Township	1,419	1,460	41	2.90%
Renovo Borough	1,318	1,228	-90	-6.80%
South Renovo Borough	557	439	-118	-21.20%
Wayne Township	1,363	1,666	303	22.20%
West Keating Township	42	29	-13	-31.00%
Woodward Township	2,296	2,372	76	3.30%

Figure 2 Clinton County Births and Deaths, 1970-2011

Source: Health Statistics and Research, Pennsylvania Department of Health

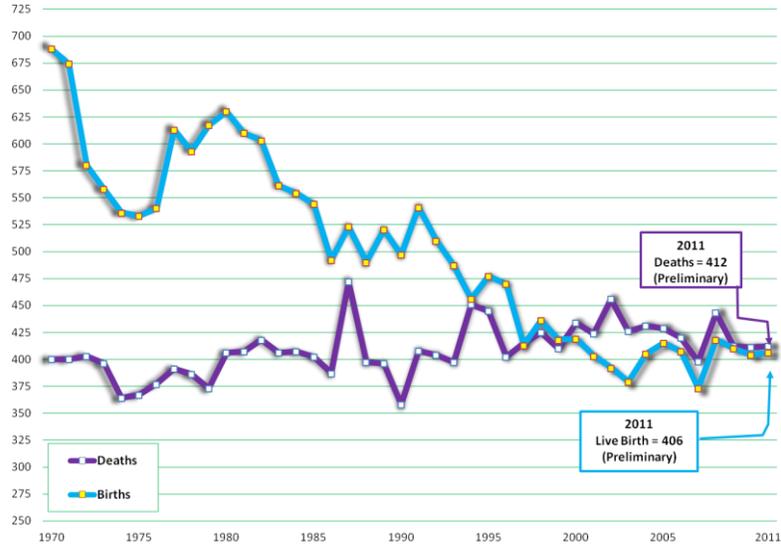
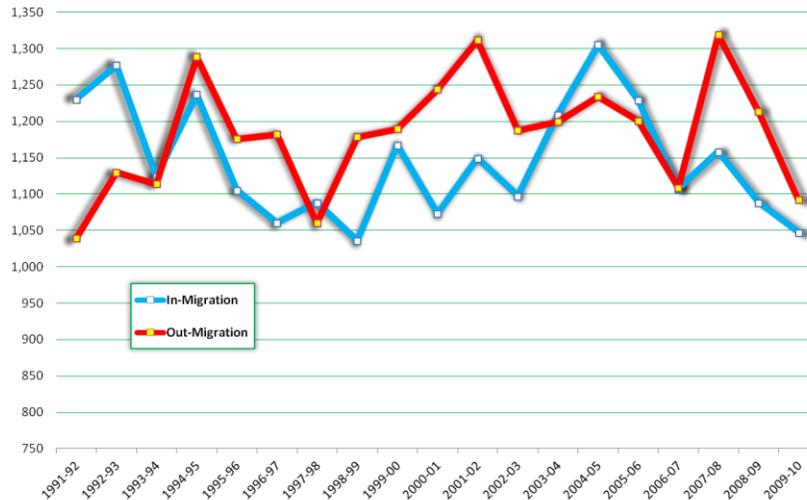


Figure 3 Clinton County In-Migration and Out-Migration, 1991 to 2011

Source: U.S. Internal Revenue Service, Statistics of Income



Demographic makeup.

Sex. According to 2010 Census data shown in Table 3, there are more females than males in Clinton County. This is a national trend that reflects aging populations in which senior women are outliving their husbands.

Age. The County’s current median age is 38.5 years, which is lower than the State median of 39.9, and represents an increase of .8 years from 2000. This is slightly younger than surrounding counties, including Lycoming County and Potter County, where the median ages are 41 and 39 years, respectively.

Table 3 Clinton County 2010 Sex and Age Profile

Source: U.S. Census Bureau

Subject	Number	Percent
Total population	39,238	100.0%
SEX		
Male	19,231	49.0%
Female	20,007	51.0%
AGE		
Median age (years)	38.5	-----
16 years and over	32,051	81.7%
18 years and over	31,121	79.3%
21 years and over	27,954	71.2%
62 years and over	7,751	19.8%
65 years and over	6,350	16.2%

More than 64% of the County’s total population is under the age of 45, according to 2010 Census data. Between 2000 and 2010 the Youth (Under 18) group exhibited a decline of 0.3%. The Working Age group (18 to 64) grew by 5.8%, while at the same time, the Senior (65 years +) group declined slightly, by 0.2%, meaning the entire population growth between 2000 and 2010 was in the working age demographic. The changes in youth and senior demographics will impact the capacities of the Keystone Central School District, as well as the provision of services and housing for the elderly. The increase in working age population may be an outcome of an increase in Lock Haven University’s student population and increased job opportunities from shale gas development.

Household Makeup. Family types and sizes from the 2010 Census are shown in Table 4. The median household size has remained unchanged over the past decade. Following a nationwide trend, the number of non-family households in the County rose from 32.8 to 34.9%. While this increase is attributable to changing social mores and lifestyles, a portion of it must be attributed to the student body growth at Lock Haven University.

Table 4 - Clinton County Households by Type

Source: U.S. Census Bureau

Total households	15,151	100.0%
Family households	9,866	65.1%
With own children under 18 years	3,849	25.4%
Husband-wife family	7,570	50.0%
With own children under 18 years	2,517	16.6%
Female householder, no husband present	1,564	10.3%
With own children under 18 years	918	6.1%
Nonfamily households	5,285	34.9%
Householder living alone	4,010	26.5%
Householder 65 years and over	1,872	12.4%
Households with individuals under 18 years	4,243	28.0%
Households with individuals 65 years and over	4,531	29.9%
Average household size	2.42	(X)
Average family size	2.90	(X)

Race. The county is becoming slightly more racially diverse, a trend experienced across the U.S. Between 2000 and 2010, the number of racial minorities here increased from 1.7% to 3.5% of the total population. This increase may be partly attributed to the increasing diversity among the student population at Lock Haven University. Statistics are given in Table 5.

Ancestry. Various factors dealing with country of origin, citizenship, ethnicity and nativity are shown in Tables 6 and 7. Almost half of our citizens are of German descent. There is a significant Amish population here: most live in Nittany and Sugar Valleys in the Southern reaches of the County. (Amish represent approximately 20% of the population in Sugar Valley, and more families are moving here to escape development pressure in other states and neighboring counties). Their unique culture and old world ways have several implications for planning, including provisions for safe travel of their buggies and bicycles along the County's roadways.

Education. The County’s educational attainment levels have essentially held steady over the past decade. About 37.6% of residents over the age of 25 have some sort of post-high school education, with 16.5% holding a bachelor’s degree or higher. Eighty-six percent of residents over age 25 are high school graduates, leaving 14% having less than a high school degree. (Source: 2010 Federal Census.)

The high school graduation figures obtained by Census polling (86%) do not reflect the graduation rate of our largest area school district, Keystone Central, which has held steady at 95% for 10 to 20 years. This can be easily attributed to the fact that not all County residents are graduates of our schools.

Table 5 Clinton County Racial Characteristics

Source: U.S. Census Bureau

RACE		
One Race	38,905	99.2%
White	37,860	96.5%
Black or African American	625	1.6%
American Indian and Alaska Native	34	0.1%
Asian	200	0.5%
Asian Indian	61	0.2%
Chinese	44	0.1%
Filipino	22	0.1%
Japanese	7	-
Korean	27	0.1%
Vietnamese	10	
Other Asian	29	0.1%
Hawaiian or Pacific Islander	26	-
Some Other Race	175	0.4%
Two or More Races	333	0.8%
HISPANIC OR LATINO		
Hispanic or Latino (of any race)	437	1.1%
Mexican	147	0.4%
Puerto Rican	132	0.3%
Cuban	19	-
Other Hispanic or Latino	139	0.4%
Not Hispanic or Latino	38,801	98.9%

Table 6 - Clinton County Nativity and Citizenship

PLACE OF BIRTH	Estimate
Pennsylvania	34,167
Other U.S. state, territory, or abroad to U.S. parents	4,351
Foreign born	497
Naturalized U.S. citizen	217
Not a citizen	280

Table 7 - Ancestry of Clinton County Residents

Reported Ancestry	Estimate
American	2,469
Arab	43
Czech	146
Danish	80
Dutch	1,478
English	2,753
French (except Basque)	902
French Canadian	94
German	14,764
Greek	66
Hungarian	126
Irish	5,401
Italian	3,586
Lithuanian	146
Norwegian	145
Polish	1,248
Portuguese	5
Russian	204
Scotch-Irish	709
Scottish	433
Slovak	276
Sub-Saharan African	62
Swedish	452
Swiss	357
Ukrainian	109
Welsh	406
West Indian (except Hispanic origin)	76

Income. Per Capita Income for residents of Clinton County increased 24.3% in the last decade, from \$15,750 (when adjusted for inflation) in 1999 to \$20,803 in 2011. This is lower than found in surrounding counties, where it ranges from \$22,301 in Lycoming County to \$24,514 in Centre County. Table 8 shows an income summary by municipality. (NOTE: County data are based on Five-Year American Community Survey estimates, the most recent ones being released for the period 2007-2011.)

Poverty. The percentage of the County’s population that is classified as being below the poverty line decreased from 15.4% in 1990 to 14.2% in 2000. Between 2007 and 2011, however, the poverty rate rose again to 15.8%. This was a nationwide trend beginning in 2008.

Table 8 – Clinton County Income Aggregate Data

Source: Center for Rural Pennsylvania, June 2013

	Median Household Income	Median Family Income	Per Capita Income
Clinton County	\$39,696	\$51,586	\$20,803
Allison Township	24,063	40,625	17,275
Avis Borough	36,743	44,063	19,302
Bald Eagle Township	42,396	49,338	22,987
Beech Creek Borough	40,179	58,333	23,002
Beech Creek Township	47,865	52,500	21,254
Castanea Township	39,931	48,516	21,434
Chapman Township	36,389	51,000	21,502
City of Lock Haven	26,527	47,996	17,806
Colebrook Township	43,750	53,750	21,585
Crawford Township	52,353	58,068	21,368
Dunnstable Township	47,500	57,292	24,447
East Keating Township	31,250	32,083	18,693
Flemington Borough	39,500	53,542	22,666
Gallagher Township	47,083	51,875	22,709
Greene Township	51,767	54,107	17,866
Grugan Township	12,386	12,250	10,037
Lamar Township	51,910	55,150	22,529
Leidy Township	35,000	43,438	20,938
Logan Township	46,667	50,938	20,299
Loganton Borough	43,125	48,500	18,598
Mill Hall Borough	42,371	50,625	19,889
Noyes Township	40,893	68,250	23,766
Pine Creek Township	44,835	49,239	24,405
Porter Township	38,400	49,671	21,782
Renovo Borough	20,233	25,583	12,960
South Renovo Borough	34,306	51,563	18,897
Wayne Township	44,750	58,533	20,220
West Keating Township	37,917	34,167	17,633
Woodward Township	54,228	70,170	28,848

HOUSING TRENDS AND ISSUES

Attractive housing and well-maintained residential neighborhoods are one of the most important assets of any community. Good housing creates a sound tax base that will continue to appreciate in value and assure an environment conducive to healthy and safe living. A variety of housing styles and prices provide housing opportunities for people interested in entering the housing market as well as those interested in improving their quality of housing. An analysis of existing housing conditions and characteristics is necessary when identifying housing needs for the future.

Current Housing Capacity

Owner-occupied vs. rental housing. According to the 2010 Census, owner-occupied housing units comprise 70.9% of our total housing stock, at 10,745 units. The total number of residents living in rental units is 9,778. In the Census Profile, the student population of Lock Haven University is represented in the classification “Non-family households.” Subtracting this group leaves 4493 renters among our permanent residents: less than 11.5% of the total population.

Seasonal housing. Because large tracts of Clinton County consist of public land, including game lands, state forests, and parks, we have a larger-than-average proportion of seasonal dwellings and camps in and around all of our municipalities. These comprise 15% of our total housing stock.

Housing Authority managed units. The Clinton County Housing Authority manages 457 public housing units for eligible low-income families, including the elderly and people with disabilities. They range in type from scattered single-family houses to garden apartments to mid-rise apartment towers. The Authority also manages eight non-dwelling buildings, including an administration center and three community centers.

Independently owned housing program units. There are eight additional multi-unit residences for seniors, low-income families, and people with disabilities, all of which are primarily funded with public contracts or tax credit programs. These have an aggregate capacity of 402 units. (Source: Pennsylvania Housing Finance Agency Rental Housing Program.)

Personal Care Homes. Clinton County has four licensed, for-profit personal care homes with an aggregate capacity of 172 individuals. (Source: PA Department of Public Welfare online provider directory, March 2013)

Senior-only housing. In May 2013, the Commissioners undertook a study of current senior housing capacity. Results showed that all facilities offering housing options for seniors were at full capacity and had waiting lists.

Shelters and transitional housing facilities. Clinton County has two shelter facilities. The Clinton County Housing Coalition (CCHC) opened the Life Center in February 2013. It has a capacity of 14 people, and accepts families with children, single women with children, or single women. Residents may agree to participate in a variety of activities that facilitate the transition to permanent housing. Budgeting skills, life management counseling, substance abuse counseling, and/or occupational assistance are all part of the housing package. The Life Center also provides four Single Room Occupancy units for single men. Three of these units are administered by the Clinton County Housing Authority and offer subsidized rent.

The Clinton County Women’s Center operates the Hilton SAFE house, a secure shelter for women, (with or without children) seeking refuge from domestic or sexual abuse situations. It has a capacity of 17 people and services include options/empowerment counseling, medical and legal advocacy, victim support groups, and emergency hotlines.

Home Sales. According to the West Branch Valley Association of Realtors, there are 27 licensed realtors operating in Clinton County. A residential report from the Clinton County Assessor’s Office is given in Table 9.

Table 9 - Three-Year Clinton County Home Sales

Municipality	2010	2011	2012
Allison Township	3	1	3
Avis Borough	22	14	13
Bald Eagle Township	13	18	11
Beech Creek Township	14	7	8
Beech Creek Borough	8	12	9
Castanea Township	11	10	11
Chapman Township	13	18	12
Colebrook Township	2	3	3
Crawford Township	13	11	9
Dunnstable Township	11	7	12
East Keating Township	1	3	0
Flemington Borough	22	14	19
Gallagher Township	4	8	11
Greene Township	14	15	15
Grugan Township	2	1	1
Lamar Township	22	22	16
Leidy Township	10	12	15
Lock Haven City	88	66	86
Logan Township	11	6	5
Loganton Borough	5	3	8
Mill Hall Borough	9	21	28
Noyes Township	4	6	5
Pine Creek Township	41	39	29
Porter Township	8	18	16
Renovo Borough	7	16	22
South Renovo Borough	8	8	7
Wayne Township	12	18	14
West Keating Township	3	0	2
Woodward Township	24	28	27
TOTAL HOMES SOLD	405	405	417

Existing Housing Programs

- First Time Homebuyers – Closing Cost Assistance Program. Through its Affordable Housing Program, Clinton County provides first time homebuyers with closing cost assistance. The objective is to increase homeownership by overcoming the cost obstacles faced by low to middle income families when purchasing their first home. Assistance is provided in the form of an interest-free loan in an amount sufficient to cover normal closing costs.
- Homeowner-Occupied Home Rehabilitations. The County has periodically used CDBG, HOME, Act 137, and PHARE funding for home rehabilitations on an income-eligibility basis. The work is performed by our program subrecipient, the Clinton-Lycoming Action Agency, STEP, Inc.
- Homelessness Prevention, Rapid Rehousing, and Emergency Shelter. The County provides these services through its contractor, the Clinton County Housing Coalition. This program is funded by a DCED Emergency Solutions Grant in 2013-2014.

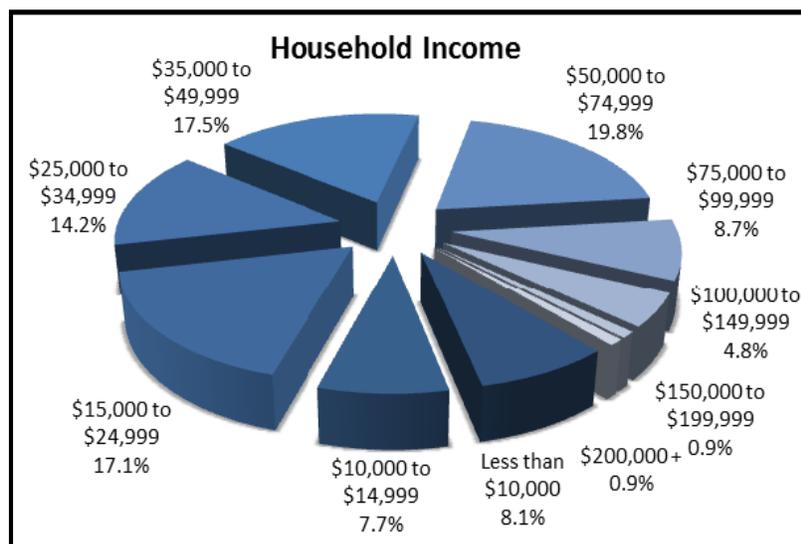
Areas of Concern

Affordability. According to a 2012 year-end data release from the Pennsylvania Realtors Association, the average price of a single family home in Clinton County in 2010 was \$110,582; in 2011 it was \$125,284, and in 2012 it was \$125,282. (The national median home price as of September 2012 was \$183,900.)

A mortgage for \$125,000 financed over 30 years at today’s 4% interest rate, with a 10% downpayment, would result in a monthly mortgage of \$537 plus insurance and taxes. The average rent for a Clinton County two-bedroom apartment in 2013 is \$636 per month. Generally, monthly housing expense should not exceed one quarter of the monthly household income, so a rental unit or home costing around \$650/month would require an annual household income of \$31,200.

Figure 4 - Clinton County Household Income, 2012

Source: Central PA Workforce Development Corporation



According to Figure 4, nearly 50% of county households might not be able to afford either a mortgage or a rental payment at current rates. (See Table 8 for indication of where these households might be located.) Noting, however, that the County is home to Lock Haven University, which has a student population of 4950 (around 13% of our population), and that college students are automatically classified as low income, it may be more accurate to state that around 37% of our households may have a problem affording housing.

Rising home prices. The abrupt increase in home prices seen between 2010 and 2012 may be tied to an influx of shale gas drilling companies and their employees. The amount of gas drilling within our borders could be considered an indicator for forecasting housing demand, and should be watched.

Senior only housing. The total number of seniors on waiting lists for housing as of May 30, 2013 was 171. Lengths of waiting periods for admission to senior facilities range from six months to two years, and in most cases, openings only become available due to a death. There is a need for more senior housing, particularly as the baby boom generation retires and ages over the next 5 to 10 years.

Justice Involved Housing. At the recommendation of the Criminal Justice Advisory Board (CJAB), a Re-Entry Housing Committee was formed in 2013 to study the housing needs of justice-involved county residents, that is, convicted offenders requiring housing upon release from prison. Clinton County’s population of such individuals is very low. The committee, is exploring creating a Master Lease Program with a voucher-type rental subsidy.

Homes in Need. Of the 10,745 single-family owner-occupied housing units shown in the 2010 Census Profile, 314 are on the “Unmet Needs” list in 2013. This list (compiled by STEP, Inc. continuously since 2008) is of households who have applied to the County for financial assistance for home rehabilitation under one of the housing rehab programs (HOME, CDBG, PHARE or Act 137). Since these programs are all directed at low to middle income households, it likely does not include all the homes in the county that need work.

Table 10 – Home Rehabilitation Needs by Mailing Address

Source: STEP, Inc. March 2013

Avis/Jersey Shore	24	Lamar	7	North Bend	13
Beech Creek	17	Lock Haven	82	Renovo	67
Castanea	4	Loganton	7	Salona	1
Dunnstown	1	Mackeyville	2	South Renovo	8
Farrandsville	1	McElhattan	10	Westport	4
Flemington	3	Mill Hall	61	Woolrich	

Homelessness

A recent Unsheltered Point-in-Time analysis shows that Clinton County currently ranks second highest in the Central Region for per-capita unsheltered individuals, with 15 counties reporting. Data collected by the CCHC showed 21 individuals were homeless in August 2012, and 26 in January 2013.

ECONOMIC DEVELOPMENT TRENDS AND ISSUES

Economic development is probably the leading issue in Clinton County. Inventory and analysis of Clinton County’s labor force and economic resources and activities are important components of the comprehensive planning process. The growth and sustainability of the County and surrounding area is largely dependent on its economic structure and relationship to regional and national market conditions. Economic factors permeate all elements of this Comprehensive Plan. The discussions of housing, recreation and tourism, shale gas development, transportation, and cultural and natural resources all touch on economic development. This section focuses primarily on employment and business characteristics.

Employment. As seen in Table 11, the County’s top ten industries employ 4296 people. These employers represent the Education, Healthcare, Manufacturing, Distribution, and Retail sectors. For a discussion of new employers added since the advent of the Marcellus Shale Gas industry, refer to the Shale Gas Resource Trends and Issues section.

Table 11 - Clinton County's Leading Employers (2011)

Source: Clinton County Economic Partnership

Employer	No. Employed
First Quality Products	760
Keystone Central School District	620
Lock Haven University (faculty & staff)	611
First Quality Tissue	400
Truck-Lite	390
Wal-Mart	342
Woolrich	300
Brodart (two facilities)	300
Jersey Shore Steel	299
Lock Haven Hospital	274
TOTAL employed	4296

Types of Business. According to data from the Center for Rural Pennsylvania, in 2010, there were 861 business establishments operating in Clinton County, an increase of 31 from 2002. Combined, they provided jobs for 12,717 people. The majority of these businesses – 50.3% – have fewer than five employees. Those with 5 – 9 employees represent another 23.3%. Only 13.7% of county businesses employ more than 20 people.

First Quality Enterprises, Inc. (and subsidiaries) is the largest employer. Based in Great Neck, New York, it is a private company with over thirty years of experience manufacturing disposable personal hygiene products. First Quality Tissue operates a 70,000 ton/year tissue machine and a complete line of converting equipment for both folded and rolled tissue, towel and napkin products. This is located at the former International Paper site in Castanea Township. Divisions manufacturing nonwoven products, bottled water, and incontinence products are located in Lock Haven and McElhattan.

Employment by Sector. According to 2010 Census data, 19% of the County’s labor force is employed in the manufacturing sector, a 6% reduction from the year 2000, while the education sector employs 20%. The health and social services sector employs 13%, and the retail trade sector has grown by 1.7% to 14.7%. Total employment in management and professional occupations, service occupations, and sales posted gains for the second straight decade, increasing by roughly 6%.

About three-fourths of Clinton County’s labor force is employed in white-collar occupations. This percentage has remained fairly stable in the last decade. Though manufacturing, construction, production and material moving occupations are important to the survival of our labor market, employment numbers in these sectors declined by 5% according to the 2010 Census. This statistic should be closely watched, however, since nearly 1000 new shale gas-industry related jobs were recently added in Clinton County.

In and Out Commuting. The Central Pennsylvania Workforce Development Corporation (CPWDC) prepared the 2012 commuting figures shown below.

In-Commuting		Out-Commuting	
Lycoming County	1,500	Lycoming County	2,500
Centre County	900	Centre County	1,800
Bradford County	100	Cumberland County	500
Tioga County	100	Dauphin County	500
Berks County	100	Northumberland County	200
Other Counties	2,400	Other Counties	3,600
Total	5,200	Total	9,000

Another third of the County’s commuters travel to the City of Lock Haven from points around the county. The average commuting time is 24 minutes.

Unemployment. Clinton County’s unemployment rate increased from just under 6% in the year 2000 to 9.4% in February 2010. The majority of the increase took place during the recession of 2008-2009, and recovery to a rate of 7.4% was seen by February 2013. Unfortunately, in June 2013, two employers ceased operations here: Lock Haven Distribution and the Fenco Technical Center, for a combined loss of 150 jobs. This brought the July 2013 unemployment rate back to 9.4%.

Industrial and Business Development Sites. There are a number of industrial development sites in Clinton County. Two Keystone Opportunity Zone (KOZ) sites provide tax incentives to businesses choosing to locate there: the 120-acre Lamar Township Business Park, which is located near the I-80/US 220 interchange, and the Piper Airport Business Park in Lock Haven. Both sites have fully developed water, sewer, and power infrastructure and KOZ status through 2020. In 2013, Lamar has 60 acres available for development. The Renovo Industrial Park also has well-developed amenities for manufacturing and rail transportation. This site is owned primarily by Renovo Rail Industries, LLC. Other parks around the County are located in Wayne Township, Avis,

Beech Creek, and Mill Hall. The Bald Eagle Center in Wayne Township, which is a three-building complex with a total of 109,000 square feet, has some available space.

Economic Development Agencies. In addition to the job creation efforts of municipal governing bodies, the County has nonprofit agencies tasked with supporting business growth, attracting and facilitating new industry, supporting existing businesses and industries, increasing tourism, marketing recreational assets, and distributing state and federal economic development funds.

- The Clinton County Economic Partnership (CCEP) is a nonprofit managed by a 15-member elected board of directors and located in Lock Haven. Combining the functions of a Chamber of Commerce and Tourist Promotion Agency/Visitors Bureau, it has the power to distribute low-interest project financing to new and existing business and industry. It also sponsors the Leadership Clinton County Program, which provides training to residents interested in taking leadership roles.
- The Community Trade Association, managed by a nine-member board of directors, serves a similar purpose on behalf of Western Clinton County. It holds developable property in Chapman Township, and seeks out commercial and industrial opportunities for the Greater Renovo Area.
- The Lock Haven University Small Business Development Center (SBDC) is the County’s local resource to assist business owners and entrepreneurs TO start and/or expand operations. It recommends strategies for increased productivity and improved management of small business, and utilizes federal Small Business Administration funding to provide technical assistance related to all aspects of starting, owning and operating a small business.

Areas of Concern.

Availability of Jobs. It is common in rural counties to see high levels of out-commuting to more developed urban areas where jobs are concentrated. In Clinton’s County’s case, out-commuters represent more than 51% of the employed population. These workers travel mainly to the regional metropolitan areas of Bellefonte, State College, and Williamsport, and very likely are spending a significant portion of their pay on traveling, dining, and shopping outside our borders. The economic health of our communities will improve if more of our residents work closer to home.



Renovo Post Office Mural

CULTURAL RESOURCE TRENDS AND ISSUES

Clinton County contains a wealth of historical and cultural resources that increase our understanding and appreciation of the local heritage and improve the County’s quality of life. New development must preserve these features to maintain the County’s identity and sense of place.

Historical Resources

National Register. Ten properties within Clinton County are listed on the National Register of Historic Places (See Table 12). From the Farrandsville Iron Furnace and the Logan Mills Grist Mill, to Ravensburg State Park and the Heisey House (home of the Clinton County Historical Society), these properties highlight various points of the County’s history.

Historic District. The Water Street Historic District is the only listed historic district in Clinton County. Located in the City of Lock Haven, it consists mostly of private residences with some religious, educational, and governmental buildings, and includes Canal Park, a monument to the state’s canal era.

Historical Markers. According to the Pennsylvania Historical and Museum Commission (PHMC), there are 12 official historical markers in Clinton County (See Table 13). These emphasize the early importance of the County as a defensive fort and a thoroughfare for various Susquehanna River-based Native American tribes, and highlight its lumber heritage. Other markers denote the fact that Clinton was the site of the first purchase of state forest land and the first state game refuge. Civilian Conservation Corps (CCC) road building and tree-planting activities are marked with carved stones placed in 2013 at the locations of the various work camps.

Lumber Heritage. Clinton is a member county of the 15-county Lumber Heritage Region, a designation declared in 2001 as a State Heritage Area. It was created to attract visitors, create jobs, and help residents understand the history and impacts of the early lumbering industry on the forests and community development. Education, interpretation, and historic preservation are the primary goals of membership in the region.

Table 12 - National Register of Historic Places

Historic Site Name	Municipality	Status
Farrandsville Iron Furnace	Colebrook Township	Listed
Nathan Harvey House	Mill Hall Borough	Listed
Heisey House	Lock Haven City	Listed
Logan Mill Covered Bridge	Logan Township	Listed
Logan Mills Grist Mill	Logan Township	Listed
Memorial Park Site, 36CN0164	Lock Haven City	Listed
Isaac A. Packer Farm Complex	Woodward Township	Listed
Ravensburg State Park	Crawford Township	Listed
Rich-McCormick Woolen Mill	Dunnstable Township	Listed
Water Street Historic District	Lock Haven City	Listed
Castanea Elementary School	Castanea Township	Eligible
Castanea Hotel	Castanea Township	Eligible

Clintondale Mill	Porter Township	Eligible
Fergus Island Historic District	Vicinity of Island Rd.	Eligible
George T. Furst Store	Beech Creek Borough	Eligible
John Harvey House	Castanea Township	Eligible
Lock 34 & House (West Branch Pennsylvania Canal)	Woodward Township	Eligible
Logan Ave. Historic District	Castanea Township	Eligible
Mackeyville Historic & Archaeological District	Lamar Township	Eligible
Market, Lock Haven	Lock Haven City	Eligible
Renovo Historic District	Renovo Borough	Eligible
Rogers Gymnasium	Lock Haven Univ.	Eligible
William H. Sanderson House	Country Club Lane.	Eligible
Castanea Railroad Station	Logan Ave. between Bridge St. & Railroad	Eligible
David Wylie House	Porter Township	Eligible
Woolrich Historic District	Pine Creek Township	Eligible

Museums and other attractions.

The Victorian House Heisey Museum at 362 Water Street in Lock Haven’s historic district is a repository of Clinton County artifacts, photographs, ephemera, and archival materials and houses the offices of the Clinton County Historical Society. Also operated by the historical society is an outdoor train station display in the Village of Castanea.

The Greater Renovo Heritage Park is the historical venue for Western Clinton County. Its managing group supports a small museum and office at 530 Erie Avenue in Renovo and maintains a three-acre outdoor railroad display including an original coal and sand tipple, caboose, and boxcar.

The Piper Aviation Museum in Lock Haven showcases the history of the Piper Aircraft Corporation and its planes, as well as a general history of light plane aviation.

The Bull Run (Sugar Grove) School and Museum offers exhibits, artifacts, educational programs and research materials that illustrate the life and culture of Sugar Valley. Operated by The Sugar Valley Historical Society, it is located at 1756 Bull Run Road.

The Beech Creek/Marsh Creek Watershed Heritage Museum on Vesper Street in the old Beech Creek Elementary School building, preserves and displays local history items.

The Barton Street One-Room School in Lock Haven is maintained by the Historical Society and houses memorabilia from local fire companies, early 20th century Lock Haven history, and the military.

The Red Hill Fossil Museum is on the second floor of the Chapman Township Building. It houses Late Devonian amphibian, fish, and plant fossil specimens from the world-famous Red Hill road cut near Hyner.

Murals. The Renovo Post Office Mural is an excellent preserved example of a Depression-era/New Deal Fine Arts local heritage mural. Installed in 1943, it depicts a locomotive repair operation. Inside Lock Haven’s Roxy Theater, two Art Deco murals dating from the 1920s have been faithfully restored.

State Cultural Register (CRGIS). The CCPC maintains membership access to the state CRGIS system, a mapping database giving locations of every identified historical and archaeological site. This database may be consulted prior to all earthmoving activities.

Table 13 - Historical Markers in Clinton County

Source: PHMC Historical Marker Program Aug. 2013

Marker Name	Marker Subject	Location/GPS Coordinates
Clinton County	County formation in 1839	Courthouse, Jay & Water Sts., Lock Haven/LNG: -77.442101, LAT: 41.137856
Daniel H. Hastings	Governor of Pennsylvania, 1895-1899 birthplace	PA 64 at PA 477 West of Salona/LNG: -77.47962, LAT: 41.0983
Fort Horn	Defensive log house outpost stockaded 1777	PA 150, 4 mi NE of Lock Haven/missing
Fort Reed	William Reed’s stockaded house 1760s	PA 120 at PA 150, Lock Haven/LNG: -77.442348, LAT: 41.136795
The Great Island	Occupation by multiple Indian nations	PA 150, 1.3 mi NE of Lock Haven
Great Shamokin Path	Major Indian path along Bald Eagle Creek	PA 150 near Beech Creek Ave., Mill Hall/LNG: -77.49945, LAT: 41.11227
Leidy Natural Gas Boom	1950s exploration in Western Clinton County	SR 4001 just west of Leidy Bridge, Leidy Twp.
Pennsylvania Canal	Bald Eagle Cross Cut Canal joins the Northumberland Division	Near 300 East Water St., Lock Haven
Shamokin Path	Major Indian path from Sunbury to Great Island	PA 150, 6 mi NW of Lock Haven
Sinnemahoning Path	Ancient Indian path joining Great Island with Seneca country of Western New York state	PA 120, 14 Mi NW of Lock Haven
Tiadighton Elm	Tree under which the local Declaration of Independence was signed in 1776	SR 1016 (River Road) at Bonner Lane, SE of Avis

Preservation Planning. In August 2013, the PHMC issued its 2012-2017 Statewide Historic Preservation Plan as a guide for municipalities wishing to consider impacts on historic resources in their development planning. Clinton County agrees that “Historic preservation is essential to the mix of strategies that can help Pennsylvania grow, retain, and attract residents, businesses, and visitors...it is an integral tool in the community revitalization toolbox.”

Cultural Resources

Libraries. Clinton County's three libraries are all operated as part of the Annie Halenbake Ross library system. The Ross Library, opened in 1910, is the main branch located at 232 West Main Street in Lock Haven. Its Pennsylvania Room houses current and historical materials highlighting Clinton County topics and authors and an extensive genealogical collection. Materials focus on Clinton, Centre, and Clearfield counties. The library's John Sloan Collection includes both originals and copies of this famous American painter and etcher's work, with personal effects and memorabilia. The Edith Hoy Bossert Gallery on the ground floor hosts monthly displays of local artists work.

The Friendship Community Library at 127 Main Street in Beech Creek serves its local area, and the Renovo Area Public Library, at 317 Seventh Street in Renovo, serves all of Western Clinton County.

Organizations. Civic and arts organizations provide invaluable social resources for distributing community information, encouraging tourism, and partnering on community projects. In addition to the historical societies and libraries listed above, some others include:

- Clinton County Arts Council – promotes, develops and supports the arts and art tourism, and maintains the Station Gallery at Liberty and Bald Eagle Streets in Lock Haven
- Clinton County Genealogical Society – records and preserves local genealogical information and maintains a guide to cemeteries, burial places and locations of human remains within the county
- Clinton County Fair Association – organizes the annual Clinton County Fair and other events, and manages the Clinton County Fairgrounds off Route 200 in Mackeyville.
- Downtown Lock Haven, Inc. – partners with the PA Downtown Center for community revitalization
- Central Pennsylvania Community Band – musical performance group
- Lock Haven Community Chorus – musical performance group
- Renovo Area Community Chorus – organized in 1991 as part of the 125-year celebration
- City of Lock Haven Summer Concert Series – organizes concerts on the Susquehanna floating stages as well as in Community Park, hosts outdoor movie events
- Association of Clinton County Educators – teachers' organization
- Millbrook Playhouse – at 258 Country Club Lane in Mill Hall, provides outstanding summer theater for all of North Central Pennsylvania, in operation for 50 years.
- Lock Haven University Department of Visual and Performing Arts
- Keystone Central School District Art and Theatre Departments
- Various cemetery associations
- Clinton County Cleanscapes – organizes outdoor cleanup events
- Lock Haven YMCA – operates a public recreation/fitness facility, swimming facility, and numerous afterschool and child care programs
- Western Clinton County Recreation Authority – operates a public recreation/fitness facility

Area of Concern. There are no library, recreation, arts or music organizations headquartered in the Sugar Valley region of the County.

Functional Environment

LAND USE TRENDS AND ISSUES

Modern land use decision-making is a multi-faceted process, particularly when decisions affect large geographic areas and the populations, economics, and environments within these areas. Land use policy provides the foundation for zoning decisions which can avert negative impacts.

As described in Chapter 1 and illustrated in Figure 1, Clinton County can be readily divided into three discrete land use regions.

Central Region. Most historical development in the county took place along the West Branch of the Susquehanna River and Bald Eagle Creek. This lineal development stretches from the Borough of Avis in the east, through the City of Lock Haven and the Boroughs of Flemington, Mill Hall, Beech Creek, and several adjacent townships. The railroad and highways PA 150 and U.S. 220 also follow this trajectory. This central band of municipalities includes Avis Borough, Pine Creek Township, Wayne Township, Dunnstable Township, Woodward Township, the City of Lock Haven, Allison Township, Flemington Borough, Bald Eagle Township, Mill Hall Borough, and Beech Creek Borough. Together, they account for 25,419 residents or 65% of the county's population. This is also the employment center and area where water, sewer, and transportation infrastructure are concentrated. Industry, commercial activities, health care and educational facilities have most frequently occurred along this concentrated area of population.

The City of Lock Haven has been the traditional center of business, commerce, education and government in Clinton County. It is the County Seat and home of Lock Haven University and Lock Haven Hospital. Despite competition from suburban shopping strips which have developed in surrounding municipalities, Lock Haven remains the commercial hub. Between 2000 and 2010, the City gained in population, as did Flemington Borough, Mill Hall Borough, and the townships of Bald Eagle, Crawford, Dunnstable, Gallagher, Greene, and Wayne. This pattern continues from the previous decade. Commercial development has continued to expand along PA 150 between Flemington and Mill Hall in Bald Eagle Township.

Northwestern Region. The area of Clinton County to the north of this developed band is mountainous and forested. Much of the area is owned by the Commonwealth of Pennsylvania as State Forests, State Parks, and State Game Lands. This area has remained remote and largely undisturbed, and is a Mecca for lovers of the outdoors. Tourism is the predominant industry. Seasonal cabins and camps abound, since hunting and fishing activities are so popular here. Bear, turkey, white tail deer, trout, and other sport fish are plentiful in the many high quality streams that are tributaries to the West Branch of the Susquehanna. In East Keating, Gallagher, and West Keating Townships, 100% of vacant housing units were classified by the Census Bureau as being for "seasonal, recreational, or occasional use". The Boroughs of Renovo and South Renovo together form the hub community of this region, with a combined population of 1667. The hospital, schools, and all public and community facilities are located here.

Southeastern region. To the south of Lock Haven lies a ridge and valley area of the county that is characterized by fertile valleys and forested hillsides. This is rich farming country that features good soils and hospitable

terrain for farming activity. This has become a favorite location for Amish settlers seeking refuge from more densely populated areas of the Commonwealth. They continue to farm and could, over the long run, have a profound impact on retaining agricultural activities here. This area has many small communities, such as the villages of Lamar, Clintondale, Mackeyville, Salona, Rauchtown, Tylersville, Greenburr, and Eastville. Its largest community is the Borough of Loganton, with a population of 468.

The construction of I-80, along with four interchanges in the County, opened up the southern county for transportation access and development activity. Most of the development has been centered on the interchanges, especially the PA 64 interchange, where there are truck stops, motels, and restaurants, and the 220 interchange in Lamar Township, which is the site of a large auto auction business and a new 100-acre industrial park. Public sewer and water have been extended to this area and two new large employers associated with the natural gas industry, Trican and Baker Hughes, have sited their operations here. Additional recent interest in the Lamar Park from large industrial operators indicates that more development, possibly including a hotel, is coming. An existing attraction at this interchange is the Belles Springs Golf Course, a public facility operated by the Clinton County Recreation Authority.

Areas of Concern

Central region. New residential and commercial development occurring in outlying townships can create difficulties for older Borough centers in maintaining housing, retail activity and population. The municipalities of Avis, Beech Creek Borough and Castanea each lost population between 2000 and 2010. These communities may struggle with providing services for an aging population that will require specialized housing, medical, and recreational services.

Meanwhile, outlying townships continue to grow, and some of them do not have good public services. Gallagher Township is mountainous, heavily wooded and accessible mainly via PA 664. Over the past two decades, it grew by 168 persons for a 44% growth rate. Though this is not a big impact in the larger scheme of land use, it is a trend that should be carefully monitored. Remote areas, though proximate to Lock Haven and other service centers, are not easily served by infrastructure and fire, police and other emergency services.

Northwestern region. As the midway point on the Norfolk Southern (NS) railway line between Harrisburg and Buffalo, the Borough of Renovo was at one time a major rail center for north central Pennsylvania. The NS line, which also gives access to the cities of Lock Haven and Williamsport, still remains, but over the past 50 years rail industry producers have abandoned Renovo operations and this community struggles to maintain its presence as the commercial and residential center of the northwestern county. The Renovo Industrial Park, a former center for the manufacture and repair of rail cars, is served by ample water, sewer, and power infrastructure, and spacious new and original buildings are available for development. However, the remote location of the Borough seems to deter new business from taking advantage of these amenities. A form of business that utilizes rail in its operations would be ideal for this park.

The greatest challenge of the coming years for the Northwestern region is that Marcellus shale gas exploitation will take place primarily here, where the shale formation lies at its thickest. Impacts from this new industry (discussed in detail under Natural Environment below) will happen here, while the economic benefits of job creation and increased commerce are more likely to occur in the populous central region. The need to protect

the scenic beauty, biodiversity, and tourism-based economy of the Northwest while realizing the high economic potential of Marcellus development should be foremost in the minds of County planners.

Southeastern region. The U.S. 220/I-80 interchange in Lamar Township will undoubtedly come under additional development pressure as the proposed I-99 corridor is completed from Bellefonte in Centre County through Williamsport in Lycoming County.

TRANSPORTATION TRENDS AND ISSUES

The transportation network of a community is the backbone for its development and its prosperity. It can help to attract a thriving society of merchants and residents, and is part of the overall foundation for community growth and development. A carefully planned and maintained transportation system will help sustain the County's existing quality of life. The current transportation system includes roads, railways, airports and airstrips, and some public transit.

Motor vehicle routes

According to 2013 Pennsylvania Department of Transportation (PennDot) Region 2-0 data reports, Clinton County has 758.37 lineal miles of roads defined as highways. Federal highways occupy 40.8 miles; state roads 295.59 miles, local municipal roads, 489.6 miles, and "other agencies," 12.12 miles. Countywide DMVT (daily vehicle miles traveled) are currently 1,452,676, with most of the traffic (1,345,489 DMVT) on state-owned roads. The major highways are as follows:

Interstate 80. Situated along the southern portion of the County, it provides connections to major cities to the east and west. Completion of the proposed I-99 will eventually provide Interstate connections to the north and south as well.

U.S. 220. This major arterial corridor provides a connection between I-80 to the south and U.S. 15 to the east.

State Route 44. This major arterial road in the northeastern part of the County connects with destinations in Potter County.

State Route 150. This major arterial road runs east and west through the middle of the County. It connects Lock Haven City to Avis Borough to the east and Milesburg and I-80 to the west.

State Route 120. A minor arterial road that connects Lock Haven to Renovo Borough in northern Clinton County and continues further north into Cameron and Elk Counties. In January 2004, a stretch of Route 120 was designated as a scenic byway. This segment winds through the Sproul and Elk State Forests, following the West Branch of the Susquehanna between Lock Haven and Keating, and continuing along Sinnemahoning Creek into Cameron and Elk counties. Scenic byway designation can help preserve scenic vistas and corridors, and makes a roadway eligible for federal funds for such improvements as paved shoulders to accommodate bicycles, interpretative signs, and scenic plantings. The designation also limits the types of advertising that may be placed along the roads and gives them special recognition on state maps, if desired by local officials.

Proposed I-99. This interstate currently lies entirely within the borders of Pennsylvania, connecting the Pennsylvania Turnpike in Bedford County with Interstate 80 in Centre County. Long-term plans are to extend it southward to I-68 near Cumberland, Maryland, and northward through Clinton County to Williamsport in Lycoming County, and from there via U.S. 15 to I-86 near Corning, New York. This will provide a rapid connection between Pittsburgh (and other points south and west) and New England. Completion of the Bellefonte I-80 interchange and the section of US 220 between Mill Hall and the Lamar I-80 interchange will speed Clinton County's access to State College, which will be a great convenience to the many county residents who work in that city.

Traffic and Safety Issues

The majority of the high accident locations listed in the 2005 Comprehensive Plan have been corrected through redesign of the problem areas or adjustment of traffic signs and signals. Exceptions are a number of streets and intersections in downtown areas that will continue to be scenes of fender-benders. This is more the result of high volume and driver behavior than of functional design. An example from Lock Haven is the heavily traveled two-block stretch of Jay Street between Church and Water Street, which has adequate traffic signs, signals, and pedestrian walkways.

Work is underway in 2013 to correct the dangerous intersection at Auction Road/Fairground Road and Route 220, which has been the scene of a high number of fatal accidents. This is the only stretch of 220 that is not currently a limited access facility (from the SR 64 interchange just west of Lock Haven to I-80). When the I-99 corridor is completed, this region will again see construction and redesign activity.

Regular Maintenance Issues

The aging of small bridges and culverts and deterioration of road, rail, and airport infrastructure from normal use and weathering are ongoing problems across the Commonwealth. As always, a number of Clinton County installations are in need of repair or replacement. The Planning Director participates in SEDA-COG's eleven-county Transportation Planning Committee and ensures that Clinton County projects are incorporated in the regional TIP (Transportation Improvement Program) list. This list of recommended projects encompasses the first four years of PennDots' 12-Year Transportation Program and is updated and submitted to PennDot every two years.

Marcellus Impacts. Increased use of highway and road infrastructure by heavy vehicles of the gas industry hastens the deterioration of paved surfaces. Keeping abreast of temporary and permanent road use patterns by gas companies is essential in planning for remediation. Planning oversight on new road construction by or on behalf of the gas industry is also essential to minimizing cumulative impacts: planners should encourage road development according to the guidelines and principles of the Pennsylvania Wilds Design Guide and its supplement for Oil and Gas Best Practices. A single well constructed over a 4-6 week period can involve 1250-1600 truck trips:

- 5,000 tons of aggregate for pad construction: 300-400 trips.
- Water, heavy equipment and cement for the drilling process: 150-200 trips.

- For the fracking process (if no water is piped in to a pad site): 800-1000 trips over 7-14 days for water and fracking sand. [Source: Lycoming County Transportation Planner presentation, 9-18-2013.]

Planned Improvements. Clinton County projects on the TIP sheet for 2013-2016 include just one major road reconstruction, the safety correction of the Auction Road/SR 120 intersection. Slide hazard safety improvements are slated for SR 120 in Noyes Township, near Shintown Lane North (excluding the “White City” stretch from Drury’s Run to Shintown). The rest of the projects show a special focus on the bridges and box culverts that carry waterways beneath roads:

SR 64	Big Fishing Creek Bridge
SR 120	Tansgascootac Creek Bridge
SR 120	Hyner Run Bridge
SR 144	Hall’s Run Bridge
SR 1002	Chatham Run Bridge
SR 2004	Big Fishing Creek Bridge
SR 2004	Fishing Creek Bridge
SR 2016	Fishing Creek Bridge
SR 4001	Beaver Dam Run Bridge
SR 1004	Plum Run Box
SR 1004	Little Plum Run Box
SR 1010	Mill Race Box
SR 2002	Ohnmeiss Run Box
SR 2002	Eastville Run Box
SR 2008	Long Run Box

Public Transportation

Fullington Trailways, based in Clearfield, has an office at 226 E. Main Street in Lock Haven providing bus passage to the communities of State College, Bellefonte, Jersey Shore, Williamsport, Hughesville, and Wilkes-Barre, as well as charters and tours.

Susquehanna Trailways, based in Williamsport, houses its fleet in Avis Borough and offers charters and tours as well as daily service to New York City, Philadelphia, Harrisburg, and Elmira, New York. It maintains a fleet of 32 motor coaches.

Local public transportation. There is currently no local city bus service in Lock Haven or elsewhere in the county, though Lock Haven University does offer a shuttle service free of charge to its students. The LHU shuttle runs nine times daily from campus to downtown Lock Haven and makes a single late-afternoon round trip to the shopping strip on Hogan Boulevard in Bald Eagle Township.

Lock Haven Taxi located at 17 Corning Street is the only cab service in the County, but Jersey Shore Taxi located at Burke Street in Jersey Shore provides taxi service to residents in the eastern portion of Clinton County.

STEP Transportation Service, headquartered in Williamsport and serving both Clinton and Lycoming Counties, provides door-to-door, shared-ride service from 6:00 a.m. until 6:00 p.m. Monday through Friday to any location via seven-passenger minivan or 14-passenger handicap accessible bus. Regular service to Geisinger Medical Center in Danville and the Eye Center of Central PA in Allenwood is available, and transportation on an as-needed basis is provided to medical appointments throughout Pennsylvania. All trips must be arranged in advance. Fares may be sponsored by programs such as Persons with Disabilities, Medical Assistance, Area Agency on Aging, Shared Ride, and Welfare to Work.

Air Transportation

The William T. Piper Memorial Airport located in Lock Haven provides recreation and training activities, commercial and business use, aerial inspection and photographic services, and small plane charter flights, but it offers no regularly scheduled commercial flights. This 112-acre facility is owned and operated by the City of Lock Haven.

In 2011, The City completed a full review of the Piper Airport layout and facilities for compliance to airfield safety and capacity requirements of the Federal Aviation Administration. The final Airport Layout Plan forecasts aviation demand through 2029 and details recommended runway expansions and other improvements to meet this demand. This public document is available for review from the City of Lock Haven Planning Office or the County Planning Office.

For passenger flights to Baltimore, Philadelphia, Pittsburgh, Detroit and Washington, D.C., and ultimately, international connections, University Park Airport located near State College in Centre County is the nearest option. The Williamsport Regional Airport located, located in Montoursville, also has regular passenger service to Philadelphia.

Rail Transport

As of 2013, there is no passenger rail service in Clinton County.

Norfolk Southern's (NS) Harrisburg to Buffalo mainline runs through Williamsport to Lock Haven, Mill Hall, and Renovo Borough. It serves a number of industrial clients along its route and connects to the Nittany and Bald Eagle Shortline Railroad on the east side of Lock Haven near the airport. Norfolk Southern has reduced the use of this main line through Clinton County. Abandonment of this line could have a large negative impact within the County, not only for those businesses that currently use the rail line, but also for prospects of future industrial development in Renovo and elsewhere along the corridor. As of October 2013, a new spur off this line will serve the Wayne Township Landfill near McElhattan. This will provide a new delivery stream to the facility and open new markets for its waste management and recycling services.

The Nittany and Bald Eagle Railroad (NBER) provides local short line rail freight. It is accessible at Lock Haven and Mill Hall in Clinton County, Milesburg, Bellefonte and State College in Centre County, and Tyrone in Blair County. Its 70 miles of track are served by an engine terminal in Bellefonte, and are owned and operated by SEDA-COG Joint Rail Authority. In 2010, a 1.9 mile segment of the Mill hall Industrial Track was rehabilitated. there are six customers in the Lock Haven/Mill Hall area, including Avery Dennison, Croda, Inc., Webb's Super

Gro, PVS Chloralkali, WSP Chemicals and Technology, and First Quality, which share nine sidings In 2012, annual carloads to Mill Hall and Lock Haven were 1662.

The Lycoming Valley Railroad (LVRR), also operated by SEDA-COG Joint Rail Authority, provides local short line rail freight access to Pine Creek Township in South Avis. It runs from there through Jersey Shore to Williamsport, Montoursville and Muncy, and provides a link to the NS lines in Newberry. The use of this line, which serves Jersey Shore Steel and a number of other industrial customers in South Avis, has greatly increased with the advent of Marcellus Shale business. Carloads of sand used in fracking are brought to two new storage buildings on the Jersey Shore Steel property, where they await trucking to well pad sites. (A new access road connecting this site to Route 220 will be completed in 2013.) Total annual carloads to South Avis were 3314 in 2012, and as shale gas development expands, this number will undoubtedly increase.



Sentimental Journey Fly-In, Piper Airport, Lock Haven

COMMUNITY FACILITIES AND SERVICES TRENDS AND ISSUES

Clinton County's community facilities and services meet a wide array of needs and constitute some of the County's best features. The Community Facilities Maps illustrate their locations within the County.

Public Safety

Emergency Services. The Clinton County Department of Emergency Services (CCDES) was created in January of 2005 through consolidation of the 9-1-1 Communications Department and the Office of Emergency Management. Eight staff members conduct a comprehensive management program resulting in excellent preparedness and a high capacity for response, recovery, and mitigation of emergencies. This department handles the receipt of 9-1-1 emergency calls, dispatch of public safety agencies, firefighter and EMS training programs, and HAZMAT and disaster response coordination. It is also the liaison to the Federal and Pennsylvania Emergency Management Agencies.

911 Center. Because Clinton is such a rural county with a population thinly distributed over a wide geographical area, an efficient and speedy emergency response system is critical. The CCDES Public Safety Answering Point (PSAP) is one of the most technologically advanced in North Central Pennsylvania. The PSAP takes emergency calls and dispatches for all fire, EMS and police departments within Clinton County. It consists of a state-of-the-art telephone/computer software mapping program, which automatically plots incoming 9-1-1 emergency calls on a map, enabling the Telecommunicator to visually identify the location of the party calling 9-1-1. This is true for calls coming in on land lines as well as for most cell calls. A Computer Aided Dispatch (CAD) system stores and tracks data on fire, EMS, and police dispatches to project, identify and assign the appropriate agency response based on incident type and location.

The PSAP operates a complex microwave-based radio communications network from seven tower sites in Clinton and Centre Counties. All radio communication for fire, EMS and police agencies in Clinton County is conducted on high band radio frequencies.

Ambulance Services. Clinton County has five ambulance companies within its borders and one in Jersey Shore (Lycoming County) that covers territory in Clinton (See Table 14). These companies are self-supporting because they bill for services provided.

Police Services. Six county municipalities operate their own police departments (Table 15). Some of these have cooperative agreements with neighboring municipalities to serve more than one territory. The Pennsylvania State Police in Lamar provide 24-hour police protection to all municipalities having no local police protection, and part-time protection to departments who are not able provide round-the-clock service. The Lamar Station is located at 7127 Nittany Valley Drive (SR 64) and is part of Troop F, which is headquartered in Montoursville, Lycoming County. Lock Haven University has a campus police force of 10 armed officers located at 401 North Fairview Street.

Fire Services. Clinton County has 19 fire companies staffed by volunteers. Of these, only the three Lock Haven companies have paid employees, each having one full-time driver. Funding for each station, its vehicles, equipment, cost of operation and maintenance is secured through fundraising, membership fees, grants, state relief funds, and in the case of Lock Haven, Avis, and Woolrich, local municipal fire taxes. In Castanea and Loganton, sales from club room/tavern operations also help defray expense. Responsibility for providing fire and

emergency services rests with the municipality, which contracts with a particular company to provide these services and covers Workman’s Compensation costs for responses within their own territory. Training of new volunteers is coordinated with the assistance of the full-time Training Coordinator’s office in the County Emergency Services Department. Fire Departments and their jurisdictions are listed in Table 16.

Table 14 - Ambulance Companies

Company	Service Area
Beech Creek-Blanchard Fire Co. EMS	Beech Creek Borough, Beech Creek Twp. and Curtin and Liberty Twps. in Centre County
Lock Haven EMS	Lock Haven City, Flemington Borough, Allison, Gallagher, Woodward, Dunnstable, and Colebrook Twps., and parts of Grugan, Castanea, Wayne and Bald Eagle Twps.
FAST EMS, Renovo	Renovo and South Renovo Boroughs, East and West Keating, Noyes, Chapman, and part of Grugan Twp.
Kettle Creek Hose Co. Ambulance	Leidy Twp. and Stevenson Twp. in Potter County
Goodwill Hose Co. EMS	Loganton Borough, Lamar, Porter, and Logan Twps., Mill Hall Borough, parts of Bald Eagle, Greene and Crawford Twps., and parts of Marion and Walker Twps. in Centre County
Jersey Shore Area EMS	Avis Borough, Pine Creek Twp. and part of Crawford Twp.

Table 15 - Municipal Police Departments

Department	Size of Force	Location	Non-emergency phone	Service Area
Lamar Township Police	4 part time	148 Beagle Road, Mill Hall	(570) 726-3070	Lamar Township
Lock Haven City Police	12 uniformed, 4 non-uniformed	20 East Church St. Lock Haven	(570) 893-5911	City of Lock Haven
Mill Hall Police	4 part-time	215 Beech Creek Ave., Mill Hall	(570) 726-4597	Mill Hall Borough
Pine Creek Township Police	1 full-time, 4 part-time	31 Municipal Drive, Avis	(570) 753-5672	Avis Borough; Pine Creek, Wayne, and Dunnstable Townships
Renovo Borough Police	2 full time, 2 part-time	128 Fifth St. Renovo	(570) 923-1520	Renovo Borough
Woodward Township Police	1 full time, 3 part-time	86 Riverside Terrace, Lock Haven	(570) 858-5676	Woodward

Table 16 - Fire Departments

Station No.	Department Name	Location	Non-emergency phone	Jurisdiction
1	Hand-in-Hand	5 N. Henderson St., Lock Haven	(570) 748-6462	Lock Haven
2	Hope Hose	124-128 E. Church St., Lock Haven	(570) 748-5958	Lock Haven
3	Castanea	111 McElhattan Ave., Castanea	(570) 748-1555	Castanea Twp.
4	Mill Hall	9 E. Peale Ave., Mill Hall	(570) 726-4792	Mill Hall, Bald Eagle Twp.
5	Dunnstown	119 Woodward Ave., Dunnstown	(570) 748-7808	Woodward, Colebrook Twps.
6	Citizen Hose	415 Bellefonte Ave., Lock Haven	(570) 748-3593	Lock Haven; Allison and Grugan Twps.
7	Goodwill Hose	126 High Street, Flemington	(570) 748-9022	Flemington
8	Avis	1 West Central Ave., Avis	(570)	Avis Borough, Pine Creek Twp.
9	Beech Creek/Blanchard	38 Locust St., Beech Creek	(570) 962-2382	Beech Creek Borough, Beech Creek Twp., Liberty Twp. (Centre)
10	Wayne Twp.	317 Linwood Ave., McElhattan	(570) 769-6535	Wayne Twp.
11	Lamar Twp.	91 Firehouse Rd., Mill Hall	(570) 726-6581	Lamar Twp.
12	Woolrich	14 Cemetery St.	(570) 769-6151	Woolrich, Pine Creek and Dunnstable Twps.
13	Sugar Valley	24 W. Anthony St., Loganton	(570) 725-3017	Loganton Borough, Logan, Greene, and Crawford Twps.
17	Nittany Valley	5101 Nittany Valley Drive, Lamar	(570) 726-6884	Porter Twp.
18	Haneyville	15351 Coudersport Pike	(570) 769-6769	Gallagher and Grugan Twps.
26	Kettle Creek	7 Fire House Lane, Cross Fork	(570) 923-2111	Leidy Twp.
27	Chapman	79 Park Ave., North Bend	(570) 923-0399	Chapman and Grugan Twps.
28	Citizen's Hose	415 Fourth St., South Renovo	(570) 923-1630	South Renovo Borough, Noyes and East Keating Twps.
29	Renovo	230 11 th St., Renovo	(570) 923-0210	Renovo, Noyes Twp.

Hazmat Response. Clinton County’s Emergency Services Department operates a 20-member Emergency Response Team that assists a contracted PEMA-certified Hazardous Materials Response Unit. Station 35 at 45 Shoemaker Road in McElhattan is the home base of the vehicles.

Disaster Shelters. Twenty sites in Clinton County are designated as disaster shelters. Two of these, Renovo’s Fire Station 29 and Dunnstown’s Station 5, are officially designated and fully equipped disaster shelters with generator backup. Shelter facilities are listed in Table 17.

Table 17 – Disaster Shelters

MUNICIPALITY	TYPE	NAME	ADDRESS
AVIS BORO	FD	AVIS FIRE DEPT.	1 E CENTRAL AVE AVIS BORO
AVIS BORO	CHU	AVIS UNITED METHODIST CHURCH	215 PROSPECT AVE
CHAPMAN TWP	SCH	BUCKTAIL HIGH SCHOOL	1300 BUCKTAIL AVE
BALD EAGLE TWP	SCH	CENTRAL MTN HIGH SCHOOL	64 KEYSTONE CENTRAL DR BALD EAGLE TWP
MILL HALL BORO	SCH	CENTRAL MTN MIDDLE SCHOOL	200 B.E.N. AVE MILL HALL BORO
LOCK HAVEN CITY	SCH	DICKEY ELEMENTARY SCHOOL	102 S FAIRVIEW ST LOCK HAVEN CITY
WOODWARD TWP	FD	DUNNSTOWN FIRE HALL	119 WOODWARD AVE WOODWARD TWP
LOCK HAVEN CITY	ORG	HORIZON HOUSE	300 E MAIN ST LOCK HAVEN CITY
LOCK HAVEN CITY	SCH	LOCK HAVEN UNIVERSITY	
LOCK HAVEN CITY	ORG	LOCK HAVEN YMCA	143 E WATER ST
MILL HALL BORO	SCH	MILL HALL ELEMENTARY SCHOOL	210 KYLER AVE MILL HALL BORO
BEECH CREEK BORO	ORG	OLD BEECH CREEK SCHOOL	44 VESPER ST BEECH CREEK BORO

RENOVO BORO	FD	RENOVO FIRE DEPARTMENT	230 ELEVENTH ST
LOCK HAVEN CITY	SCH	ROBB ELEMENTARY SCHOOL	400 E CHURCH ST LOCK HAVEN CITY
LOCK HAVEN CITY	CHU	ST AGNES CATHOLIC CHURCH	3 E WALNUT ST
LOGANTON BORO	SCH	SUGAR VALLEY ELEMENTARY SCHOOL	98 E SOUTH ST LOGANTON BORO
LOCK HAVEN CITY	CHU	UNITED EVANGELICAL LUTHERAN CHURCH	104 W CHURCH ST LOCK HAVEN CITY
WAYNE TWP	FD	WAYNE TWP FIRE CO.	317 LINNWOOD DR
RENOVO BORO	REC	WESTERN CLINTON COUNTY REC AUTHORITY	222 SAINT CLAIR AVE
WOODWARD TWP	SCH	WOODWARD ELEMENTARY SCHOOL	35 KING ST WOODWARD TWP

Public Safety Issues and Concerns

- Because many of Clinton’s municipalities have large geographical areas with small populations (and tax bases), they cannot afford to staff and equip full-time police forces. Many communities do not have 24-hour local police coverage, and response times from the state police barracks may be quite long.
- Recently documented increases in illegal drug use and drug-related crime result in additional demands on police, courts, probation and parole agencies, as well as correctional services and facilities. Illegal drug culture has the potential to decrease the quality of life for law-abiding citizens and hinder economic development.
- Capital expenditures for equipment are an ongoing issue with police, EMS, and fire services. Vehicles and personal equipment needed for effective responses are expensive to purchase and maintain, and grant programs for capital equipment, like all others, are being reduced or eliminated.
- A decline in the number of active volunteers is also a serious issue for fire departments throughout the County. Fire companies have mutual support agreements, which help this situation by having multiple companies respond to the scene of a fire. This often results in excess equipment arriving to deliver the correct amount of personnel.
- An operational challenge for fire companies is access to water. Many municipalities have neighborhoods that are not served by hydrants. Since most of the county is forested, the potential for forest and brush fires in remote locations is high, particularly in the spring. These fires can spread quickly while firefighters are trying to locate and/or transport water from a distance to the scene.

Educational Facilities

Public Schools. The Keystone Central School District (KCSD) is the largest geographic district in Pennsylvania, serving all of the County except for a portion of Pine Creek Township and the Borough of Avis in the East, which are served by Jersey Shore Area School District in Lycoming County; and West Keating Township in the West, which is served by the West Branch Area School District in Clearfield County. The KCSD also includes Curtin and Liberty Townships in Centre County and Stewardson Township in Potter County.

An elected board of nine School Directors represents each geographic district. In 2013, the KCSD employed 350 teachers and a total staff of around 700. The district has its own Comprehensive Technology Education Center located at Central Mountain High School. Its Intermediate Unit is No. 10, which also serves Clearfield and Centre Counties. (Source: KCSD Curriculum Director.)

Between 1993 and 2003, KCSD experienced a 17.2% decrease in enrollment to a level of 4768. In October 2013, total enrollment (of students financed by district tax rolls) is 4645. At present the district is neither growing nor shrinking; for the last seven years there has been a consistent average of 300+ students per grade level per year. This figure includes birth projections three years into the future.

To reduce operating expenses, the KCSD has made functional changes. In 2006, it closed the McGhee Elementary School (grades K-5) and assigned its student population of 225 to Robb and Dickey Elementary schools. In 2011, it closed Lamar Township Elementary School and Sugar Valley Elementary School. Lamar's enrollment then was 92 and Sugar Valley's was 70 (but projected to drop to 50). All of these students moved to the facility at Mill Hall Elementary (the former Bald Eagle Nittany High School). The district also consolidated Central Mountain Middle Schools East and West. All students moved the West facility, and the East facility was sold to Lock Haven University to become its new Science Center.

Charter School. The Sugar Valley Charter School currently educates 275 students whose tuition is funded by the KCSD. About 25% of these have special needs, and the total fees average \$3,000,000 per year. Additional students attending Sugar Valley Charter school reside out of County, in the Penn's Valley and Jersey Shore School Districts.

Home School. A number of county families, many of them Mennonite, home school their children. This accounts for 35 students whose studies are funded by KCSD.

Cyber Charters. A number of families have their children enrolled in the PA Cyber School. The KCSD annually contributes to this privately held institution \$10,000-\$20,000 per enrolled student. The 2013 enrollment at all cyber schools combined is 108.

Private Schools. There are a number of faith-based private schools available to Clinton County residents. Amish communities operate 17 schools, two of which (East Nittany Vocational and Corn Cob College), are vocational. Amish schools account for a total enrollment of 449. Every year, a small number of Clinton County catholic students in grades 7-12 are bused to Williamsport in Lycoming County, to attend St. John Neumann Regional Academy. In 2013, this is five students. Tables 18, 19 and 20 list the schools and their enrollments as of October 2013. [Source: KCSD Curriculum Director]

Table 18 – KCSD and Other Public School Facilities

School	Grades	Location	Enrollment
Bucktail Area Middle School	6-8	Chapman Twp.	88
Bucktail Area High School	9-12	Chapman Twp.	147
Central Mountain Middle School	6-8	Bald Eagle Twp.	861
Central Mountain High School	9-12	Bald Eagle Twp.	1253
Dickey Elementary	K-5	Lock Haven	303
Liberty/Curtin Elementary	K-5	(Centre County)	264
Mill Hall Elementary	K-5	Mill Hall	382
Renovo Elementary	K-5	Chapman Twp.	218
Robb Elementary	K-5	Lock Haven	409
Woodward Elementary	K-5	Woodward Twp.	302
Home Schooled	All	All	35
Jersey Shore Area	All	Lycoming County	577
West Branch Area	All	Clearfield County	0

Table 19 - Private, Cyber, and Charter Schools

School	Enrollment
Lock Haven Catholic	160
Sugar Valley Charter	270
Other Cyber Charters	108

Table 20 - Amish Schools

School	Enrollment	School	Enrollment
Corn Cob College	7	East Nittany Vocational	8
County Lane	33	Coyote Ridge	25
Deer Hollow	36	Fishing Creek	17
Limestone Ridge	31	Locust Ridge	36
Meadow Brook	22	Mountaintop	39
Oak Grove	28	Ore Bank	28
Sandy Ridge	25	Country View	31
Mackeyville	16	Sugar Hollow	37
Winter Side	30	Total Enrollment	449

Preschool and Early Learning. Various early childhood programs for low-middle income families are administered by STEP, Inc., the Clinton/Lycoming Counties Community Action Agency. [Source: STEP Early Head Start] These are funded through the Federal Head Start, Early Head Start, and Maternal Infant Home Visiting Programs. STEP also deploys Pennsylvania grant funds from the Office of Child Development and Early Learning, Parent-Child Home Program and Pre-K Counts Program. STEP’s Clinton County facilities and services are:

1. At the Clinton County Community Center on Walnut Street in Lock Haven, five classrooms of 18 preschool-age children (3 and 4 years old) and two Early Head Start classrooms of 8 infants and toddlers.
2. From offices in Robb Elementary School in Lock Haven, four home-based groups serving a total of 36 pregnant women, infants, toddlers and their families. This includes two weekly home visits and one weekly family day at the school.
3. In Renovo, one classroom of 18 preschoolers, two classrooms of 8 infants and toddlers, and one home-based group making in-home visits.

Other early education programs in the county usually combine child care/day care with learning activities. These are run by churches, nonprofits and for-profits. Table 21 lists the state-licensed early learning/daycare centers in addition to the above.

Table 21 – Keystone Stars Accredited Preschools and Daycare Facilities

Source: PA Office of Child Development and Early Learning

Provider Name	Location
All Things Bright and Beautiful Daycare Center	215 Prospect Ave., Avis
Infant Development Program Stepping Stones Preschool	980 East Water St., Lock Haven
MOM’s, Inc.	Bald Eagle Court, McElhattan
MOM’s, Inc.	225 E. Church St., Lock Haven
The Nurtury Daycare	Woolrich Community Center
Lock Haven YMCA Child Care Services	145 East Water St., Lock Haven
Lock Haven YMCA Child Care Center	165 Susquehanna Ave., Lock Haven
Lock Haven YMCA Child Care Mill Hall	Mill Hall Elementary School
Sharon Brungard-Schrack	428 Fishing Creek Road, Mill Hall
Tracie L. Dixon	233 Cherry Run Road, Howard

Higher Education. Lock Haven University of Pennsylvania (LHUP) is one of the 14 universities of the Pennsylvania State System of Higher Education and has its Main Campus on the western edge of the City of Lock Haven. About 8% of undergraduates are from outside Pennsylvania, including 25 states and 21 other countries. LHUP offer 48 majors across three schools:

- College of Business Information Systems and Human Services
- College of Liberal Arts and Education
- College of Natural, Behavioral, and Health Sciences

The Main Campus consists of approximately 175 acres, more than 50 buildings and over 1.5 million square feet of indoor space. The majority of the buildings were built over a 15-year period from 1960 to 1975. Of the 50 buildings, 9 are four or more stories and 11 are three stories. The compact campus is geographically constrained by steep slopes and the Susquehanna River. Other constraints on the perimeter of the campus are residential neighborhoods and cemeteries. In 2013, LHUP converted the former Lock Haven High School building on East Main Street into a modern nanotechnology and science center.

In Fall 2013, the Main Campus of LHUP had a student population of 4653. LHUP is a big employer with a staff of 580, of which 270 are full-time instructional faculty.

Clinton County residents have access to various other colleges and universities within a 75-mile radius. These include Penn State University at University Park, Centre County; Lycoming College and Pennsylvania College of Technology in Williamsport, Lycoming County; Bucknell University in Lewisburg, Union County; Mansfield University in Mansfield, Tioga County, and Susquehanna University in Selinsgrove, Snyder County.

Residential wilderness camp. The 500-acre Bald Eagle Boys Camp targets troubled boys ages 9-16. It is not a detention facility but a voluntary rugged wilderness camp experience that includes academic studies. It provides classroom as well as hands-on education in an all-around learning experience that includes group living and cooperation training, with an emphasis on personal responsibility. It is located six miles west of Lock Haven at 1077 Wilderness Trail.

Education Issues and Concerns

There are no licensed preschool, early learning, or daycare establishments serving Sugar Valley.

Health Care Facilities

There are various small- to mid-size, privately owned physician, visiting nurse, hospice, behavioral health, dental, ophthalmic, and other specialist practices located in around Clinton County's communities. The larger institutions are listed below.

Lock Haven Hospital (24 Cree Drive) is a 47-bed facility, with an additional 90 long-term skilled care beds with a staff of 40 active, 23 courtesy, and 53 consulting physicians. It offers a variety of inpatient and outpatient services including 24-hour emergency care with heliport access, intensive care and critical care units (ICU/CCU), an operating room, a post-anesthesia care unit, a short procedure unit, and an extended care unit.

Susque-View Home, Inc., is a 146-bed nursing and rehabilitation center located at 22 Cree Drive next to Lock Haven Hospital. For the elderly, Susque-View provides inpatient services involving diagnosed medical care, preventative rehabilitative care and long-term rehabilitative care. Outpatient Speech, Physical and Occupational Therapy for those of all ages is also offered. Rehabilitative services are available as outpatient services.

Bucktail Medical Center (1001 Pine Street, South Renovo) is 64-bed facility having 21 critical access hospital/swing beds and 43 skilled nursing beds. The Center provides a full-service Emergency Department and a Community Clinic, staffed with a board certified family practice physician and certified physician's assistant. It

provides laboratory, radiology, ambulance, occupational therapy, physical therapy and speech therapy services to residents of Western Clinton County.

Geisinger Medical Group (955 Bellefonte Avenue, Lock Haven) is a ten-physician community practice clinic offering primary care and specialty services. Specialty services include: Dermatology, Family Practice, Internal Medicine, Obstetrics & Gynecology, Surgery, Laboratory, Mammography, Pulmonary Function Testing, Radiology, Stress Testing, and Ultrasound.

Health Care Facilities, Adjacent Counties

Mount Nittany Medical Center (1800 East Park Avenue, State College) is a non-profit, 200-bed acute care facility. The Mount Nittany Medical Center Medical Staff includes 176 physicians representing 42 specialties and subspecialties.

Jersey Shore Hospital (1020 Thompson Street, Jersey Shore) is a 49-bed facility. It has a medical staff of more than 80 primary and specialty physicians. The Hospital offers a variety of inpatient and outpatient services including 24-hour emergency care, intensive care and critical care units (ICU/CCU), laboratory services, and a variety of outreach services.

Williamsport and Divine Providence Hospitals (77 Rural Avenue Williamsport) are part of the Susquehanna Health System. The Susquehanna Health System offers a variety of inpatient and outpatient services including: 24-hour emergency care with heliport access, intensive care and critical care units (ICU/CCU), a cancer center, full range of cardiac services, a surgical center, therapeutic services, and extended care.

The Community Facilities: Health Care Map shows the locations of these facilities.

Health Care Issues and Concerns

Telemedicine capacity is badly needed in the Renovo area, so more patients can be treated at Bucktail Medical Center instead of being transported to distant facilities.

Public Water and Sewer

Public water service areas are illustrated on Municipal Water Service Map. Table 22 lists the water suppliers, production information and communities served. The majority of the rural areas rely on private wells for water supply.

A County Water Supply Plan for Clinton County was completed in January 2000. The highest priority water supply issue was implementation of cooperative effort within the Renovo area. A Western Clinton County Council of Governments (WCC-COG) consisting of Renovo, South Renovo, and Chapman Township was formed to interconnect these systems. Chapman Township's water supply is now fully compliant with drinking water standards, and is sourced from South Renovo's water supply. Distribution systems for Renovo and South Renovo are interconnected and can provide additional capacity to each other for firefighting or as needed.

In 2012 and 2013, after testing showed the water source for the Whiskey Springs Water Association did not meet the Surface Water Influence Protocol, the village of Farrandsville in Colebrook Township was

interconnected to the Suburban Lock Haven Water Company’s distribution system. This project involved the installation of six miles of water main, a pumping station, and construction of 60 laterals to serve all Farrandsville water customers, and was funded by a CDBG grant. The former Nittany Water Company, serving parts of Porter Township, was purchased by Pennsylvania American Water Company in 2012. In 2013, the Tylersville Mutual Water Company moved its offices to Loganton.

Table 22 - Public Water Suppliers

Supplier	Location	Maximum Capacity/Average Flows	Municipalities Served
Appalachian Utilities, Inc.	Woolrich	583,200 gpd/415,00gpd	Avis, Pine Creek Twp.
Beech Creek Sewer and Water Authority	Beech Creek	400,000 gpd/200,000 gpd	Beech Creek Borough, Blanchard, Beech Creek Twp.
Booneville Water Association	Booneville	15,000 gpd/8500 gpd	Logan and Greene Twps
Central Clinton County Water Filtration Authority	McElhattan	4m gpd/2.5m gpd	Lock Haven City and Suburban Lock Haven Water Authorities
Chapman Twp. Water Authority	North Bend	Ave. flows 66,000 gpd sourced from South Renovo’s system	Chapman Twp.
Crawford Twp. Water Authority	Rauchtown	219,000 gpd/90,000 gpd	Crawford Twp.
Eastville Water Association	Eastville	8,000 gpd/5900 gpd	Greene Twp.
Greenburr Water Association	Greenburr	20,000 gpd/8000 gpd	Logan Twp.
Jersey Shore Area Joint Water Authority	Jersey Shore	2m gpd/ 1.5m gpd	Pine Creek Twp.
Lock Haven City	Lock Haven	2.6m gpd/1.5 mgd	Lock Haven, Wayne and Castanea Twps.
Loganton Borough Water Authority	Loganton	110,000 gpd/46,000 gpd	Loganton, Greene Twp.
Pennsylvania American Water Company	Howard	1m gpd/200,000 gpd	Porter Twp.
Porter Twp. Municipal Authority	Porter Twp.	90,000 gpd/80,000 gpd	Lamar and Porter Twps.
Renovo Water Authority	Renovo	400,000 gpd/250,000 gpd	Renovo, Chapman Twp.
Rote Mutual Water Company	Rote	90,000 gpd/102,000 gpd	Lamar Twp.
South Renovo Borough	South Renovo	157,600 gpd/121,000 gpd	South Renovo, Noyes, and Chapman Twps.
Suburban Lock Haven Water Authority	Mill Hall	1.4m gpd/1.0m gpd	Lock Haven; Allison, Bald Eagle, Dunnstable, Lamar, Woodward, and Colebrook Twps.; Flemington and Mill Hall Boroughs
Tylersville Mutual Water Association	Loganton	xxxxxxxxxx	Logan Twp.

Public Sewer

There are five public sewage treatment plants operating in the County. Recently, The Lock Haven and Pine Creek treatment plants completed expensive upgrades to bring them into compliance with Chesapeake Bay water quality standards. Beech Creek Borough, Woodward Township, Castanea, Mill Hall, Flemington Borough, Chapman Township, and the Borough of Avis have each conducted upgrades of old sewer system piping with the assistance of Community Development Block Grants and state funding sources. Table 23 details capacity, average flows, and the municipalities that are served by each plant.

Table 23 –Sewage Treatment Plants

Treatment Plant	Max. Capacity/Average Flows	Municipalities Served
Beech Creek	160,000 gpd/80,000 gpd	Beech Creek Borough, Beech Creek Twp.
Lock Haven	5.3m gpd/2.5m gpd	Bald Eagle, Castanea, Lamar, Porter, Woodward Twps., Flemington and Mill Hall Boroughs; Walker Twp., Centre County
Loganton Sewer Authority	50,000 gpd/25,000 gpd	Loganton Borough
Pine Creek Municipal Authority	0.7m gpd/1.3m gpd	Avis Borough, Dunnstable, Pine Creek, and Wayne Twps.
Western Clinton County Municipal Authority	900,000 gpd/350,000 gpd	Renovo, South Renovo, North Bend, Farwell, and Chapman Twp.

The majority of the municipalities within the County have Act 537 Plans that are more than 20 years old. Most plans were completed in the early 1970s. Lamar Township, Lock Haven, Bald Eagle Township, Beech Creek, Beech Creek Township, Loganton, and Woodward Township are the exceptions.

Public Utilities

Electric Services. Allegheny Power provides electrical service to the western portion of the County. The local office is located at 2800 East College Avenue in State College. PPL Utilities provides service to the eastern portion of the County and has a local office at 109 Rishel Road in Bellefonte. Tri-County Rural Electric provides service to the northwestern portion of the County, with a local office in Mansfield.

Natural Gas. UGI Penn Natural Gas distributes natural gas to many areas of the County and maintains a local office in Lock Haven. PG Energy provides natural gas to Gallagher Township. The Natural Gas Service Area Map shows regions currently served by the two companies. (Refer to the Marcellus Resources section of this chapter for detail on major natural gas distribution lines.)

Land Line Telephone Service. Sprint Eastern provides local phone service to the western portion of the County. The local office is located at 1200 Walnut Bottom Road in Carlisle. Verizon provides local phone service to the

eastern portion of the County and TDS Telecom provides local phone service in the southern portion of the County. There are a variety of long distance carriers available to residents of the County.

Wireless Service. Wireless service is proliferating, with numerous providers vying to erect cellular towers in underserved locations. Immix Wireless received a \$36 million American Recovery and Reinvestment Act Broadband Development grant to extend 3G wireless service to an underserved 10-county area of North Central Pennsylvania, including Clinton County. During implementation of this service, plans changed to instead deploy LTE (long-term evolution) technology, which will enable faster, high-bandwidth wireless service compatible with the latest smart phones and tablets. The service should be installed by the end of 2013. Immix was the first provider to bring wireless service to the Boroughs of Renovo and South Renovo. In late 2013, Verizon Wireless received approval to add a tower to serve the Renovo/Chapman area.

Internet Service. SusCom and Comcast provide cable internet connections to most areas of the County. Internet Service is also available through HughesNet. The most popular provider is KCnet, with a local office in Lock Haven.

Cable Television. SusCom and Comcast provide TV cable service to most areas of the County, and Satellite TV providers are also available.

Stormwater

Act 167 Stormwater management plans, along with ordinances adopted by local municipalities, assist with properly controlling water runoff from new development. These tools give engineers detailed guidance in designing for stormwater impacts, and they are also used by municipalities in the review of development plans. There are two completed Act 167 Watershed Plans within the County, for Chatham Run and Fishing Creek/Cedar Run, which were updated in 2006. Both plans are accessible online under the “Resources” tab of the County website, www.clintoncountypa.com.

The Clinton County Conservation District is actively involved in the water quality aspects of stormwater runoff through the Erosion and Sedimentation (E&S) plan approval and the National Pollution Discharge Elimination System (NPDES) permitting process. The district is also working with three watershed groups to improve and protect water quality: Kettle Creek Watershed Association, Beech Creek Watershed Association, and Sugar Valley Watershed Association.

Solid Waste

The Clinton County Solid Waste Authority (CCSWA) owns and operates the Wayne Township Landfill located in McElhattan. The landfill was originally permitted in 1973, and the Authority has recently completed a 75-acre expansion giving it an additional 23 years of capacity. The maximum daily volume is 750 tons. CCSWA accepts the following types of waste:

- | | |
|-----------------------------|----------------------------------|
| Municipal | Gas Industry Wastes |
| Construction and Demolition | Asbestos (friable & non-friable) |
| Residual | Tires |

Brush and yard waste
Sludge (sewage, water treatment, and industrial)

Soil (uncontaminated and contaminated)
Incinerator ash

Recycling. Curbside pickup of household recyclables is provided by a variety of local haulers, and CCSWA has established recycling drop-off sites at 17 locations around the county. This service is provided at no charge to county residents. Materials collected include aluminum and steel, glass, newspaper, and plastic. Several of the satellite sites accept magazines, corrugated cardboard and mixed paper. The Authority's drop-off facility in McElhattan also accepts corrugated cardboard, office paper, motor oil, and car batteries.

CCSWA offers a bi-weekly curbside recycling collection service to Avis, Beech Creek, Castanea, Dunnstown, Lock Haven, McElhattan, Mill Hall, Woolrich, and Renovo for a low annual fee.

Landfill Gas Recapture. In 2000, The Wayne Township Landfill/Solid Waste Authority partnered with the Jersey Shore Steel Company to capture and utilize landfill gas as an alternative source of energy. The landfill gas product is used as a medium BTU fuel for reheating railroad rails to create a high quality angle iron. The practice alleviates air pollution and local safety hazards: landfill gas is 50% methane, a potent greenhouse gas which is also a source of smog and odor problems.

Public Utilities Issues and Concerns

Residential and commercial natural gas service needs to be extended to more communities, to reduce the county's dependency on oil, coal, and other fuels produced elsewhere, reduce fuel costs for residents, and increase demand for locally produced fuel resources.

County and Municipal Administration, Facilities, and Finances

Administrative Structure. The Board of County Commissioners is comprised of three elected officials who serve a four-year term. They are responsible for the operation of County Government and have the authority to establish the annual operating budget, approve expenditures of funds, manage county assets, and authorize all county government contracts. They also serve as liaisons to other levels of government on issues affecting county residents and have oversight of all traditional functions of County government. Other duties are to supervise regional planning and economic development, appoint members to county boards and hire administrative staff.

Facilities. Government facilities are located primarily in Lock Haven at the County Courthouse on Water Street, the Garden Building on Main Street, and the satellite office on Grove Street. In addition to the courtrooms, the Courthouse holds offices of the Judges, Sheriff, Prothonotary, Register and Recorder, Auditor, Tax Assessor, and Treasurer. The Garden Building is home to the Commissioners, Chief Clerk, Domestic Relations, Children & Youth Services, Geographic Information Systems (GIS), Management Information Systems (MIS), the Planning Department, Adult and Juvenile Probation, Elections/Voter Registration, and the Lock Haven District Justice. The Grove Street office houses the Big Brother/Big Sister program staff, and some Mental Health/Intellectual Disabilities (MH/ID) and Children and Youth Services staff. Offices for outlying District Justices are in Mill Hall, Lock Haven and Renovo.

Additionally, the County owns the Susque View Home facility, the Conservation District office in Porter Township, and the County Prison in Wayne Township. In 2013, the County bought and renovated the vacated Flemington Elementary School to house the 9-1-1 Communications Center, Emergency Management operations, and the Veterans' Affairs Office. There is additional capacity in this building for future use. The County Prison has 257 beds, 70 of which are for female inmates.

Some human services such as MH/ID, Aging Services, Shared Ride and Medical Assistance Transportation, and Family Services are managed by the Clinton/Lycoming Joinder board and STEP, Inc., both based in Williamsport, Lycoming County.

Planning Operations. Planning, zoning and permitting in Clinton County are managed by the County Planning Office and an appointed Planning Commission. For municipalities that do not have their own ordinances and officials, County planners administer and have power of decision on matters of subdivision, land development, and zoning. For municipalities that have their own ordinances and officers, the Commission provides comment and recommendation on subdivision, land development, and zoning requests. Table 24 shows which municipalities are covered under County ordinances.

Table 24 – Clinton County Ordinance Jurisdictions

Clinton County Subdivision and Land Development Ordinance	Clinton County Zoning Ordinance
Allison Township	Colebrook Township
Avis Borough	East Keating Township
Chapman Township	Gallagher Township
Colebrook Township	Grugan Township
Crawford Township	Logan Township
Gallagher Township	Noyes Township
Grugan Township	West Keating Township
East Keating Township	
West Keating Township	
Leidy Township	
Loganton Borough	
Logan Township	
Noyes Township	
Renovo Borough	

Planning Commission role. A nine-member Planning Commission oversees development in the County. Members are appointed by the Commissioners and serve a four-year-term. Their duties are as follows:

- Review all Subdivision and Land Development plans for conformity to the County Subdivision and Land Development Ordinance (SALDO), County Comprehensive Plan, and Greenway and Open Spaces Plan, with consideration for the recommendations of the county Natural Heritage Inventory and best practices of the PA Wilds development Guide and Statewide Historic Preservation Plan.

- Periodically review the SALDO and make recommendations to the Commissioners to enact changes when necessary.
- Review all requests for changes or variances to County and municipal zoning ordinances, and make recommendations to the Commissioners or municipal officials regarding these proposed changes.
- Periodically review the County Zoning Ordinance and make recommendations to the Commissioners to enact changes to it when necessary.
- Periodically review and update the County Comprehensive Plan and make recommendations to the Commissioners to adopt plan updates.

Planning Department role. The Planning staff coordinates the Commission’s activities and monthly meetings; approves county zoning permits, and approves some single-lot subdivisions with no proposals for new roads, rights of way, or utilities.

Areas of Concern

Zoning districts for Avis, South Renovo and Renovo Boroughs and Grugan, Leidy, Logan, Keating (East and West) and Noyes Townships are not publicly accessible on the online GIS mapping system.



Dunnstable Township farm

RECREATION AND TOURISM TRENDS AND ISSUES

One of the greatest advantages of any rural county is the outdoors, and Clinton County's outdoor recreation and tourism assets are outstanding. Pristine forests, high quality streams, scenic vistas, and other natural amenities are everywhere. The entire county is located within the Pennsylvania Wilds, a term used for the more than two million acres of public lands found within a 13-county region. According to a Return on Investment Study conducted by North Star on behalf of the PA Wilds, visitors spent \$150.9 million in Clinton County in 2011. This is the fourth-highest spending total among PA Wilds counties.

Clinton County is also a member of the Pennsylvania Lumber Heritage Region, which spans 15 counties and is dedicated to showcasing and preserving the timber industry culture that reigned here in the 19th and early 20th centuries. Finally, Western Clinton County lies within the Pennsylvania Elk Range, which presents an eco-tourism opportunity that is scarce across the mid-Atlantic states.

The citizens excel at hosting tourists: from creating businesses and attractions for lovers of the outdoors, to organizing regional and national events to draw visitors throughout the year. Municipalities feature well-developed playground facilities, swimming pools, sporting complexes, golf courses and municipal parks for the use of residents. A tally of the County's impressive recreation and tourism assets is shown in Table 25.

Visitor's Bureau. The Clinton County Tourist Promotion Agency, an arm of the CCEP, spearheads our marketing effort. It maintains a web listing of recreational resources as well as a monthly events calendar at the address <http://www.clintoncountyinfo.com/vb>. It produces a visitor's guide, tourism maps, and print and media advertising, and maintains memberships in numerous state tourism and marketing associations.

Clinton County's Greenways and Open Space (GOS) Plan. With full public participation, Clinton County completed its GOS planning initiative in 2010, whereupon the Commissioners adopted the resulting document as part of this Comprehensive Plan. An in-depth study of outdoor tourism assets, issues and objectives, including long and short-term goals, can be found there. The GOS Plan explores the feasibility for potential development of three major "greenway" corridors:

The Bald Eagle and Spring Creek Canal Trail
The Pine Creek Rail Trail Connector
County Greenway and Multi-Modal Trails Network

This document includes extensive mapping, photographs, and consumer market research. It identifies gaps that need to be filled, environmentally sensitive areas that need to be conserved, and makes specific recommendations for new developments, including management structure and funding sources. The GOS Plan is posted on the county website, www.clintoncountypa.com, at the Planning Department's Documents page.

Table 25 – Clinton County Recreational Assets, Attractions, and Events

Source: CCEP Tourist Promotion Agency

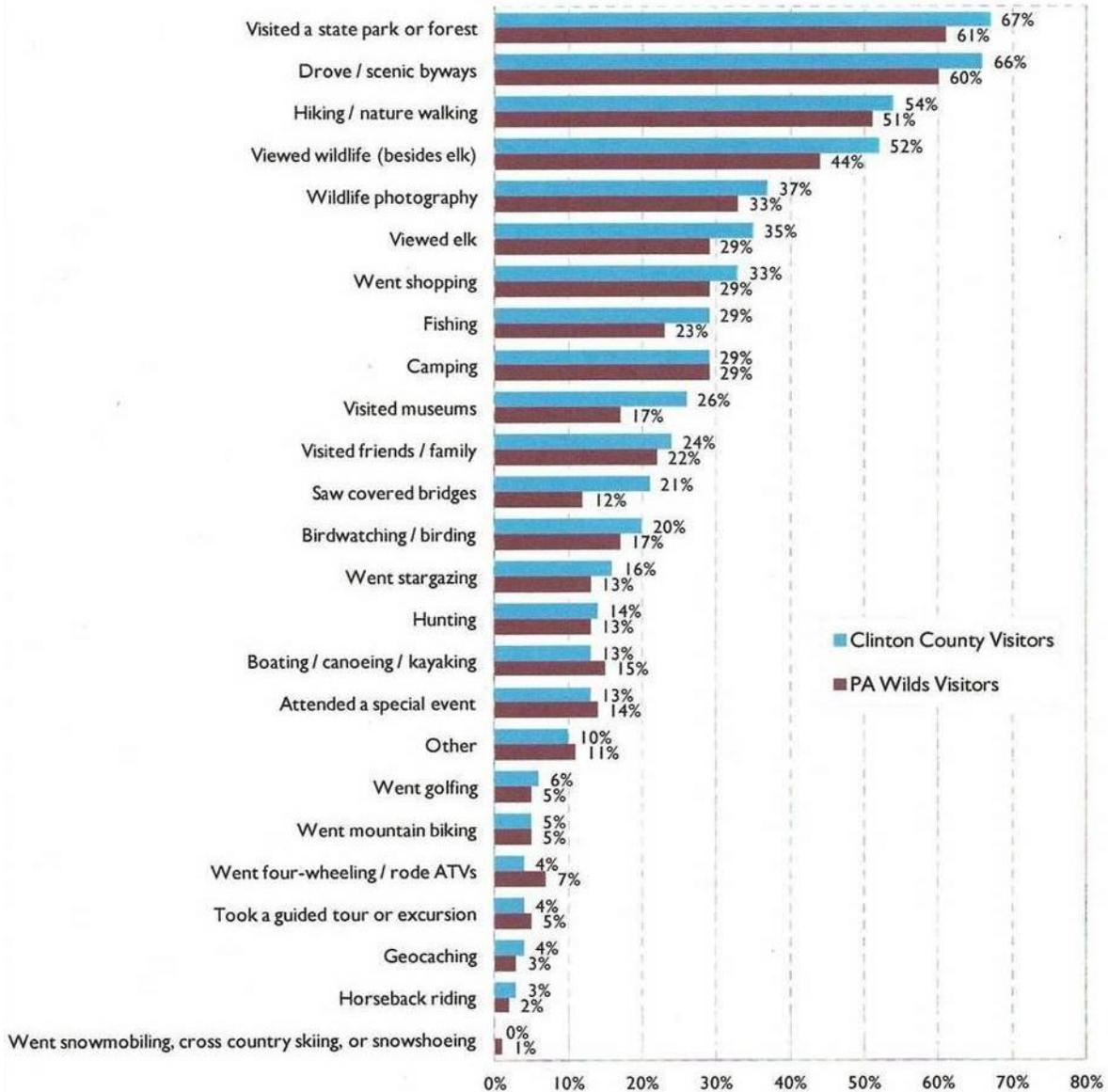
Asset or Attraction	No.	Name
State Forests	6	Sproul, Bald Eagle, Elk, Tiadighton, Moshannon, and Susquehannock
State Parks	6	Bucktail, Bucktail Trail, Kettle Creek, Hyner Run, Hyner View, Ravensburg
State Game Lands	4	89, 255, 295, 321 totaling 25,000+ acres for hunting
Wild and Scenic River	1	Lick Run from Haneyville to Farrandville
Major Hiking Trails	5	Donut Hole Trail, Mid-State Trail, William Klinger Riverwalk, Eagleton Mine Camp Trail, Chuck Keiper Trail.
Minor Hiking Trails	Hundreds	In six state forests. Snowshoeing permitted in all
Designated Snowmobile Trails	3	Sproul State Forest
Snowmobiling Areas	Many	Snowmobiling is permitted on all “joint use” state and township roads which receive no winter maintenance.
Designated Water Trail	1	The West Branch of the Susquehanna from Karthaus in Clearfield County to Jersey Shore in Lycoming County
ATV Trails	2	Whiskey Springs, Bloody Skillet
Natural Areas	6	F.M. Dutlinger, M.K. Goddard, Bucktail, Russell P. Letterman, Burns Run, Mt. Logan
Protected Wetlands Natural Areas	4	East Branch Swamp, Cranberry Swamp, Tamarack Swamp, Rosecrans Bog
Developed Horseback Trails	Many	Kettle Creek State Park, Little Buckhorn, Eagleton Mine Camp Trail, Bald Eagle State Forest, Sproul State Forest
Developed River Boat Launches	10	Keating, Flaming Foliage, South Renovo, Hyner, North Bend, Baker Run, Woodward, Castanea Access, Memorial Park, Pine Launch
Undeveloped River Boat Launches	4	Fifth Street Access, Renovo, Peddie Park Access, Farrandville Access, Wayne Township Access
Developed Creek Canoe Launches	5	Sinnemahoning Creek, Kettle Creek, Bald Eagle Creek (Castanea and Mill Hall), Beech Creek
Accessible Fishing Piers	2	Kettle Creek in Leidy Township, Fishing Creek in Bald Eagle Township
Campgrounds	10	Hyner Run State Park, Kettle Creek State Park, Bucktail State Park, Ravensburg State Park, Pine Mountain Road, Wayne Township, Quiet Oaks, Holiday Pines, Sunrise
Official Bicycle Trails	17	PennDot Touring Route G, Kettle Creek State Park Bicycle Trail, Sproul State Forest (15 authorized for bicycling)
Cycling Routes	Hundreds	On flat land in and around Lock Haven, Woodward, Colebrook, Castanea, Pine Creek, and Wayne Townships; see “Map My Ride” website
Fish Hatcheries	2	Tylersville Fish Culture Station (state), Lamar Fish Hatchery (federal)
Major scenic vistas	8	Hyner, Kettle Creek, Fish Dam Run, Letterman, Dennison, Two Rock Run, Big Rock, Burns Run, Mt. Rainsares, Altar Rock
Publicly accessible waterfalls	4	Yost Run, Round Island, Rosecrans Twins, Hammersley Fork
Major retail outlet	1	Woolrich Woolens Factory Store, oldest textile mill in the U.S.

Asset or Attraction	No.	Name
Golf courses	2	Belles Springs, Clinton Country Club
Sentimental Journey Fly-in	1/yr	Antique planes fly in to Piper Airport over four days; large vendor event
Airfest	1/yr	A flight-themed festival sponsored by the City of Lock Haven on the grounds at Piper Airport
Riverfest	1/yr	Sponsored by Woodward Township Recreation Department
Wings Over Piper	1/yr	Remote controlled airplane festival at the Piper Airport
Clinton County Fair	1/yr	Week-long county fair held at the Clinton County Fairgrounds near Mackeyville
Central PA Fiber Festival	1/yr	Held annually at Fairgrounds to showcase local fiber-made products
Farm City Family Festival	1/yr	Annual Educational Farm fair held at the Fairgrounds
Best of Clinton County Antique Fair	1/yr	Held annually in the City of Lock Haven
Labor Day Regatta	1/yr	Three-day speedboat race event and festival on the Susquehanna at Lock Haven
Clinton County Speedway	Every Friday	Various auto racing events at the Fairgrounds near Mackeyville
Central PA Street Machines	1/yr	Classic car show
Cross Fork Rattlesnake Roundup	1/yr	Snake-rustling festival
Music festivals	2	Kettle Creek Music Festival, Smoked Country Jam Bluegrass Festival
Hang gliding	1/yr	Hyner Hang Gliding Club Fall Festival; year-round hang gliding at Hyner
Major hiking or endurance events	6	Megatransect (26 mi); Prowl the Sproul (10K); Frozen Snot (12.5 mi); Hyner View Trail Challenge (50K); Great Island Adventure Triathlon (running, biking, canoeing); Try-All by Fire
Geocache sites	Many	Various geocache organizations maintain sites in our territory
Rock Climbing sites	3	Big Rock Vista (4), Phantom Rocks, YMCA Rock Climbing Wall
Ice Climbing sites	4	Roadside Gully, Gemini Gullies (2), Glass Menagerie, Hidden Amphitheater
Fishing locations	Many	Streams, lakes, and river opportunities from boat and shore
Major scenic driving tours	4	Bucktail Trail Scenic Byway, Elk Scenic Drive, High Plateau Scenic Byway, Sugar Valley Loop
Important birding areas	10	Kettle Creek State Park, Ravensburg State Park, Route 144 North Access, Grugan Hollow Road, East Access, Beech Creek Road, Fish Dam Wild Area, Burns Run Wild Area, Bucktail State Park, Riverview Park, River Road Area

Figure 5 - Popular Recreational Activities in Clinton County

Source: North Star Destination Strategies: 2012 Survey for the PA Wilds Tourism Marketing Corp.

While you were visiting PA Wilds on your most recent trip, which of the following did you do? (Choose all that apply)



Issues and Concerns. As seen in Figure 5, Clinton County visitors are more likely to visit parks, view wildlife, drive scenic byways, visit museums, and go shopping than in other PA Wilds areas. They are less likely to ride ATVs and go boating/canoeing than in the rest of the Wilds. The latter is an amazing statistic given the vast ATV terrain and aquatic resources the County has to offer. The CCEP Tourist Promotion Agency indicates the following additional needs in 2013: more local outfitters; more ATV trail connectors; more mountain biking events, more snowmobile trail connectors, more recreation signage, more tourism businesses, and more places to stay.

Natural Environment

NATURAL RESOURCE TRENDS AND ISSUES

The identification and delineation of natural resources is an important part of the planning process and serves as a guide for future planning decisions. Clinton County enjoys a wealth of natural resources.

Geology

Provinces. There are two distinct geologic provinces within Clinton County: The Ridge and Valley Province in the southern part of the County and the Allegheny Plateau to the north. The juncture of these regions is often referred to as the Allegheny Front. The Geologic Formations Map illustrates the underlying rock formations within the County. Geologic conditions have a significant bearing on groundwater recharge and holding capacity, soil type and quality, and suitability for various types of construction.

In the southern Ridge and Valley Province, limestone geology prevails. Limestone bedrock is often fractured, and in some areas, lies at or close to the ground surface, creating an interface between surface water and groundwater resources. At these bedrock outcrops during low-rainfall summers, the water in several streams in Nittany and Sugar Valleys sinks into the ground and in many places, these streams go dry.

Sinkholes. Sinkholes are an environmentally sensitive feature of the Ridge and Valley Province, along the valley perimeters. The high solubility of limestone encourages water to scour small bedrock fractures into channels and chambers. Even though from above ground a void below may not be noticeable among the rolling topography, if disturbed, such an area can collapse, creating a sinkhole.

Slopes. Both steep slopes (15 -25% grades) and very steep slopes (grades over 25%) are common in Clinton County. In the southern half, they occur along the ridges of the Bald Eagle and Nittany Mountains. In the north, they occur along the West Branch of the Susquehanna River and its many tributaries, and provide a critical source of high quality water to those tributaries.

Soils. The USDA Natural Resources Conservation Service Soil Survey for Clinton County (2007) has identified areas of "Prime Farmland" and "Farmland of Statewide Importance." These classes are highly productive and targeted for agricultural conservation. They make up approximately 17% of the County's total land area, and lie mainly in the limestone regions of Sugar and Nittany Valleys in the Southern portion of the County, and along the Susquehanna River and Bald Eagle Creek in the Central Region.

The Clinton County Soil Survey is a valuable reference and should be utilized for construction and agricultural production planning. It provides soil information, properties, depth to bedrock, depth to high water table, water infiltration, and notes the limitations of soils. Soil properties influence development design with respect to site selection, suitability for excavation, structural design, structural performance after construction, stormwater control, and maintenance.

According to the Soil Survey, the County contains 400 farms with an average size of 128 acres. Most are animal based with dairy, beef, veal, and poultry. Majority crops are hay, corn for silage and grain, soybeans, and vegetable crops including tobacco.

Water Resources

As illustrated on the Environmentally Sensitive Features – Water Based Map, the West Branch of the Susquehanna River is the primary feature and runs through the entire County. Its major tributaries include Sinnemahoning Creek, Kettle Creek, Young Woman’s Creek, Hyner Run, Queen’s Run, Chatham Run, McElhattan Creek, Fishing Creek, Bald Eagle Creek, and Beech Creek.

Many county waters (73%) qualify as Special Protection Waters according to Chapter 93 of the Pennsylvania Code. These are classified as High Quality – Cold Water Fisheries. With the fifteen Exceptional Value (EV) Streams listed below, Clinton has more than any other Pennsylvania county. A complete listing of the County’s Special Protection Waters can be found in Chapter 93 of the Pennsylvania Code at www.pacode.com, Drainage list “L”.

Cooks Run (headwaters to Onion Run confluence)	Boggs Hollow
Onion Run	Lick Run
Fish Dam Run	Young Woman’s Creek (from source to left branch confluence)
Kettle Creek	Middle, East, and West Branches of Big Run
Barney Run	Cherry Run
Drury Run	Roaring Run
Paddy Run	

Natural Heritage Inventory

In 1993, the County undertook a Natural Heritage Inventory to define and delineate its environmentally sensitive and naturally significant areas. This was updated in 2002. It provided detailed mapping and laid out a plan for conservation of all sensitive features. It is referenced by the Planning Department when considering new development in and around these features. The Natural Heritage Inventory is posted online at www.clintoncountypa.com, at the Planning Department Documents page.

Conservation

Agricultural Security Areas and Easements. The County has been active in agricultural conservation efforts, utilizing a combination of Agricultural Security Areas and conservation easement purchases to achieve their preservation goals. Clinton County now has approximately 2,367 acres, on 23 farms, preserved forever as farmland. Funds for easements are provided by appropriations from the Commissioners and from a two-cents-per-pack state cigarette tax. Since 1998, Clinton County’s contribution to easements has been \$585,493; state funding for Clinton County easements has been \$1,927,444. The Northcentral Pennsylvania Conservancy has also been a key player in this arena, with 9 conservation easements purchased, covering over 5,000 acres. (Source: Clinton County Conservation District.)

Clean and Green. The County also utilizes the Clean and Green Program as a preservation tool for both agricultural and forest land. Formally known as Act 319, the program is designed to provide a tax benefit to landowners through preferential assessments based on use value, rather than market value.

Areas of Concern

By region. Western Clinton County is largely forested and has low development, which reduces the risk of pollution impacts to its water resources. The primary risk here is from resource extraction, from historical coal and clay mining activities to the more recent unconventional natural gas extraction methods.

In the Central region, greater levels of human development pose different risks. Increases in impervious areas such as streets, sidewalks and parking lots place added burdens on stormwater collection systems, which may discharge pollutants into waterways. New construction also increases the potential for sediment pollution. For construction projects, there are regulations in place to minimize sediment and stormwater impacts.

Agricultural activities concentrated in the Southern portion of the county have the potential to increase sediment and nutrient pollution, and the limestone geology in this area (Sugar, Nittany, and Nippenose Valleys) is also a factor, as outlined under Geology above. It is especially important for the farmers here to properly manage the land to avoid impacts to water sources. All farms that plant crops are required to have a conservation or erosion control plan to reduce soil erosion and sediment pollution. Farms with animals or which spread manure are also required to have a manure management plan to reduce nutrient pollution. These plans identify environmentally sensitive areas on each farm and apply restrictions on how the land is managed adjacent to them.

Slopes. While residential development of steep, wooded slopes is often considered desirable because it affords seclusion and scenic views to homeowners, careless slope development can result in decreased water quality, increased runoff and flooding problems, loss of sensitive habitats, erosion, slope failure, increased difficulty of infrastructure maintenance, and lack of safe access for emergency vehicles. All proposed developments for slopes should be carefully reviewed for conformance to best design practices.

Sinkholes. Often, sinkholes have open, rocky bottoms that allow surface water to directly infiltrate the groundwater, with potential impacts on drinking water quality. Many fairly reliable techniques are available for individuals pursuing construction, well creation and farming in sinkhole-prone areas.

Impaired waters. Approximately 15% of Clinton County's waters are considered to be impaired by the PA DEP because they don't meet the water quality standards for their designated use. Two large bituminous coal beds underlie parts of Western Clinton County, and historical unregulated mining operations there have negatively affected water quality. Nearly 200 miles of Clinton County streams and rivers have been impaired due to acid mine drainage (AMD), including the Beech Creek, Cooks Run, Drury run, Kettle Creek, and Tangascootack watersheds. Mine drainage is formed when pyrite reacts with oxygen and water during or after mining activities to produce acid and metal precipitates. Pyrite in leftover spoil piles and borne in water flowing out of underground mine tunnels produce acid conditions and in some cases, toxins, affecting aquatic life, public drinking sources, private wells, and recreation. Subsidence due to collapse of underground mine workings is always a hazard, as are the many unprotected steep cliff faces or "highwalls" left behind by strip mining activity.

An inventory of abandoned mine land features, their hazards and impacts is provided in Table 26.

Table 26 – Mining Impacts in Clinton County

Source: DEP Bureau of Abandoned Mine Reclamation (BAMR) Mine Land Inventory, 2005

Municipality	Surface Mines	Spoil Piles	Refuse Piles	Discharge Entry Points	Impacted Water Sources	Subsidence Areas	Abandoned Structures	Areas of Health and Safety impact
Bald Eagle Twp.	10							7
Beech Creek Twp.	5	11			4			
Colebrook Twp.	4	1	1					3
East Keating Twp.	1				1	1		
West Keating Twp.	6	10		2				1
Leidy Twp.	4			4	8		1	6
Noyes Twp.	11	5	4	5	17	3		7
Woodward Twp.	1			1				1

Reclamation efforts. Currently, the Clinton County Conservation District plays a major role in reducing the impact of AMD and sedimentation. Three very active watershed associations in Clinton County are also working to improve water quality: Kettle Creek Watershed Association, Beech Creek Watershed Association, and Sugar Valley Watershed Association. These groups partner with DEP, BAMR, The Pennsylvania Game Commission, The PA Fish and Boat Commission, Trout Unlimited, the USDA Natural Resources Conservation Service, the Susquehanna River Basin Commission, and other agencies to remediate the various health and safety impacts of AMD and other impairments to our watersheds.

Remediation efforts involve picking up coal refuse; constructing active and passive treatment systems; earthmoving to re-contour the land to remove highwalls; covering spoil piles with soil and nutrients, and then seeding with ground cover plants and grasses to prevent runoff. This work has been undertaken at various sites in the Tangascootack and Big Run watersheds. Other notable projects have improved conditions in Twomile Run and its tributaries as well as along Kettle Creek in Leidy Township and in the Cooks Run watershed in East Keating Township. In Noyes Township, Lick Run Hollow and Woodley Draft have been remediated. Since 1998, with more than \$1 million in grant funds, the Conservation District has facilitated the installation of six AMD passive treatment systems in the Tangascootack watershed. These are starting to produce improvements in water quality, which will ultimately improve quality in the Susquehanna. In 2013, \$23 million in Growing Greener and Act 13 funds has been allocated for new work at three sites in the Cooks Run, Sandy Run, and Stony Run basins.

In Chapman Township, efforts by the local water authority were successful in getting the Paddy's Run basin declared "unsuitable for mining" due to the high potential for impact on drinking water resources. Similar efforts were undertaken in Bald Eagle and Beech Creek Townships to deem the North Fork of Tangasscootack Creek unsuitable for mining.

For discussion of water issues related to Marcellus Shale gas exploration, see below.

Flooding. With so many surface waters, it is not surprising that flooding can be a significant problem. Most of the County's developed areas are located within or adjacent to the 100 year floodplains of the Susquehanna and its tributaries, and this basin is one of the nation's most flood-prone areas. According to the Susquehanna River Basin Commission (SRBC), the entire watershed is vulnerable to frequent, localized flash floods every year. (A current example was the July 2013 flash flood in Beech Creek Township, the result of six inches of rain falling in one hour. The extensive damage was confined mainly to the area receiving the rainfall.) Since record collection began in 1784, the West Branch basin has experienced serious flooding, on average, every 20 years. Large-scale, devastating floods occurred in 1865, 1936, 1955, 1972, 1975, and 1996. Topography and geology are some contributing factors.

Flooding can occur when a section of river is very wide, and then is squeezed into a steep, narrow gorge. During heavy rainfall events or when the winter ice begins to break up, the increased flow of water or ice backs up in the narrow gorge, causing the river to overflow its banks. Also, when an ice jam breaks, a sudden surge of water can cause downstream flooding. Conversely, when the river flows through an area with very little slope and shallow banks, it levels out and flows slowly. During heavy rainfall events, it can quickly swell and overflow its banks. Or when winter ice breaks up, the slow-moving flow may cause the ice to jam, creating obstacles and backing up the water. The Environmentally Sensitive Features – Water Based map provides flood plain locations in which these hazards are possible.

Flood control efforts. Clinton County has undertaken a variety of structural and nonstructural efforts to reduce flood losses. Structural flood control devices include:

- Dams and reservoirs
- Floodwalls and levees
- Channel excavation and modification

Flood risk in the northern portion of the County has been significantly reduced with the construction of three dams in the headwater areas. The George Stevenson Dam, located in Cameron County, provides protection for communities in Clinton County along the Sinnemahoning Basin in East Keating Township and downstream. The Alvin Bush Dam on Kettle Creek and the Foster Joseph Sayers Dam on Bald Eagle Creek are each capable of retaining high volumes of water to prevent flooding in downstream communities. An extensive dike-levee system constructed in 1994 protects the City of Lock Haven from inundation by the Susquehanna River and Bald Eagle Creek.

Nonstructural flood protection programs include:

- The National Flood Insurance Program (NFIP)
- Flood forecast and warning systems
- Flood education and training
- Flood plain management practices

Clinton County participates in the NFIP and encourages planners to exceed minimum requirements and follow best practices when considering flood plain development and stormwater management.



Kettle Creek Reservoir, Leidy Township

FOREST USE TRENDS AND ISSUES

Forest Resources

Approximately 82%, or nearly 444,750 acres, of Clinton County's land is composed of forests. Nearly 70% of this forestland is publicly owned; that is, roughly 312,000 acres of State Forests and 22,000 acres of State Game Lands. (Source: Clinton County GIS.)

Clinton County references the DCNR Bureau of Forestry's State Forest Resource Management Plan (2003, with 2007 updates) as well as the many guidance documents provided by PSU's Natural Resources Extension. Permitting for erosion and sedimentation control in forestry applications is conducted by the Clinton County Conservation District.

Timber and wood products. In the U.S. Forest Inventory Analysis for 2012, the volume of Clinton County's standing timber was estimated at more than three billion board feet. (See Table 27.) The privately owned portion of this resource is 745,730,701 board feet. At 2013's average price of \$0.16/board foot, that translates to a cash value of \$119,316,912. Hardwoods such as oak, cherry, maple, ash, hickory, and walnut command higher prices furniture, cabinetry and construction, but softwoods have many uses as do wood chips, bark, sawdust, and other byproducts. According to CPWDC figures for 2011, the forestry industry sector contributed significantly to the Clinton County economy with 18 employer units and 2000 employees (constituting 10% of the total labor force) and a payroll of \$114.5 million.

Other forest resources. According to PSU's Natural Resources Extension, there is high potential in North Central Pennsylvania forests for cultivation of shade-loving botanicals and medicinal herbs such as ginseng, goldenseal, sarsaparilla, teaberry, rose hips, and so forth. As of 2013, these products are not being cultivated in Clinton County. Maple syrup production is also a potential source of revenue for forest land owners.

Areas of Concern

Trees are a renewable resource and with care, they can be managed and kept in good supply for generations to come. They are not only a marketable commodity but also a shield for biodiversity and a mechanism for cleaning the air, filtering the water, and controlling erosion. County and municipal planning officials must observe careful forest management practices in the areas under their control - that is, privately held forest land. This essentially means management of forest land *owners*. According to a 2007 PSU study, there are 6200 of them in Clinton County. Some considerations are:

- Landowners may not be aware of the value of their forest land and are vulnerable to offers from timber firms who do not use ideal forest management practices. Harvesting activities may be undertaken for short-term gain, without thought for the forest's future.
- Landowners may not employ forest management concepts on land they are holding as preserves. "Silviculture" practices commonly used in state forests, such as cleaning, thinning, improvement cuts, and regeneration methods, may not be followed.
- Woodland owners' associations can be valuable sources of information and mutual support for forest property holders aiming at good stewardship. No such organizations exist in Clinton County.

- Caterpillars and wood boring beetles can destroy vast tracts of forest. Gypsy moth caterpillars are the primary threat in Clinton County. Every four to five years, the Planning Department coordinates a gypsy moth abatement program in cooperation DCNR, for spraying to subdue infestations on affected properties.
- According to the MPC, forestry does not constitute land development so local planning ordinances do not apply. There are currently no separate local ordinances governing timber harvesting in Clinton County.

**Table 27 – Net Volume in Board Feet of Sawtimber Trees
on Clinton County Forest Land
by Ownership Group and Species**

Source: U.S. Forest Service Forest Industry Analysis 2012

Tree species	Ownership Group		Total
	State and Local Govt.	Private	
Pitch pine	38,683,421	3,401,446	42,084,867
Eastern white pine	85,195,975	45,171,353	130,367,328
Virginia pine	--	20,607,798	20,607,798
Eastern hemlock	95,528,747	41,547,109	137,075,856
Red maple	262,747,789	85,754,129	348,501,918
Sugar maple	97,094,981	2,472,963	99,567,944
Yellow birch	4,465,210	--	4,465,210
Sweet birch	132,420,175	40,914,293	173,334,468
Paper birch	13,984,742	--	13,984,742
Pignut hickory	4,485,533	14,415,820	18,901,353
Mockernut hickory	10,427,235	--	10,427,235
White ash	164,336,310	27,105,535	191,441,845
Black walnut	0	11,376,094	11,376,094
Yellow-poplar	56,425,170	7,223,344	63,648,514
Cucumbertree	8,103,934	--	8,103,934
Bigtooth aspen	17,922,782	--	17,922,782
Black cherry	--	19,623,985	19,623,985
White oak	198,014,036	73,677,552	271,691,588
Scarlet oak	105,595,888	33,815,240	139,411,128
Chestnut oak	388,052,493	159,784,702	547,837,195
Northern red oak	457,726,864	112,483,245	570,210,109
Black oak	130,456,524	37,071,440	167,527,964
Black locust	16,698,803	0	16,698,803
American basswood	12,993,211	9,284,653	22,277,863
White basswood	14,831,059	--	14,831,059
Totals:	2,316,190,881	745,730,701	3,061,921,582

MARCELLUS SHALE GAS RESOURCE TRENDS AND ISSUES

Pennsylvania's Marcellus Shale gas boom is having numerous impacts on Clinton County. It began here in 2008, with the arrival of several large oil and gas companies seeking to do exploratory drilling. In that year, the Commonwealth leased numerous tracts of State Forest land for gas drilling and development. Since 2009, 94 Marcellus wells have been drilled in Clinton County. Ninety percent of these have been on State Forest land. Lycoming County and others in the northern tier have experienced much more drilling activity, and much of that has been on private land.

The Marcellus Shale geologic formation underlies the northern two-thirds of the county (and all of its neighbors in the state's northern tier). While natural gas has been known to exist in this region since the 19th century, until recently it was taken from shallow pools using conventional drilling and pumping methods. The 21st century "unconventional" hydraulic fracturing process, nicknamed hydro-fracking or just "fracking," enables extraction of gas that is dispersed and embedded in the much deeper shale layer. Fracking is done by drilling wellbores into rock formations, and then introducing highly pressurized fluids through these wellbores. The energy of the pressurized fluids leads to the formation of new channels in the rock, and shakes out the gas embedded in it to drain into the channels, from which it can be pumped to the surface. Fracking can be done horizontally, deep underground, to extend the drainage area of a single well pad for a wide radius around it. One well pad may accommodate four to six bores turning off in different directions from the central well shaft, and can drain an area of one square mile.

Clinton County's Leidy Storage Field is a critical location for the national gas distribution network. This sandstone formation, now owned by Dominion Energy, in the 1950s held a vast reservoir of gas that had been extracted by the end of the 1960s. Now this reservoir is used for pressurized fuel storage. New gas coming from Marcellus wells across Pennsylvania, and via distribution lines from as far away as Louisiana, is pumped into the field throughout the warm months. During the cold months, it is pumped out again via distribution lines serving all the cities on the eastern seaboard, for use at power generation plants and for home heating. This is one of the largest underground storage systems in the United States and has a capacity of trillions of cubic feet of gas.

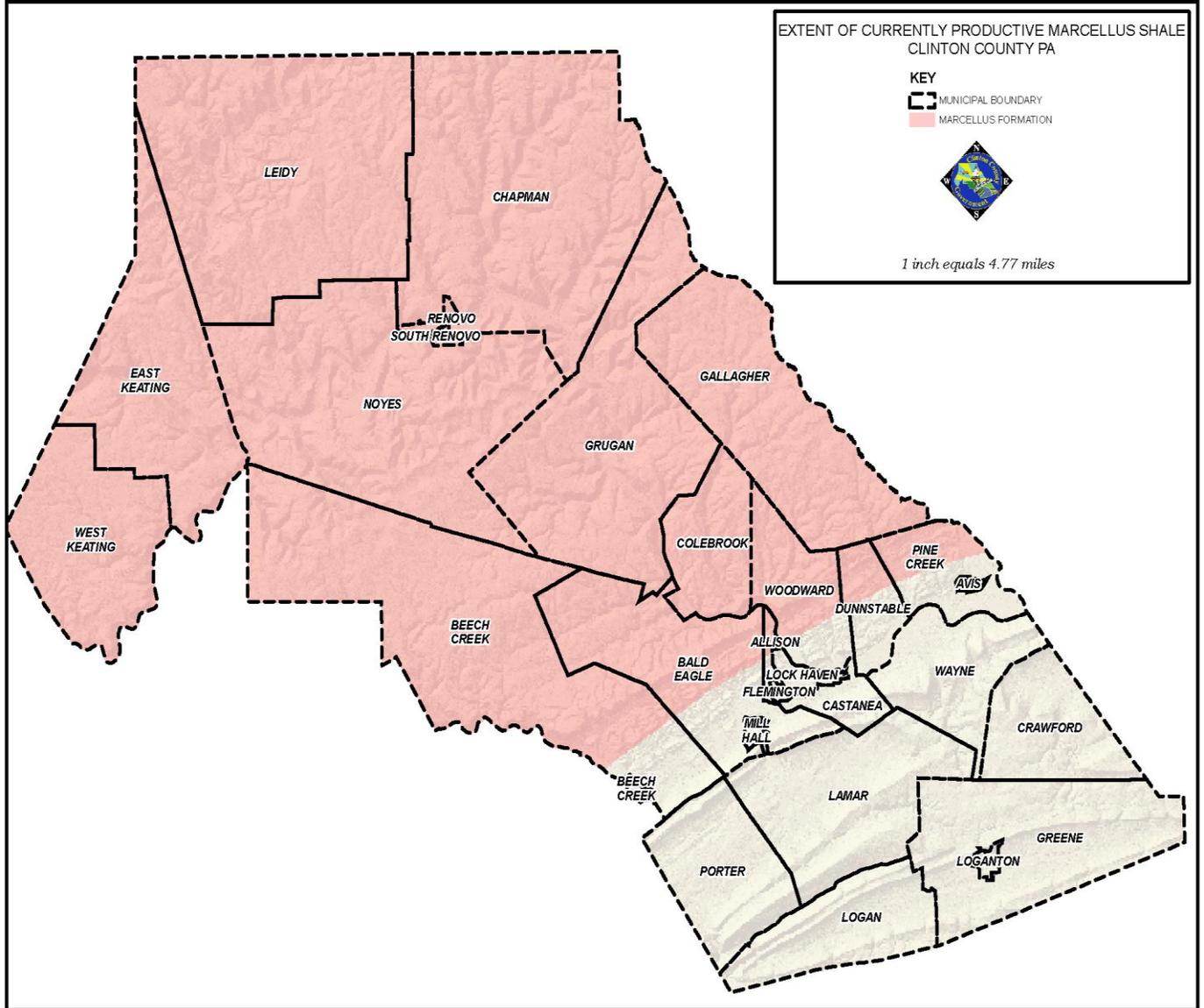
Figure 6 shows the total extent of Marcellus Shale underlying Clinton County.

Economic Impacts

Drilling and bringing Marcellus wells online is big business. It is labor and equipment intensive. The companies operating in Clinton County range from large multi-national corporations like Exxon, Anadarko, Range Resources, and XTO, who lease the land for exploration, to the subsidiaries and subcontractors who drill the wells, install the well pads, construct the concrete well casings, frack the wells, and truck the fracking and flowback liquids in and out. Corollary businesses are needed to timber well pad sites and pipeline routes, excavate pipe trenches, lay pipe, and provide personnel support services. Engineering firms are needed for design, and environmental service providers are needed for inspection and mitigation of the many impacts on water quality and supply.

Figure 6 – Location of Clinton County Marcellus Shale

Source: Clinton County GIS



Extra governmental capacity and regulation efforts are needed at both the county and state level, to monitor land use and environmental, transportation and infrastructure issues. Construction supply firms, heavy equipment operators, and gas field supply and service companies are also part of the play.

The arrival of trained gas workers (from areas where the industry is well established like Texas, Oklahoma and Louisiana) brings increased levels of trade to landlords, realtors, restaurants, hotels, retail stores, and all kinds of service providers. Clinton County’s tourist attractions receive increased exposure, and hotel-tax revenues are boosted. In 2012, municipalities received their first annual allocation of Act 13 impact fees. Few

restrictions were placed on how the funds must be expended, and a separate “legacy fund” was established to fund recreation projects. Clinton County government received a total of \$794,338.19 in 2012 and \$639,264.08 in 2013. Individual municipalities were awarded as follows:

Municipality	2012	2013
ALLISON TWP.	3,870.31	3,326.19
AVIS BORO.	24,401.38	20,933.47
BALD EAGLE TWP.	39,504.71	33,963.03
BEECH CREEK BORO.	10,794.79	9290.60
BEECH CREEK TWP.	164,326.92	140,481.03
CASTANEA TWP.	7,674.47	6617.50
CHAPMAN TWP.	192,762.21	180,144.03
COLEBROOK TWP.	2,005.09	1723.93
CRAWFORD TWP.	8,855.36	7628.33
DUNNSTABLE TWP.	18,926.79	16,281.88
EAST KEATING TWP.	3,044.25	9389.09
FLEMINGTON BORO.	6,884.04	5941.81
GALLAGHER TWP.	59,988.51	60,031.63
GREENE TWP.	13,433.12	11,567.69
GRUGAN TWP.	271,548.11	203,763.17
LAMAR TWP.	52,390.34	45,040.83
LEIDY TWP.	12,469.75	10,712.78
LOCK HAVEN CITY	43,287.88	36,572.70
LOGAN TWP.	4,881.06	4,211.59
LOGANTON BORO.	2,358.94	2,035.85
MILL HALL BORO.	8,253.21	7,118.43
NOYES TWP.	126,635.52	95,571.13
PINE CREEK TWP.	58,315.76	50,149.21
PORTER TWP.	26,534.23	22,826.23
RENOVO BORO.	19,008.25	16,344.27
SOUTH RENOVO BORO.	7,137.20	6,140.89
WAYNE TWP.	11,580.34	9,976.25
WEST KEATING TWP.	9,511.52	21,718.01
WOODWARD TWP.	44,813.05	38,537.65

Workforce Development

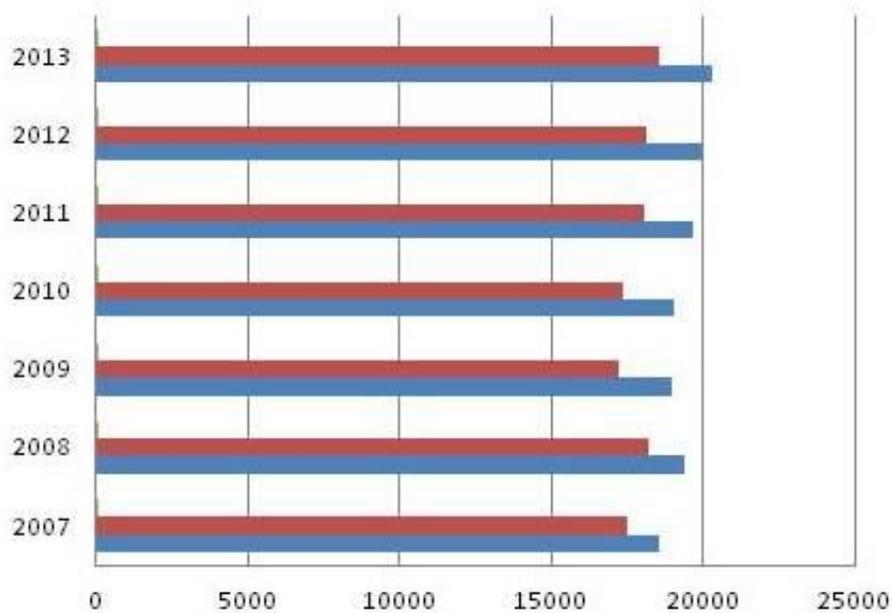
The Clinton County labor force has grown since Marcellus drilling began in 2009. (See Figure 7.) The CCEP lists over twenty gas industry companies that have brought facilities into the county. To date, 1000 jobs have been created here as a direct result of the gas industry. Companies such as Trican Well Services of Alberta, Canada, which now employs 180 people in Mill Hall; Baker Hughes, which opened in 2012 and will soon employ 250 people in the Lamar Township Business Park; and Ultra Pipeline, which

employs 150 in Beech Creek, are prominent examples. Firms which are well established in neighboring counties, such as Range Resources, are still arriving to set up operations here.

It is worth noting that the unemployment rate has increased during the gas boom, even though the number of county residents working has significantly increased. This may be tied to the fact that gas industry jobs require a high skill level, while jobs for unskilled workers are still on the decline.

Figure 7 – Employment Growth, 2007-2013

Source: U.S. Dept. of Labor, Bureau of Labor Statistics
August Annual Snapshot

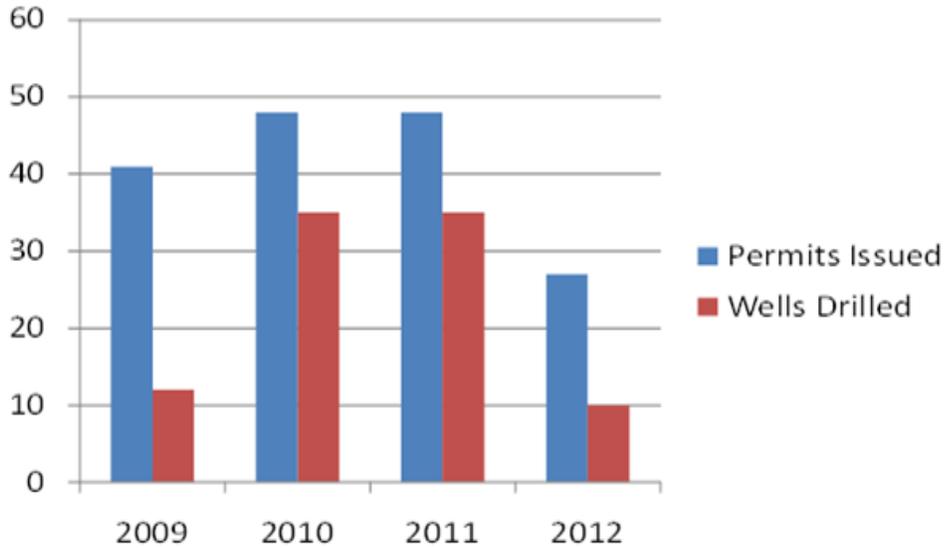


	2007	2008	2009	2010	2011	2012	2013
Rate (%)	5.7	6.2	9.0	8.9	8.0	9.0	8.7
Employed	17465	18162	17240	17340	18071	18112	18546
Workforce	18519	19355	18948	19038	19642	19900	20311

Current Level of Energy Development

As shown in Figure 8, drilling activity slowed significantly in Clinton County in 2012 due to falling market prices for gas. It is apparent that a peak was reached in 2010 and 2011. To date, there have been 94 wells drilled, 44 well pads built, and 30 well pads are currently permitted but have not yet been constructed.

Figure 8 – Unconventional Shale Gas Wells, 2009-2102



Potential for Future Energy Development

To forecast the direction Clinton County shale gas development may take in the next ten years, the Planning and Geographical Information Systems (GIS) Departments conducted a study of the county's Marcellus resources.

The total land mass of Clinton County is 902 square miles. To arrive at how much of that land mass may be available for drilling development, a number of parameters were examined and appropriate deductions were made.

- Deducted land mass that is not underlain by Marcellus Shale
- Deducted all Wild Areas, where no drilling is permitted
- Deducted all areas where the slope is greater than 20% (because drilling is not economically feasible)
- Deducted the area of Dominion Energy's Leidy Storage Field and a buffer zone around it

The remainder is 286 square miles suitable for pad construction.

Other factors considered in projection.

- Assumed average density of pads is one pad per square mile (potential for 286 additional pads)
- Thickness of Marcellus layer at various points may drive extent of drilling
- Maximum density of wells at each pad is 4-6 per pad
- Downtown areas of municipalities are unlikely to be developed

- Location of new pads and wells within the 286 square-mile area is dependent on location of large distribution lines
- Construction of small collector lines

The large pipelines feeding the Leidy Storage come into the county from various directions. Multiple collector pipelines leading from local wells tap into these distribution lines. In late 2013, the Federal Government approved Dominion Energy's bid to export natural gas from the Leidy field to customers in Japan and India, by ship from the Atlantic terminus of its distribution line in Cove Point, Maryland. (This is the fourth export license granted in the United States.) Dominion Energy predicts this will alleviate the gas glut and spur the desired price increase necessary to jumpstart drilling activity in Pennsylvania. The Maryland facility needs to be reconfigured at a projected cost of \$3.8 billion over the next 10 years. In preparation for the opening of this facility, Western Clinton County will surely experience a boom in collector pipeline construction. Once the facility has opened for shipping, drilling in Pennsylvania may increase in both the Marcellus, and potentially, the Utica Shale. [Source: Bloomberg.com, September 11, 2013.]

Upcoming new leases. Source: calls to Anadarko, Range Resources, XTO, and DCNR, and discussions with GIS department

- Gas companies say they will likely add more wells on existing pads before constructing any additional pads, at least until the price of gas improves. Current facilities can produce for 30-40 more years.
- DCNR expects few new leases will be issued on state land, since the least sensitive sites have already been leased, and the parks will need to be protected from overdevelopment
- The highest potential for well drilling and development on private land is in Beech Creek Township, Chapman Township, Woodward Township, East and West Keating Townships, and Gallagher Township.

Areas of Concern

Environmental Impact. As of 2013, the level of development in Clinton County has not yet resulted in any serious negative circumstances in terms of our water and wildlife resources. Recreational resources have been affected: snowmobiling and cross-country ski trails have been closed and/or rerouted due to inopportune placement of well pads and fencing, and various forest vistas and viewsheds have been broken by gas industry installations. The potential for future negative impacts is high if planning control is not exerted.

- Increase in number and miles of dirt and gravel roads in unfragmented headwater stream ecosystems
- Increased trucking traffic and possibility of accidents involving spills or releases of toxic waters
- Increased potential for pipeline rupture and spill or release of toxic waters

Quoting from the *Pennsylvania Wilds Design Guide Supplement for Oil and Gas Best Practices (2013)*, “Establishing one well pad may not appear significant on the landscape when evaluating a single property in isolation. However, effects can be compounded or increased, either positively or negatively, when a series of other activities occur in surrounding parcels. For these reasons, it is very important to think *cumulatively* and collaboratively.”

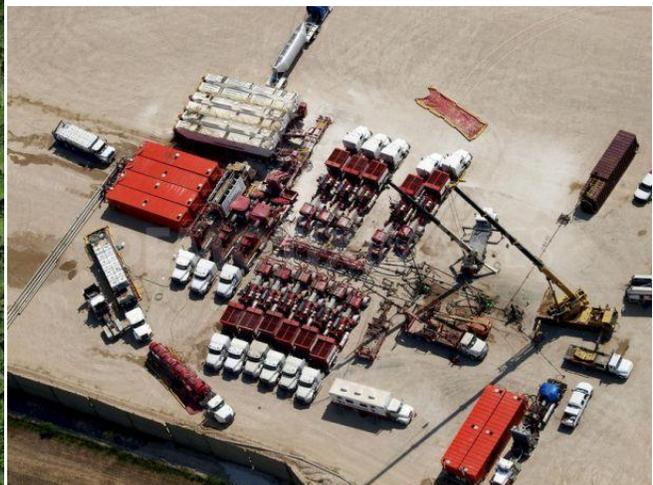
In planning for gas industry activity, it is important to be aware that each 5-acre well pad requires various other installations to support it:

- An access road suitable for carrying heavy equipment and trucks.
- A staging area (4-5 acres) for truck and equipment storage. This might serve multiple well pads.
- A permanent or temporary water withdrawal station along a creek or river, with miles of piping carrying water to impoundments near the pad sites.
- A water impoundment capable of holding 10-15 million gallons. Each water impoundment may serve multiple well pads. Some companies connect impoundments together by underground piping in order to be able to move water between them as fracking operations relocate.
- A collector pipeline to carry gas from the well pad to a compressor station.
- A 15-acre compressor station that will serve multiple well pads.
- A gas pipeline from the compressor station to a metering station near a major transmission pipeline.
- A 5-acre metering station.
- A major transmission pipeline corridor.

The following seven aerial photographs were taken from Microsoft Bing satellite mapping service for Lycoming and Clinton Counties in June 2013. They show a typical array of gas extraction installations.



Well pad with drill rig in place



Horsepower trailers arrayed for active fracking



A producing well after fracking is completed



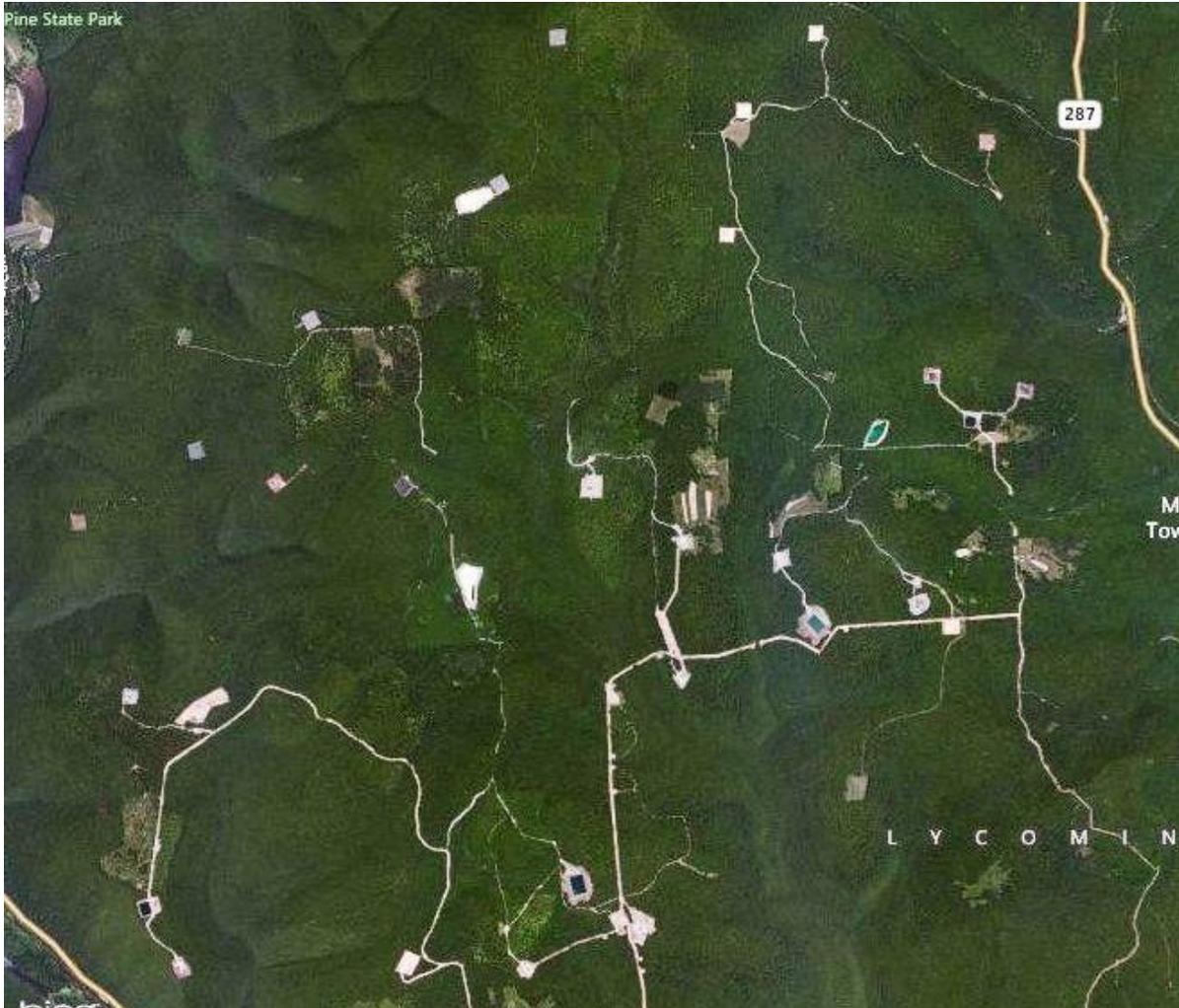
A water impoundment with piping



A compressor station (left) near a well pad (right)



Array of well pads alongside a transmission corridor



A typical area of shale gas development showing cumulative level of disturbance

Water Impacts. [Source: Marcellus Shale Summit, Lycoming College, July 2010]

If Clinton County does not want to be dealing with an entirely new set of impaired waters in the future, Marcellus drilling and associated development should only be permitted with the understanding that forests and woodlands are producers of water. Like natural gas, water is a commodity with a market value. As global water scarcity issues increase with the world's population, the value of water will increase with it. Clinton County is fortunate to be rich in water resources; its planners must be careful to protect them for the future. Fracking technology includes many potential impacts on both water quantity and quality.

Water withdrawals. Around 4.5 million gallons of water are needed to frack an average well over the course of three or four days. Water intakes for fracking may be made from onsite containment ponds, streams, or rivers. In many cases, water is trucked some distance from an intake location to the containment ponds, or to storage "cans" on site. The Susquehanna River Basin Commission (SRBC)

regulates water withdrawals and issues withdrawal permits from all streams and watersheds feeding the Susquehanna system.

- Timing, volume, and location of withdrawals are each monitored, and an SRBC inspector may remain on site at sensitive locations.
- During low flow conditions, monitors will enforce a “passby” regulating the volume which may be withdrawn. The SRBC instituted a detailed new Low Flow Protection Policy (LFPP) in late 2012.
- The focus of SRBC’s efforts is “exceptional value” or coldwater streams. AMD-impaired streams are considered desirable for frackwater extraction, because their tainted waters are removed from the watershed by the fracking process.
- Any reduction in water volume of streams may affect the coldwater fishery, because it represents an alteration in habitat. If the fishery is affected, tourism is affected.

Drinking water impacts. Private landowners considering leasing their property for gas well construction should take the following precautions:

- Conduct a preliminary “baseline” drinking water test by a state-accredited laboratory before any drilling activity.
- Continue with regular drinking well testing, for water quality information as well as for legal protection in the event of a drilling-induced problem.
- Pennsylvania requires a minimum 200-ft setback from drinking well to drill hole, but private landowners can ask for a greater distance when negotiating a contract. Under current Pennsylvania law, drilling companies are “presumed responsible” for water quality issues, but they are not presumed responsible for water quantity issues. They *are* required to test wells within 300 feet of a well pad.

Water disposal. “Slickwater” is the term for the injection water used in fracking. This is local water plus additives: friction reducers; surfactants; biocides, and scale inhibitors. “Frackwater” is the term for slickwater after it has encountered the briny Marcellus Shale layer. This is dominated by sodium, calcium and chloride. It is ten times saltier than seawater, and cannot be treated in standard sewage treatment facilities. (It is very different from mine drainage, which is high in sulfide.) “Flowback” is the term for frackwater that comes out of the well onto the surface during the drilling process. It represents about 13% of the total water used in the process, and by law, it must be trucked away to treatment facilities (where it is filtered for re-use in fracking), or is disposed of in injection wells. The rest stays in the ground at the well site. The Marcellus formation is very deep underground, and so far, no impact on drinking water aquifers has been conclusively documented in Clinton County from underground frackwater disposal.

Chapter 3 – Clinton County in Action

Action Plans answer the question “How can we change what we do today in order to become the community we want to be tomorrow?” They recommend policies for decision making and tasks for initiating change in the community. The Action Plans are organized as follows:

- Economic Development
- Cultural Resources
- Housing
- Land Use
- Natural Resources
- Community Facilities, Services, and Utilities
- Transportation
- Recreation and Tourism

Each Action Plan contains a collection of strategies that provide resources for goal implementation including mechanisms, partners and funding sources. The strategies attempt to recognize needs of each of the three County regions. While some apply to all regions, others have a specific geographic focus. Combined, they provide a set of tools and policies that can guide decision makers.

Selected action planning strategies scheduled over the next ten years appear in Table 28, Plan Implementation Priorities presented in Chapter 4. This format provides the County Commissioners and Planning Commission with a ready reference for implementing their stated goals.

As an introduction to each of the plans, language from the Municipalities Planning Code (MPC) has been included as a guide to the purpose and requirements of the County Comprehensive Plan.

ECONOMIC DEVELOPMENT ACTION PLAN

MPC Article III, Section 301.2

MPC Requirement: In preparing the comprehensive plan, the planning agency shall make careful surveys, studies and analyses of housing, demographic, and economic characteristics and trends; amount, type and general location and interrelationships of different categories of land use; general location and extent of transportation and community facilities; natural features affecting development; natural, historic and cultural resources; and the prospects for future growth in the municipality.

The vision for the County’s economic health is a diversified job base that includes robust enterprises such as traditional industrial, agricultural, and service activities as well as recreational, heritage, and eco-tourism related small businesses. To achieve this vision, several goals were established. The goals are identified along with specific strategies designed to fulfill the goals.

The plan also recommends partners for each set of action strategies. The Clinton County Economic Partnership (CCEP) will be the lead agency responsible for implementing many of these strategies. In

fact, several are already under way and are included here to emphasize the need for the continued support from County and municipal officials. According to the CCEP's strategic management plan, their long and short range goals and actions are consistent with those of the County's Comprehensive Plan.

GOAL: Provide a diversity of local employment opportunities for the County's residents.

STRATEGY: Assist the CCEP with the marketing of the County's Industrial Parks.

Major investment has already been made in developing several business/industrial parks throughout the County. Ongoing aggressive marketing, including the targeting of specific industrial clusters appropriate for each park, is necessary to attract new businesses to these locations.

- Devote a page of the County's website to summarizing these features, and providing contact information for the CCEP.
- Ensure that the Renovo Business Park needs to is listed at this site. Support continued use of the internet, especially the Economic Partnership's website <http://clintoncountyinfo.com>, and Team PA's Select Sites to expand the availability of information to potential buyers is an absolute necessity.

GOAL: Identify target businesses for the County's Industrial Parks.

STRATEGY: Identify new technology-based businesses that may be suited to the facilities/sites available.

The five primary targets identified by the Target Industry Study were geared towards manufacturing; however, diversity is critical for sustained economic development. Therefore, the County should identify new technology-based businesses as potential targets. This may require additional flexibility in the development process, but will ultimately benefit the County's residents.

- Marcellus supply and support companies are the clearest emerging opportunity
- Energy-producing operations such as power plants operating on natural gas should be actively pursued.
- Manufacturers who make equipment for converting coal plants to gas power should be targeted, because they would ensure continued use of our underground resources.
- Manufacturers who make natural gas engines and/or conversion equipment for vehicles should be targeted.
- Additional internet data centers are needed as global internet use expands, including the wireless revolution. Encourage location of one of these facilities here; it could be cooled by local natural gas
- Target businesses for the Renovo Industrial Park would be smaller in size and should take advantage of the existing rail service for both the delivery of raw materials and the distribution of their final products. Wood pelletization and frackwater treatment are two examples.
- High-tech/low impact manufacturing and flex/office spaces are desirable for all business development sites.

- Finally, high tech, transportation, warehousing and distribution operations are ideal targets for the new Lamar Township Business Park, given its proximity to I-80, I-99 and Route 220.

STRATEGY: Per above, work with large industrial employers to identify and encourage potential spin-off business opportunities to support their operations.

STRATEGY: Encourage municipal officials to utilize zoning to guide businesses to the industrial parks. Similar language should be added to the County’s zoning ordinance. The Future Land Use Map provides the basis for any needed changes to support this strategy.

PARTNERS: Clinton County Planning Commission, CCEP, TeamPA, Small Business Development Center

FUNDING SOURCES: CCEP, Small Business Development Center

STRATEGY: Support the activities of the SBDC to develop a strong, locally owned business community.

Encouraging the use of this agency by existing and startup businesses will strengthen the entire business community.

- Support the SBDC with referrals
- Reference the SBDC website on the County’s website at the Links page.

STRATEGY: Work closely with the CCEP and other organizations to identify and meet the needs of existing businesses.

- Aggressive job retention. Ensuring that the businesses already operating in Clinton County have what they need to continue to grow and prosper is essential to having a diverse and healthy economy. TeamPA’s business calling program should continue to be utilized. The CCEP Business in our Sights meetings with area manufacturers are also crucial to job retention.
- Retool and update existing firms’ equipment to keep up with trends; especially to take advantage of Marcellus business opportunities
- Promote the use of Lean Manufacturing and Six Sigma efficiency standards by referring manufacturers to the U.S. Dept. of Commerce Manufacturing Extension regional provider, IMC in Williamsport, for guidance on these standards.
- Encourage manufacturers and all businesses to perform energy efficiency upgrades to reduce operating cost and promote sustainability.
- The County’s annual EXPO, which showcases Clinton County Business and Industry, is another venue to obtain information about the health of the business community.

STRATEGY: Conserve, and wherever possible, expand rail service within the County.

Railroads are envisioned as becoming more economically crucial in the 21st century and our rail network will grow in importance as part of the County’s transportation system. Continued dialogue with rail providers is critical. The Commonwealth is emphasizing modal integration, and rail lines will

undoubtedly see increased usage if the County can work to encourage the establishment of new businesses that would take advantage of access to the lines in Renovo, Lock Haven, Avis, and elsewhere.

- Continue to build the relationship with Norfolk Southern Railroad to maintain the viability of their line through Clinton County.
- Encourage the short lines run by SEDA-COG Joint Rail Authority and Nittany and Bald Eagle Railroad to expand their services within our borders.
- Stay abreast of Bureau of Rail Freight funding opportunities for rail sidings.
- Work to keep existing rail sidings operational. The Avis rail yard siding was a huge investment, and SEDA-COG is constructing an access road to make that siding more accessible to the industries wanting to use it.
- Encourage construction of frackwater treatment facilities along the rail lines, for water transport by rail. Ensure adequate environmental protection and OSHA standards are maintained at these sites.

STRATEGY: Work closely with the Keystone Central School District, Lock Haven University, and the SBDC to identify the gaps between the workforce needs of local businesses and prospective businesses, and the skills of local graduates.

- Increase frequency of outreach to the University, its staff, and students. This population is a significant entrepreneurial resource.
- Use student business interns to help startup businesses and nonprofits get established. This practice not only aids startups and gives students vital work experience, it also attracts students to reside in our communities by making them a part of our business life. Internship roles can be in accounting, IT, programming, market research and forecasting, development of brochures and advertising media content, and many more useful areas.
- Set up a process to regularly inquire of incoming employers about their workforce needs, and work with area educational institutions to set up curriculum additions to train graduates for local opportunities.
- Team with Career link to identify individuals having training needs, so they can connect with available training programs.
- When soliciting new companies for the region, make this connection up front. While the company is clearing the regulatory hurdles to set up business, their workforce could be in local training.

PARTNERS: CCEP, Local Officials, TeamPA, Clinton County Commissioners, DCED, Keystone Central School District, Lock Haven University, SBDC, Clinton County Planning Commission, Central Pennsylvania Workforce Development Corp (CPWDC), Pennsylvania College of Technology

FUNDING SOURCES: First Industries – Tourism and Agriculture (DCED), The Community Revitalization Program (DCED), Ben Franklin Technology Centers, Commonwealth Financing Authority, private businesses, Business in Our Sites Program (DCED)

GOAL: Encourage the development of locally-owned businesses that provide services to visitors to the area.

There are many different kinds of tourists and making sure there are diverse services available to meet the needs/desires of as many as possible will increase the desirability of the County as a destination.

STRATEGY: *Use the Visitors' Bureau's inventory of existing businesses to identify gaps in services. Encourage existing businesses to join the Partnership and work together to enhance tourism opportunities.*

STRATEGY: *Assist the CCEP and CTA in working with existing businesses to identify opportunities for expansion and low-interest funding sources.*

PARTNERS: CCEP, CTA, Local businesses; Small Business Development Center.

STRATEGY: *Work with the Visitors' Bureau to continue to market the unique qualities of the County to a diverse outdoor recreation market, as well as to those interested in the area's history.*

- Promote the existing tourist information website, <http://clintoncountyinfo.com>, which describes and illustrates county amenities and links to and is regularly updated to include current events.
- Support the CCEP/Visitor's Bureau by directing tourism-related inquiries to them.

PARTNERS: DCNR, CCEP, Local Officials, Clinton County Planning Commission, KCnet.

FUNDING SOURCES: CCEP, DCNR, First Industries Tourism Program (DCED), Community Trade Association of Western Clinton County (CTA)

GOAL: *Create opportunities to improve the economic viability of the County's farming and forestry communities.*

STRATEGY: *Work with local farmers and timber operations to identify the potential for local, value-added opportunities for farm and forest products, including mill work, food processing, and similar operations.*

Food manufacturing and wood product manufacturing were identified as the top two primary target industries for Central PA in a July 2002 study. The County's established agricultural and forestry communities are already providing the raw materials, thus it makes sense to target new companies in these areas. Reduced transportation costs for buyers and sellers, as well as excellent access to Eastern and Midwestern markets, are two selling points to attract prospective businesses.

- Target wood pellet and fireplace log manufacturing and distribution
- Target wood pellet stove manufacturing and retail
- Encourage development of niche products tied to Lumber Heritage Region marketing, such as hardwood flooring, paneling, veneers, musical instruments, custom furniture, picture frames, jewelry boxes, etc.
- Explore the viability of energy crop production and biomass power generation; develop relationship with the Pennsylvania Biomass Energy Association and the PA Biomass Crop Assistance Program

- Partner with the USDA Farm Service Agency (State Office), The PA Farm Bureau, and the county Conservation District to stay abreast of the issues and needs of our farming community

STRATEGY: Support efforts to establish local Farmer’s Markets, including assistance with advertising, locations, and liability issues and concerns.

- Encourage and support “Buy Fresh, Buy Local” initiatives.

PARTNERS: Conservation District, Existing Forest and Agricultural businesses, DCNR, DCED

FUNDING SOURCES: Conservation District, DEP, DCNR, First Industries – Agriculture Program (DCED)



Pine Creek Township sod farm



Tomatoes harvested in Dunnstable Township

CULTURAL RESOURCES ACTION PLAN

MPC Article III, Section 301(a)

The county comprehensive plan shall includethe following related basic elements:

- (6) A plan for the protection of natural and historic resources...this clause includes historic sites.
- (7) In addition, a county comprehensive plan shall:
 - (iv) Identify a plan for historic preservation.

The economic health and vibrancy of a county is built on its finest resources; its stunning natural environment, educated populace, innovative thinkers, strong academic institutions, small-town character and respected arts and cultural community.

Goal: Foster efforts at historic preservation which enhance the livability of our communities and guard our heritage for future generations. Employ best practices in historic preservation planning.

Strategy: Reference Pennsylvania's Statewide Historic Preservation Plan (2012-2017) as a guiding document for planning efforts. This document is published by the Pennsylvania Historical and Museum Commission.

Goal: Foster a proud and visible identity as an arts and cultural community.

Strategy: Infuse the county's built environment with creative expression.

Encourage public private partnerships for the development of outdoor areas for performance art exhibition and public events. Seek to incorporate creative design into public infrastructure (murals, flower gardens, public art projects), and encourage more businesses to include artwork in public areas of their facilities or to incorporate historical displays in public areas to reinforce the county's rich heritage and identity.

Goal: Promote cultural tourism as an engine for economic development.

Strategy: Studies have shown that people visiting an area to appreciate its arts and culture attractions stay longer, spend more money and are more likely to return. A strong tourism infrastructure working in concert with the county arts and culture sector will enable the county to develop cultural tourism into an economic engine. A committed partnership and public investment are critical to the county's success.

- Support the development of countywide cultural tourism plans with the Clinton County Economic Partnership;
- Strengthen and grow the University/County relationship to develop a countywide calendar of cultural events;
- Support the Clinton County Economic Partnership's efforts to market the County's arts and cultural events; and

- Focus tourism funding on projects that develop sustainable visual and performing programs.

Goal: Support and encourage the growth of local audiences for art and culture.

Strategy: While engagement in the arts and in cultural historic programs can offer deeply meaningful experiences, many people dismiss these events as elitist and “not for me”. To overcome these misperceptions programs should attract new participants with experiences that are meaningful and rewarding. This requires ongoing marketing to develop community audiences.

- Support efforts to promote art and historical awareness, events and exhibitions. Continued partnerships with community arts and culture organizations can help promote the visual and performing arts. The County should continue to showcase local artwork in the commissioners’ meeting room and historical displays in the courthouse and expand these efforts to include brief performances and announcements of county cultural events.
- Support and advocate for the growth of tourism dollars, both public and private, for the development of arts education programs and access to cultural events and activities.
- Encourage the development of collaborative sampler of events and programs that showcase local talent and appeal to a broad range of cultural tastes (First Fridays, Sidewalk Markets, Open House Events)



Christmas in downtown Lock Haven

HOUSING ACTION PLAN

MPC Article III, Section 301(a)(2.1)

MPC Requirement: A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

With regard to housing, the vision for Clinton County's future is "a diversity of well-maintained housing options that meet a range of needs and income levels for County residents." The goals and strategies of the housing action plan emphasize proper code enforcement, assistance with upgrading the existing housing stock, and creating a variety of new housing to meet future needs.

GOAL: Ensure the proper enforcement of property maintenance and construction codes.

Throughout the public involvement process, there were concerns that in some areas of the County the condition of some existing properties may be having a negative impact on potential new investment. Not only might people choose not to build a new home in the area, but also businesses may choose not to locate there either. Ensuring that existing codes are properly enforced will make Clinton County a more attractive place to live and do business.

STRATEGY: Work with local municipalities that have decided to opt-out of enforcing the new Uniform Construction Code (UCC) to provide a regularly updated list of certified third-party enforcement agencies that can be provided to contractors and building owners.

This would ensure greater consistency across the region and ultimately the County.

STRATEGY: Work with local officials to determine if problem property owners are being negligent or are unable to pay for needed improvements.

This strategy would involve creating local inventories of "problem properties", determining the reason codes are not being met, and then working with the property owners to come up with a solution. This strategy would help provide a good database for directing the search for and distribution of rehabilitation/restoration funding discussed in the next goal.

STRATEGY: Work with local municipalities to improve the process of removing derelict and dangerous structures.

PARTNERS: Department of Labor and Industry; DCED, Local builders and contractors, Local Municipalities, Clinton County FUNDING SOURCES: Clinton County, Local Municipalities

GOAL: Increase the availability of affordable housing stock. The County median home price of \$125,000 is completely unaffordable to perhaps 50% of the County's citizens.

STRATEGY: Explore the possibility of a Low Income Housing Tax Credit (LIHTC) development and/or a rental assistance voucher program.

LIHTC is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. A housing voucher program would also involve federal assistance, managed by The U.S. Housing and Urban Development Agency (HUD).

GOAL: Renovate/upgrade existing housing stock.

Clinton County has an extensive inventory of existing homes. However, nearly one third is 60 years old or older and may require electrical, heating, plumbing or structural upgrades. These homes represent a significant investment and protecting that investment should be a priority.

STRATEGY: Continue to seek out and distribute funding for housing rehabilitation efforts.

STRATEGY: Work with local municipalities to identify and prioritize candidate properties for limited funding.

PARTNERS: Pennsylvania USDA Rural Development, Clinton County Housing Authority, Residential real estate community and private property owners, Local Municipalities, Pennsylvania Housing Finance Agency (PHFA)

FUNDING SOURCES: Pennsylvania USDA Rural Development; Housing and Redevelopment Assistance (DCED), Main Street and Elm Street funding programs (DCED), CDBG Funds, PHFA

GOAL: Provide for the development of a variety of new owner-occupied and renter-occupied housing, including alternative options for senior living.

Not everyone in Clinton County is interested in the traditional single family, detached house. In fact, few young adults can actually afford one and many seniors are unable to care for them. The following strategies seek to clearly identify the gaps in the housing market, as well as to identify any potential barriers that make it difficult to fill those gaps. Once identified, more specific means of addressing them can be investigated.

STRATEGY: Review County and local zoning and subdivision and land development ordinances to identify potential barriers to building alternative housing styles and recommend changes that could eliminate those barriers.

Potential barriers would include permitted uses within residential use districts, particularly in the City of Lock Haven and the County's Boroughs, and also restrictions regarding the development of condominiums, multi-family, mobile home parks, and other alternatives. The County's ordinances should be developed as models for local municipalities to emulate and/or build upon.

There may also be a need for amendments that provide for greater flexibility in land development, such as conservation design and cluster housing.

STRATEGY: Promote the development of new housing in locations that are consistent with the County's Future Land Use Map.

STRATEGY: Continue to review local ordinances to ensure adequate standards for the location and construction of mobile homes and mobile home parks.

According to the 2010 Census, approximately 11% of the County's housing stock is mobile homes, second only to single-family detached units. Any proposed mobile home development, if it is not prohibited by local zoning ordinance, should be carefully reviewed. Consistent standards regarding their location and construction, as well as for the provision of adequate water, sewer and/or septic treatment, are essential to the safety and welfare of the County's residents.

PARTNERS: Clinton County Planning Commission, Realtors, Builders and Developers, CCEP, Clinton County Housing Authority, PHFA.



Riverview homes in South Renovo

LAND USE ACTION PLAN

MPC Requirement, Article III, Section 301(a)(7)

A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses. MPC Article III, Section 301(a)(2) In addition to any other requirements of this act, a county comprehensive plan shall:

- i. Identify land uses as they relate to important natural resources and appropriate utilization of existing minerals.
 - ii. Identify current and proposed land uses which have a regional impact and significance, such as large shopping centers, major industrial parks, mines and related activities, office parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports and port facilities.
 - iii. Identify a plan for the preservation and enhancement of prime agricultural land and encourage the compatibility of land use regulation with existing agricultural operations.
- MPC Article III, Section 301(a)(7)

The challenge of land use planning is in managing the conflicting interests of economic development, environmental stewardship, and property owners' individual rights. Clinton County has prioritized the concept that new development should be in keeping with the existing character of the community. As described above, this means different things in each of the county's three regions. The following goals and strategies provide a framework for growth that takes these divergent interests into account.

Future Land Use Mapping applies the concepts of targeted growth areas, resource protection areas, and the use of overlay districts. It is designed to ensure that new development builds on the traditional and historic land use patterns of the County, where development has occurred in concentrated nodes (Lock Haven and the boroughs and villages), while the outlying areas are used for agriculture, natural resource extraction, or preservation (State Forests and other public lands).

The following goals and related strategies have been developed to assist the County achieve the land use vision.

GOAL: Maintain and improve rural communities that include well planned, cluster settlements that are surrounded by large expanses of open spaces.

STRATEGY: The County adopts the proposed Future Land Use Map and encourages municipalities to incorporate recommendations into their local ordinances and maps that are consistent with the County Future Land Use Plan.

The Future Land Use Map is organized around six general categories that are based on traditional County growth patterns. In addition, the use of overlay districts is also recommended to provide additional guidance along some of the County's most visible transportation corridors. The following presents the proposed land use categories.

THE CENTRAL CORE GROWTH AREA

Purpose: To recognize the current function of the area – the “downtown” of the County – and continue to accommodate a mixture of land uses (residential, commercial, industrial, and institutional) at relatively high densities. The area is generally served by public infrastructure and includes all of the City of Lock Haven, Mill Hall and Flemington Boroughs, Allison and Castanea Townships, Woodward Township, and the southeastern corner of Bald Eagle Township.

Primary Uses

- Residence or accommodation functions
- General sales or services
- Manufacturing and wholesale trade
- Transportation, communication, information, and utilities
- Arts, entertainment and recreation
- Education, public administration, health care, and other institutions
- Construction related business
- Waste management and recycling
- Energy production

Secondary Uses

- Agriculture, forestry, fishing, and hunting

TOWN GROWTH AREA

Purpose: Similar to the Central Core Growth Area, but found throughout the County around the existing Boroughs of Avis, Beech Creek, Loganton, Renovo, and South Renovo. These areas are also serviced by public sewer and water.

Primary Uses

- Residence or accommodation functions
- General sales or services
- Manufacturing and wholesale trade
- Transportation, communication, information, and utilities
- Arts, entertainment and recreation
- Education, public administration, health care and other institutions
- Construction related businesses.

Secondary Uses: Agriculture, forestry, fishing, and hunting

VILLAGE GROWTH AREA

Purpose: To accommodate and permit growth and development of intensive land uses similar to the primary and secondary uses found within Central Core and Town Growth Areas; however, public sewer and water may or may not be available or planned. The villages of Lamar, Clintondale, and Woolrich are identified as Village Growth Areas; other settlements having growth potential are Mackeyville, Salona, and McElhattan.

ECONOMIC/INDUSTRIAL GROWTH AREA

Purpose: To recognize the development of the County's various industrial parks, particularly those designated as Keystone Opportunity Zone sites (Renovo Business Park and Lamar Township Business Park).

Primary Uses:

- Manufacturing and wholesale trade
- Transportation, communication and utilities
- Energy development/natural gas related business

Secondary Uses

- Support services
- Office spaces
- Construction related business

NATURAL RESOURCE PRODUCTION AREA

Purpose: To encourage natural resource based industries and to accommodate limited growth and development.

Primary Uses

- Mining and extraction establishments (conventional and unconventional)
- Agriculture, forestry, fishing, and hunting
- Recreation and tourism

Secondary Uses

- Residence or accommodation functions, e.g. campground, hotel or bed and breakfast

NATURAL RESOURCE PRESERVATION AREA

Purpose: To protect natural resources from direct and indirect development and disturbance impacts and accommodate limited, non-intensive growth and development. The vast expanses of public lands fall into this category.

Primary Uses

Agriculture, forestry, fishing, hunting
Outdoor recreation

Secondary Uses

Residence or accommodation functions, e.g. campground, hotel or bed and breakfast
Limited natural gas extraction activity, where permitted by the Department of Environmental Protection.

PARTNERS: DEP, DCNR, and Pennsylvania Wilds member counties, Pennsylvania Wilds Planning Team

INTERCHANGE/GATEWAY OVERLAY DISTRICT

The primary purpose of the overlay district is to recognize the desirability and visibility of the interchange areas along I-80 and US 220 for new development, and that development pressure at these locations is likely to increase. Because these areas are the primary “gateways” into the County, they should not look like every other interchange area in the Commonwealth. Highway interchanges should include zoning for various logical permitted uses, while at the same time imposing restrictions geared to the underlying goal of maintaining a sense of place.

PARTNERS: Clinton County Planning Commission, Clinton County Commissioners, Local Officials

FUNDING SOURCES: Clinton County, DCED

GOAL: Ensure that new development is consistent with existing development in the surrounding environment, and maintains the community character and aesthetic appeal of Clinton County.

STRATEGY: Encourage county and municipal planning officials, developers, and all property owners to consult the Pennsylvania Wilds Design Guide (2008) and its supplement for Oil and Gas Best Practices (2013).

Copies of the Guide and Supplement should be made available online and in all municipal offices. All property owners, developers, and builders should be made aware of the guide and encouraged to adopt its recommendations.

GOAL: Avoid sprawl by encouraging the re-purposing and re-use of existing commercial and residential buildings and infrastructure, before undertaking additional new development.

STRATEGY: Encourage local developers to undertake commercial and residential building rehabilitation in areas that are well served by up-to-date infrastructure. Direct incoming businesses and developers to available existing spaces.

PARTNERS: CCPC, CCEP

GOAL: Update County and local ordinances to enhance traditional neighborhood development.

STRATEGY: Update the County's zoning and subdivision/land development ordinance (SALDO) and use it as a model for local officials.

As part of the Comprehensive Plan's Implementation Phase, the County's zoning and subdivision and land development ordinances will be reviewed and recommendations made to amend them as needed. The County should carefully consider and enact said recommendations. The ordinance language can then be used as a model for local officials to include in their ordinances.

PARTNERS: Clinton County Planning Commission, Local Municipalities

FUNDING SOURCES: Clinton County, Local Municipalities

GOAL: Support new development with public sewer and water systems, scaled as appropriate to the size of development.

This goal reflects a desire to encourage new development in locations that have already invested in sewer and water infrastructure, thus maximizing the benefits of that investment. It also recognizes that new development will still continue outside of those areas. Careful management of on-lot systems is very important to maintaining the County's water quality.

PARTNERS: DEP Bureau of Point and Nonpoint Source Management

STRATEGY: Adopt the concept of targeted growth areas as proposed in the Future Land Use Map.

The Central Core Growth Area and the Town Growth areas are serviced by public sewer and water and most have land available for new development. Designation of these areas reflects a commitment by the County and local officials to discourage sprawl and to take advantage of previous investments. As the region faces ongoing growth pressure from Marcellus Shale Gas extraction and its associated operations, County and Municipal planners must make every effort to steer development according to this concept.

STRATEGY: Encourage local municipalities to work together to develop and/or update local land use management tools.

In 2011, during a mutual zoning ordinance update, the Central Clinton Council of Governments adopted standardized zoning districts for the following municipalities: The City of Lock Haven, Woodward Township, Castanea Township, Flemington Borough, Bald Eagle Township, and Allison Township.

The County Planning Commission should provide technical guidance and also in-kind services to leverage agency funding, as it becomes available, for zoning and land use updates for its remaining municipalities.

These tools, as well as careful adherence to the County Comprehensive Plan and SALDO, are the most effective means to focus development in the most appropriate areas as shown on the County's Future Land Use Map.

GOAL: Strive to reduce the complexity of planning operations across the county.

Since only seven municipalities fall under the direct control of the County Planning Commission, elsewhere, municipal planning ordinances, zoning, permitting, and subdivision procedures vary widely.

Strategy: Encourage municipalities to review and incorporate desirable elements of County planning documents (SALDO, Comprehensive Plan, Zoning Ordinance, Natural Heritage Inventory, Greenways and Open Spaces Plan) and PA Wilds Development Guide.

Strategy: Every two years, the County Planning Department/Planning Commission should bring together representatives of all municipalities for a Question and Answer or brainstorming session to identify opportunities for joint planning document development, standardization of ordinances, and/or cooperative solutions to problems of the day.



Hang glider over the Susquehanna River near Hyner View State Park

NATURAL RESOURCES ACTION PLAN

MPC Article III, Section 301(a)(6)

MPC Requirement: A plan for the protection of natural and historic resources to the extent the municipalities are not limited by other federal or state statutes, these resources include, wetlands, aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plain, unique natural areas and historic sites.

The vision established for the County's abundant natural resources is "Natural resources such as surface water, steep slopes, productive soils, and woodlands are protected for future generations and maintain a healthy natural environment". Throughout the planning process, residents recognized the value of the County's resources and the need to protect them, yet still use them wisely as a source of income. The following goals and strategies are designed to balance growth and resource protection.

GOAL: Encourage only low impact economic development activity in the pristine areas of Western Clinton County.

According to the 2002 update of Clinton County's Natural Heritage Inventory, Western Clinton County is home to a wide assortment of important natural resources. In addition to over 50 identified Biological Diversity Areas, there are four Landscape Conservation Areas and three Important Bird Areas. While there is a need for improved economic conditions in the region, it is appropriate to encourage the development of new businesses that will have a minimum impact on these special areas.

STRATEGY: Work with leaders in the Greater Renovo Area and the CCEP to implement long-standing ideas for tourism development.

By exposing outsiders to the natural wonders of the region, we not only strengthen the economy, but also garner new support for preserving these resources. As discussed in the Economic Development Action Plan, tourism-related businesses that would capitalize on the growing outdoor recreation market should be encouraged to locate in the western part of the County. Developing the area as an elk viewing, nature, and heritage tourism destination makes sense. Guided bird-watching excursions, guided river or hiking tours, and establishments that provide visitors with a package deal that combine outdoor activities (hiking, fishing, biking, canoeing) with dining and lodging are other encouraged uses. Events such as Civilian Conservation Camp tours, elk viewing tours, and so forth have minimal adverse impact on resources and produce maximum exposure for our natural assets.

PARTNERS: Western Clinton COG, CCEP, CTA, Clinton County Planning Commission; Private businesses, Small Business Development Center, Greater Renovo Area Heritage Park

FUNDING SOURCES: DCNR, First Industries Tourism, CCEP, DCED Marketing for Tourism grants

STRATEGY: The Planning Department should make regular contact with DEP, DCNR, and the Bureau of Forestry for exchange of information.

Inquire about projects, activities, and plans of the three agencies in our territory, and ensure they are aware of our Greenways and Open Spaces Master Plan, Natural Heritage Inventory, and the Pennsylvania Wilds Design Guide, as well as of our protected sites, sensitive watersheds, and conservation priorities.

GOAL: With the understanding that Marcellus Shale development is likely to take place in Western Clinton County, give careful scrutiny to each proposed gas-related activity and analyze its potential impact on our natural resource areas.

Strategy: Provide each potential gas developer with the following information:

- The Pennsylvania Wilds Design Guide Supplement for Oil and Gas Best Practices, which gives guidance on designing to protect watersheds, viewsheds, and wildlife areas, and avoid generating noise and lighting impacts.
- Maps delineating the County's Biological Diversity Areas, Landscape Conservation Areas, and Important Bird Areas.
- Maps delineating all developed historic sites, scenic overlooks and their viewsheds, areas frequented by visitors such as parks, trails, boat and fishing accesses, and other sites where scenic beauty is the primary reason for visiting.

Strategy: Because many gas development projects will likely take place on Commonwealth-owned land, over which the County has no permitting responsibility, request from PA DEP the opportunity to be made aware of incoming permit requests.

Ensure that DEP is aware of Clinton County's desire to adhere to the recommendations of the Pennsylvania Wilds Design Guide Supplement for Oil and Gas Best Practices.

Encourage the use of local zoning and subdivision/land development ordinances to protect natural resources.

STRATEGY: Review and update the County's land management ordinances to guide development away from the most sensitive of the County's natural resource areas.

As the pace of unconventional gas extraction increases, it may be necessary to enact ordinance changes for environmental protection. The County's Natural Heritage Inventory and The PA Wilds Design Guide Supplement for Oil and Gas Best Practices provide excellent guidance for amending the County's zoning and subdivision and land development ordinances. Their mapping and language can be used as a model for use by local municipalities that have identified Natural Heritage Areas.

PARTNERS: PA DEP, DCNR, Pennsylvania Wilds organization

GOAL: Expand the County's Agricultural Easement Purchase Program

The Clinton County Conservation District has been very active in a variety of agricultural conservation efforts, including the purchase of Conservation Easements. According to the law, an agricultural

conservation easement is “an interest in land...which...represents the right to prevent the development or improvement of the land for any purpose other than agricultural production.” (Agricultural Area Security Law) An excellent summary of the provisions of the law can be found in The Governor’s Center for Local Government Services Publication “Planning for Agriculture”.

STRATEGY: Continue to identify appropriate properties to include in the County’s Farmland Preservation Program, although the Agricultural Preservation Board’s funding for this purpose is currently very limited.

In order for a property to be eligible for purchase, it must meet the following requirements:

- Be located in an agricultural security area of 500 acres or more;
- Be 50 contiguous acres;
- Contain at least 50% of soils within specified USDA classifications;
- Contain at least 50% or 10 acres of harvested cropland, pasture or grazing land.

Properties that would meet these requirements are primarily found in the valleys of Southern Clinton County

STRATEGY: Work with the County Conservation District, the Nature Conservancy, and other organizations to increase funding for purchases, and explore the use of Act 13 funds for this purpose.

At the present, limited funding is the greatest constraint to the purchase of easements. While a farmer may wish to protect his land from future development, it must be economically feasible for him to do so. By increasing the amount of funds available for purchases, the market value of easements can be increased and thus become an incentive to participate in the program. Because Act 13 Marcellus Impact Fees are designed to help municipalities mitigate gas exploration impacts, they can be used to purchase easements in cases where gas development threatens to encroach on agricultural property.

STRATEGY: Encourage landowners to donate permanent easements to Land Trusts and other government agencies as alternative to outright purchases.

PARTNERS: PA Agricultural Land Preservation Board, Clinton County Planning Commission, County Conservation District, North Central Pennsylvania Conservancy, CCEP.

FUNDING SOURCES: Pennsylvania Agricultural Conservation Easement Purchase Program, USDA, CCEP, Act 13

GOAL: Encourage the use of good forest management and silviculture practices to preserve our valuable timber supply and protect wild forest areas held by private landowners.

STRATEGY: Maintain close contact between the Planning Department and DCNR’s Forester assigned to our area.

Create a web link from the County Planning Department website to key agency documents such as the [Bureau of Forestry State Forest Resource Management Plan](#) and multiple guidance documents provided

by PSU's Natural Resources Extension. Encourage the formation of a Woodland Owner's Association. Continue to monitor the activity of Gypsy Moth caterpillars and keep watch for other damaging insect species that may threaten the health of our forests.

GOAL: Encourage the use of effective Agricultural Zoning and similar techniques to protect the County's most productive soils.

The purpose of agricultural zoning is to protect farmland from incompatible uses that would adversely affect the long term economic viability of the area within the region. It accomplishes this in several ways:

- Protects prime agricultural soils
- Maintains a critical mass of agricultural land
- Minimizes land use conflicts

STRATEGY: Incorporate appropriate effective agricultural zones/districts into the County's and local zoning ordinances.

The Center for Rural Pennsylvania identifies two basic types of zoning to protect agriculture in its publication "Zoning for Farming": Exclusive Agricultural Zoning, which prohibits all non-farm residences and most non-agricultural activities, and Non-exclusive Agricultural Zoning, which allows a restricted number of residential dwellings and some conditional uses. Large minimum lot-size zoning and area-based allocation are the two primary non-exclusive zoning methods.

The County Planning Commission, in conjunction with local officials, should carefully review the options and determine the most appropriate for the County's zoning ordinance. The Commission should also provide technical guidance to local municipalities to determine which method would be most effective within their jurisdictions.

Shrewsbury Township's Agricultural District is a very good example of non exclusive agricultural zoning and utilizes a sliding scale, area-based allocation method of controlling subdivision activity within the district. South Middleton Township, Cumberland County also uses a similar scale.

STRATEGY: Continue to utilize the Clean and Green Program as a means of protecting farmland and other valuable natural resources.

The Pennsylvania Farmland and Forest Land Assessment Act of 1974 provides for the appraisal and taxation of farmland based on its current use rather than its potential use. Land must be devoted to agricultural use, agricultural reserve use, or forest reserve use in order to be eligible.

The program has been widely used in Clinton County and should be continued. However, the financial impact of the program should be closely monitored as a recent trend has been to purchase a 10 acre parcel (minimum eligible lot size), build a new residential dwelling, and then enroll the property as either agricultural or forest reserve. This is leading to increased sprawl in some areas. There are also tax revenue implications to be considered as there is generally more demand for municipal services

associated with residential uses. It may be appropriate to work with the PA Department of Agriculture to review the current assessment values associated with each use to ensure that they are not undervaluing the land.

PARTNERS: PA Department of Agriculture, Clinton County and Local Planning Commissions, Clinton County Commissioners, Clinton County Conservation District, Center for Rural Pennsylvania.



Sugar Valley

COMMUNITY FACILITIES, SERVICES, AND UTILITIES ACTION PLAN

MPC Article III, Section 301(a)(4)

MPC Requirement: A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.

The comprehensive plan shall include a plan for the reliable supply of water, considering current and future water resources availability, uses and limitations, including provisions adequate to protect water supply sources. Any such plan shall be generally consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. It shall also contain a statement recognizing that:

(1) Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.

(2) Commercial agriculture production impacts water supply sources.

INFRASTRUCTURE

The first vision for the County's future in relation to community facilities and services was "Existing infrastructure, particularly water and sewer, is upgraded and maintained regularly to reduce the need for large-scale system improvements." The following action strategies are designed to prioritize the maintenance of existing systems and to carefully plan any future expansions.

GOAL: Ensure adequate funding to repair and maintain the existing water and sewer infrastructure.

There are twenty water suppliers in the County and five sewage treatment plants. Combined, they represent a huge investment that needs to be protected.

STRATEGY: Keep authorities and municipalities informed of available grant and loan funding streams to assist them with needed repairs and upgrades.

State and federal grant monies are available for infrastructure improvements, though they are limited and the competition for these funds is great. PennVest, or the Pennsylvania Infrastructure Investment Authority, currently has six major grant and loan programs toward sewer, stormwater and drinking water projects. DEP also offers Growing Greener Watershed Restoration and Protection Grants. On the Federal side, USDA Rural Utility Services has funding for infrastructure and the EPA funds a variety of watershed protection and wastewater management programs. Federal grant programs change greatly from year to year, but information on current programs are made public online in the Catalog of Federal Domestic Assistance, www.cfda.gov.

Over the long haul, there are only two ways to fund repairs and maintenance – tapping fees and user fees. The following strategies are geared towards ensuring that existing fees are adequate.

STRATEGY: Work with local sewer and water providers to review tapping fee structures to ensure they are covering the actual costs.

House Bill 51 of December 30, 2003 (Act 57-2003, as amended) regulates the charging of tapping fees by municipal authorities and other local governments providing water and sewer service. The following fees are currently permitted -

Connection Fee: Cost of constructing sewer lateral.

Customer Facilities Fee: Cost of facilities serving the connected property from the property line to the dwelling unit.

Tapping Fees (four elements):

Capacity: Costs relating to general systems facilities.

Distribution or Collection: Costs relating to facilities required to provide service.

Special Purpose: Costs relating to facilities which benefit a particular group of customers.

Reimbursement: Costs relating to reimbursements to developers who dedicated a transmission line.

(Source: Fee Calculations for Sewer and Water System Connections After Act 57 – 2003 (Enacted on December 30, 2003) © 2004, Rhoads & Sinon LLP)

STRATEGY: Work with local sewer and water providers to establish user fees that are realistic, competitive, and fair.

User fees should be established in such a way as to ensure sufficient funds for payment of debt service, annual operation and maintenance costs, as well as to maintain a reserve fund for planned capital improvements. Regular reviews of annual budgets and long range capital improvements plans will be keys to ensuring that fees are in fact adequate and if not, to identify ways to eliminate gaps.

PARTNERS: Local Municipalities and Authorities, Residents (sewer rentals), Developers

FUNDING SOURCES: DEP, Clinton County, PennWorks, PENNVEST, Sewer and Water Revenue Bonds

STRATEGY: Continue to work closely with the County's water suppliers to implement the recommendations of the County Water Supply Plan completed in 2000.

The Water Plan assessed each individual water system and then reviewed them in relation to their geographic clustering - Eastern, Western, and Central Clinton County and Sugar Valley. As part of the analysis, recommendations were made regarding the various ways the systems could work together to “enhance their viability and provide consumers with a more dependable source of cost-effective drinking water”. By 2013, interconnection of Western Clinton County water systems was accomplished via the WCC-COG, and Suburban Lock Haven Water Authority now provides water to Farrandsville.

STRATEGY: Establish a regional approach to address the collection and transfer systems of communities serviced by the Lock Haven Sewage Treatment Plant.

Eight municipalities collect and transfer sewage to the Lock Haven Sewage Treatment Plant: Bald Eagle, Castanea, Lamar, Porter and Woodward Townships, Flemington and Mill Hall Boroughs, and the City of Lock Haven. Each has been affected by DEP restrictions due to inflow and infiltration into aging collection and transfer systems. The results have been bypass of the treatment facility, fines, and restricted growth in the communities. A regional approach provides the following advantages:

- More efficient management of limited resources.
- Better response capability to emergencies.
- Broader view of the entire service area.
- Leverage grant and loan funding.

In 2007, the Clinton County Sewer Authority (CCSA) was formed, comprising all of the communities mentioned above. The CCSA's first action was to install a surge tank on the joint system.

STRATEGY: Continue to support established sewer and water organizations that serve multiple municipalities.

PARTNERS: CCPC, Local Municipalities, Local Sewer and Water Authorities, DEP, EPA, USDA Rural Utility Services, PENNVEST, DCED

GOAL: Support the efforts of the local Councils of Government.

There are currently three Councils of Governments that have been formed in Clinton County – The Eastern, Western, and Central Clinton County COGs. These organizations are taking steps toward multi-municipal cooperation and should be fully supported by County officials.

STRATEGY: The County has regular representation at all COG meetings.

STRATEGY: Promote to non-member municipalities the benefits of membership in a Council of Governments, particularly as a venue for sharing experiences, as well as to identify and work together to solve common problems.

PARTNERS: CCPC, Local Municipalities

FUNDING SOURCES: Clinton County, Local Municipalities

GOAL: Continue to provide guidance and technical assistance to the local municipalities.

Historically, the communities within the County have been very independent, but from a financial standpoint, it benefits those communities to work together to achieve common goals. The County can provide information to local municipalities to help them begin working together and/or to help create a smooth transition from informal working relationships to more formal organizations.

STRATEGY: Develop a “Regional Approach to Government Services Handbook” or similar convenient reference for interested local officials.

Information on organizational structures and the necessary documentation, case studies of regional cooperative efforts – both successful and not so successful, and current best management practices could be included. Also of value would be information regarding potential funding opportunities for communities that work together.

STRATEGY: Encourage sparsely populated municipalities to consider combining as a single new municipality.

To reduce the costs and challenges of operating municipal services, managing subdivision and zoning issues, and planning for future development, the Western Clinton County Municipalities of East and West Keating, Leidy, Chapman, Noyes, and Grugan Townships should be encouraged to take this under consideration. The county could provide a forum for discussion and comment. A combined entity would have a larger population from which to draw its leadership, a stronger local tax base for conducting municipal management, and a more comprehensive grasp of cumulative pressures on their territory from energy development and other forces.

PARTNERS: CCPC, Clinton County Commissioners, Local Municipalities

FUNDING SOURCES: Clinton County, SEDA-COG, Local Municipalities, DCED, ARC, Keystone Communities Program

GOAL: Encourage joint and regional approaches to providing community services, especially sewer and water services.

STRATEGY: Work with interested municipalities to identify opportunities to work together.

There are twenty water suppliers in the County and five sewage treatment plants. In many cases, as illustrated in the County’s 2000 Water Supply Plan, consolidation or joint operations could reduce costs and also improve delivery. Cost savings at the operations level can ultimately be transferred to a well-planned capital improvements program. Strategies are designed to work toward greater regional cooperation.

In addition to sewer, water, and governmental consolidation, opportunities could include

- Providing and maintaining joint community recreational facilities.
- Providing joint emergency services.
- Sharing law enforcement staff and equipment.

STRATEGY: Provide incentives to encourage inter-municipal cooperation, including priority consideration for funding and streamlined review processes.

PARTNERS: Clinton County Planning Commission, Local Municipalities, DCNR, PEMA

FUNDING SOURCES: Clinton County, DCED, DCNR, PEMA

STRATEGY: *Encourage development of and compliance with Act 537 Sewage Facilities Plans. Assist municipalities with identifying funding sources to accomplish their goals. Encourage small water system operators to utilize the free analysis and engineering services provided by the Pennsylvania DEP's Capability Enhancement Professional Engineering Services (PES) program, to identify needs and correct them.*

STRATEGY: *Encourage the Clinton County Sewer Authority to take a more active role in large projects of countywide significance for their potential impact on economic development, public safety, and system reliability.*

GOAL: Increase service areas of the County's natural gas providers UGI and PG Energy to create more local demand for our local resource and enable more businesses designed to use natural gas in their operations to locate here.

Strategy: *The Planning Department should continue to contribute and utilize data from the Regional Natural Gas Utilization Committee organized in September 2013 by SEDA-COG and representing interests of Clinton, Mifflin, and Centre Counties.*

The effort will run through June 2015, to quantify current demand, propose additional service areas and distribution corridors, and recommend implementation and funding strategies.

PUBLIC SAFETY

New priorities for public safety that have emerged in 2013 are as follows:

Goal: Increase the population of dedicated fire company volunteers to ensure a safe level of firefighting capacity.

Strategy: *Outreach to potential volunteers could be done within the public and private schools through annual assemblies or classroom presentations to ninth-grade students.*

New volunteers may begin their exposure to and training for firefighting functions starting at age 14. They can take the role of full-fledged firefighter by the age of 18. School presentations would explain how emergency response works in Clinton County, how companies cannot exist without volunteer support, and how students can get involved. This effort could be coordinated by the County Emergency Services department with the participation of the Fire Chiefs association.

Goal: *Improve ready access to water for firefighting.*

Strategy: *Seek federal and state grant funding to install "dry hydrants," i.e., static water supply piping leading from water sources such as streams, ponds, and rivers, to populated areas that have no hydrants or access to nearby water.*

These hydrants are made operational, when needed, by connecting a suction pump to them.

Funding sources: USDA Rural Development

Goal: Reduce the number of homes at risk from destruction by wildfires by creating buffer zones and ensuring access to water at developments in the “wildland-urban interface”.

Strategy: Consider changes to zoning and subdivision ordinances to safeguard residential and commercial development adjacent to wild lands.

Dry hydrants and buffer zones could be required by ordinances for new construction.

Goal: Reduce administrative and operating costs and make more efficient use of existing equipment and volunteers.

Strategy: Encourage the Emergency Services Department to conduct a detailed study of current firefighting needs, response times, demographics served, cost per response, areas of service overlap, and areas with service gaps.

Evaluate first due areas for each company. Suggest consolidation of companies where needed and assist with grant writing to make it possible.

Strategy: Reduce administrative and operating costs of municipalities to make them more capable of supporting their fire and emergency services through fire taxes.

Per the detailed study above, determine where municipalities can combine emergency services.

Goal: Reduce the incidence of illegal drug use and availability of illegal drugs in County territory.

Strategy: Encourage the courts, police and sheriff’s departments, criminal justice agencies, probation, children and youth, and human service agencies to collect data on the extent, type, and locations of drug-related problems.

Assess the impact of drug use on the costs and operations of these agencies. Use this data in support of grant applications for additional funding for police officers and crime fighting equipment, education and training programs to combat the problem.

Funding sources: U.S. Department of Homeland Security Safe Neighborhood grants; U.S. Department of Justice COPS grants, PA Department of Drug and Alcohol Problems grants, PA Commission on Crime and Delinquency (PCCD) grants.

EDUCATION

Setting educational priorities is not generally the province of county planning departments, but the County does have a role in ensuring adequate educational opportunities and facilities exist.

Goal: Increase availability of preschool and/or early learning opportunities for the Sugar Valley region of the County and ensure the rest of the county has adequate, affordable facilities to meet demand.

Strategy: Partner with the KCSD to conduct a study of existing facilities and project the need for added capacity, then support the establishment of new providers.

LAND USE AND DEVELOPMENT

New goals for land use and development arose from the 2013 study and can be implemented in phases.

Goal: Enhance countywide understanding of policies, procedures and jurisdictions for subdivision, land development, and zoning.

Strategy: Create a county handbook covering subdivision and land development, permitting and zoning procedures, policies and responsibilities.

Ensure that state-regulated permitting requirements, including NPDES National Pollution Discharge elimination System Permits are included. This could be distributed to all municipal offices as well as posted on the Planning Department website.

Goal: Update the County Zoning and Subdivision and Land Development Ordinances to reflect the goals of this Comprehensive Plan.

Strategy: The Planning Department and Commission would take the lead with a phased initial review, discussion and update, and create a first draft of each ordinance. Then municipal, agency and public comment would be solicited in accordance with requirements of the Municipal Planning Code. Finally, the Commissioners would propose the resulting changes to the ordinances through its usual public processes, and the new documents would be posted on the Planning Department's website for ease of public access.



The Station Gallery, Lock Haven

TRANSPORTATION ACTION PLAN

MPC Article III, Section 301(a)(4)

MPC Requirement: A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.

Improving all modes of transportation access to, from, and within our territory not only benefits our residents, it also attracts visitors, fosters growths, and creates business and employment opportunities.

GOAL: Address the lack of public transportation options by encouraging the development of alternative mobility systems, including transit and bicycle/pedestrian facilities, where appropriate.

STRATEGY: Develop a public shuttle bus service.

The need for public transportation is often identified in low population areas, but ridership numbers seldom make small transportation business financially feasible. A shuttle bus service serving the City of Lock Haven could, however, be eligible for state/federal funding to purchase equipment and support operations, if it was made available to the public. A public shuttle could operate on a variety of routes to serve Lock Haven Hospital, LHU, the Hogan Boulevard strip, and residential neighborhoods.

Many County residents commute to Williamsport for work, and Lycoming County residents commute to the Brodart Facility in McElhattan for work. In 2013, feasibility discussions are under way with Williamsport-based River Valley Transit toward establishing a few daily commuter runs to serve various employers and municipalities on the Lock Haven-Williamsport route.

STRATEGY: Advocate establishment of bus service for special events and specific destinations.

The County should create trial programs with River Valley Transit, Fullington Trailways, and Susquehanna Trailways to test how many riders would take advantage of regular service to Penn State football games, Bryce Jordan Center events, Little League World Series games, Community Arts Center concerts, shopping trips to Williamsport and State College, or other such opportunities.

STRATEGY: Evaluate the need for park and ride facilities in outlying areas.

Providing alternatives to single occupancy vehicles is important in order to reduce air pollution, and protect increasingly congested transportation corridors. Conveniently located park and ride facilities, particularly along I-80 and US 220, would promote car pooling and other ride-sharing initiatives.

STRATEGY: Increase bicycle and pedestrian facilities and connections.

A well-connected network of bicycle and pedestrian facilities will provide additional travel alternatives for Clinton County residents. Increased commuting and recreational use of these facilities promotes active living and healthy lifestyles. Opportunities include:

- Develop partnerships with local biking clubs to promote routes and assess needs.
- Develop a county-wide pedestrian plan.
- Ensure adequate facilities for pedestrians and cyclists are provided as part of any new development project.
- Continue active participation in development of the Susquehanna Greenway.

PARTNERS: Local Municipalities, CCEP, Local Businesses, Lock Haven University, Clinton County Planning Commission, PennDOT

FUNDING SOURCES: [Keystone Communities (DCED), Transportation Enhancements Program (PennDOT), Community Conservation Partnership Program (DCNR), CDBG Funds, Clinton County

GOAL: Improve access for trucks to Western Clinton County to assist with economic development in the area.

The condition and reliability of SR 120 for truck traffic between Lock Haven and Renovo Borough is an impediment to industrial development in Renovo. Safety and rideability improvements are desired.

STRATEGY: Work with local officials and SEDA-COG to identify specific improvements and to have them added to the PennDOT Twelve Year Program.

PARTNERS: CCEP, Clinton County, PennDOT, Local Municipal Roadmasters, SEDA-COG

FUNDING SOURCES: Annual Federal Transportation Appropriation Process, Transportation Enhancements Program (PennDOT), Twelve Year Program (PennDOT)

GOAL: Encourage the continuation and expansion of rail service in the County.

Availability of rail transportation is an important incentive for maintaining existing industry and for attracting new businesses and industry to the County. Industries that require great amounts of raw material cannot grow without rail access. According to a 2013 SEDA-COG article "Rail Service = Jobs," two Clinton County companies have grown considerably as a direct result of expanded rail service from the Lycoming Valley Railroad. Employment at Avery Dennison has grown from 13 to 88, and at Croda, Inc., from 9 to 142. More in-bound traffic on the railroad means fewer trucks on the highway.

As described in the Transportation Trends and Issues section of Chapter 2, Jersey Shore Steel, South Avis Realty, and the Wayne Township landfill have also benefited from the construction of rail spurs into their facilities.

STRATEGY: Continue to work closely with the SEDA-COG Joint Rail Authority to identify opportunities for rail service improvements within Clinton County.

The Nittany and Bald Eagle Railroad (NBER) provides the majority of local short line rail freight within the County and provides an important link to multi-modal facilities in Centre County. The Lycoming Valley Railroad (LVRR) provides short line rail freight service to industries located in South Avis. Both of these operators provide connection to Norfolk-Southern service. Any expansion along Joint Rail Authority lines will also increase traffic on Norfolk-Southern routes through the County. This will sustain the need for endangered Norfolk-Southern lines.

STRATEGY: Monitor operations of Norfolk-Southern and their future plans.

Norfolk Southern has reduced service to Clinton County and Renovo. Connectivity to competitive Class 1 Railroad Operators is an important consideration for industry. Limited use or abandonment of the line could have a large impact within the County. Any new rail-dependent industries that can be brought into Renovo will bring a needed increase in traffic and help retain existing NS routes.

STRATEGY: Work with existing and potential new businesses to identify rail needs and issues.

Work with the Economic Partnership to survey existing business and industry about their current and future rail service needs, and plan accordingly.

STRATEGY: Work with the Economic Partnership to promote the County's existing rail services as a potential asset for new business development.

STRATEGY: Explore opportunities for better connection to other transportation modes, including air, road, and transit.

Multi-modal functionality is crucial to attracting new business and industry and receives high priority in state and federal funding programs. The County should take a proactive role in developing multi-modal opportunities within the County and connections to future multi-modal facilities in Centre and Lycoming Counties. An example is the access road between US 220 and South Avis's industries which provides truck access to the fracking sand delivered to Jersey Shore Steel by rail.

STRATEGY: Explore the potential for additional leisure excursion trains.

Excursion trains for special events are popular. On the SEDA-COG Joint Rail lines, with good advance preparation, they can be arranged. On the Norfolk Southern lines, however, providers are hampered by tight transportation safety regulations and high insurance liability for these trips. In spite of this obstacle, one very successful train excursion was arranged during a Flaming Foliage Festival. Annual trains to Renovo for this event are desirable and should be an ongoing goal.

PARTNERS: County, Economic Partnership, SEDA-COG, Norfolk Southern Railroad, LVRR, NBER, PennDOT

FUNDING SOURCES: Rail Freight Assistance Program, FAA Funding, Federal Transit Administration Funding, and Commonwealth Capital Budget.

GOAL: Make Piper Airport an integral part of the County's transportation and economic development network.

STRATEGY: Continue to support needed improvements to the airport facilities as identified in the PennDOT Twelve Year Program.

The William T. Piper Memorial Airport is located on approximately 112 acres, owned and operated by the City of Lock Haven. The City has made significant investment in the airport and is implementing the following plans:

- Develop an airport hazard zoning district as part of an airport overlay district to protect the airport and promote development in the vicinity that is consistent with airport operations
- Maintain the Airport Business Park as a Keystone Opportunity Zone (KOZ) and Foreign Trade Zone
- Continue to use and improve the airport as a venue for special events such as Sentimental Journey, Airfest, and Wings over Piper
- Attract new aircraft tenants and construct additional hangars based upon need

STRATEGY: Improve connectivity with other modes of transportation.

Current access to US 220 does not provide for efficient or easy movement of truck traffic to or from the airport. A preferred route should be identified and an improvement program developed to encourage inter-modal activity.

STRATEGY: Continue efforts to attract additional charter services at the Airport.

The County should work with the Economic Partnership to survey business and industry regarding existing and future needs that could be met through improved services at the Airport.

STRATEGY: Market sport pilot licenses and the light-sport aircraft industry.

The sport pilot license and the light-sport aircraft category have rejuvenated recreational flying in Clinton County. Clinton County already has one sport-pilot flight school based at Piper: AvSport of Lock Haven.

PARTNERS: Economic Partnership, City of Lock Haven, Clinton County FUNDING SOURCES: Federal Aviation Administration Funding, Transportation Enhancements Program (PennDOT), Twelve Year Program (PennDOT), Clinton County, private enterprise.

GOAL: Organize to ensure that US 220 is upgraded to I-99 status.

Improvements to the US 220 corridor over the years have reduced travel time to neighboring counties making rural living in Clinton County more attractive, while at the same time promoting a modest and sustained growth. As the area has grown, commercial and industrial development has mainly been focused along the corridor, which in turn has helped reduce the incidence of sprawl. However, several sections of the roadway are recognized as being inadequate to meet current demand. Although the corridor has received designation as future Interstate 99, funding for the project is currently suspended.

STRATEGY: Establish strategic alliances with adjacent counties and SEDA-COG to re-instate projects to continue the upgrade US 220 to Interstate standards and completion of I-99.

The proposed I-99 corridor is important to the future economic development of central Pennsylvania. Partners with mutual interests should work together to secure funding for complete design and construction of I-99.

PARTNERS: PennDOT, MPOs, Economic Partnership, Clinton County, Centre County, Lycoming County

FUNDING SOURCES: Annual Federal Transportation Appropriation Process, Transportation Enhancements Program (PennDOT), Twelve Year Program (PennDOT)

STRATEGY: Develop improvements that are coordinated, improve the visual and safety standards of the PA 150 corridor.

- Develop access management strategies and ordinances along the corridor.
- Regulate signage along the corridor for directional signing and business signing.
- Continue streetscape improvements and community gateway signage.
- Investigate traffic calming alternatives to reduce accidents and improve pedestrian safety.
- Continue to provide generous landscaping along streets.
- Provide for safe pedestrian and bicycle movement along streets where practical, with wide sidewalks and designated bike lanes.

PARTNERS: Local Municipalities, Clinton County, CCEP, local businesses

FUNDING SOURCES: Keystone Communities (DCED), Transportation Enhancements Program (PennDOT), Community Conservation Partnership Program (DCNR), CDBG Funds, Clinton County



Pine Creek Bridge, Pine Creek Township

RECREATION AND TOURISM ACTION PLAN

MPC Article III, Section 301(a)(4)

A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.

GOAL: Continue to participate with CCEP in the PA Wilds program, a DCNR strategy to encourage the growth of tourism and related businesses in Northcentral Pennsylvania.

The program's strategy is designed to enhance the visitor's experiences in the region, while protecting and conserving treasured natural resources. Three primary areas of focus are improvements to the natural resources, infrastructure, and visitor services. A cabinet-level task force coordinates state agency involvement, and a planning group examines "outdoor recreation resources, the region's lumber heritage, opportunities for private concessions to support tourism, public facilities and staffing needed to support the Wilds; and opportunities to stimulate purchase of Pennsylvania wood products and other local goods and services through tourism." Ideally, the investments and improvements that stem from the program will create more vibrant and livable communities. The PA Wilds planning group has produced two important documents that Clinton County Planners have incorporated in their thinking for this region: The Pennsylvania Wilds Design Guide, which outlines best practices for creating new development in the Wilds, and its Supplement for Oil and Gas Best Practices, which does the same for Marcellus gas industry development.

STRATEGY: Work with local businesses to identify and market niche areas for Clinton County within the greater PA Wilds region.

Niche areas would ideally focus on the Susquehanna River and the Bucktail Trail. Renovo and the City of Lock Haven are the two hubs connected by the Bucktail Scenic Byway (PA 120) providing a traveler with the opportunity to enjoy small town charm and amenities and easy access to the outdoors. Large, popular sporting events such as the annual Labor Day Regatta, upcoming national kayak championships, Bald Eagle Megatransect, and others should be filmed as they happen and posted on social media.

While hunting activity appears to have declined in the past few years, the niche areas of fishing, trail racing, four wheeling, and mountain biking are identified as showing growth in the number of out-of-county and out-of-state visitors attracted. **GOAL: Continue to promote outdoor recreation and tourism for economic development of Clinton County.**

STRATEGY: Assist the Partnership in supporting the development of tourism related businesses as another facet of the County's economy.

The County should continue to market itself as a place to visit and support the Economic Partnership to identify appropriate projects that can benefit the entire tourism industry, as well as take advantage of available funding including the Hotel Tax Fund. The City of Lock Haven and Renovo Borough will be key

partners in these initiatives, as Lock Haven is home to many historical and cultural activities, while Renovo could become a base or outpost for those who wish to take advantage of outdoor activities.

The CCEP has identified the following businesses which need to be developed in Clinton County: Paint ball, photo safari, zip line, outdoor trip planner/guide. Additional outfitters for canoeing, kayaking, and hang gliding would increase traffic. ATV sales and repair and cross-country ski/snowshoe merchants are in short supply, and additional connector trails for ATV riding need to be developed.

STRATEGY: Work to improve and expand recreational and tourism related facilities benefiting residents, such as municipal parks and playing fields, as well as those benefiting visitors, such as hiking trails, boat launch ramps, handicapped accessible fishing piers, and scenic overlooks.

The role of the Community Planner in the Planning Department is to assist communities in the development and construction of new amenities and upkeep of existing structures. As of 2013, projects to create new Little League baseball fields in Castanea Township, park pavilions in Woodward and Castanea Townships, a fishing access in Leidy Township, boat launches in Keating and Renovo, a rail-to-trail link in Wayne Township, and an upgrade of the Wayne Township Community Park are all underway or nearing completion. Such work should be continued.

Partners: PA Fish and Boat Commission, DCNR.

Funding Sources: Municipal Act 13 funds; County Act 13 Recreation Funds; DCED Capital Finance Authority Act 13 Greenways, Trails, and Recreation funds; DCNR grants

Strategy: Develop a Parks and Recreation GIS map inventory.

This would depict all the recreational resources listed in Chapter 2, and more as they are developed. It could be posted online as a free download for visitors to the County, and utilized by the Community Planner as a guide to ongoing needed improvements.

Strategy: Assure that Clinton County's recreational assets are listed at the many different web portals which advertise outdoor destinations.

Aside from the Economic Partnership's Visitor's Bureau website, there are currently few web locations where Clinton County's assets are collected for easy viewing. Lists and directions could be placed in the following web locations, or similar:

www.visitpa.com

www.pawilds.com

www.mapmyride.com

www.golflink.com

www.trails.com

www.mountaintravelguide.com

www.hikercentral.com

www.elkcountrysvisitorcenter.com

GOAL: Continue to develop the trails and greenway corridors identified in the Clinton County Greenways and Open Spaces Plan.

Strategy: Leverage County Act 13 Funding specifically dedicated to recreation to use as matching funds for DCNR and DCED Greenways grants to open new sections of trail and create linkages to trails in neighboring counties.



Summer concert series, Lock Haven

Chapter 4 – Implementing the Plan

The tasks listed in the Action Plans of Chapter 3 need further prioritization for timely and effective programming. The Implementation Priorities shown in Table 28 suggest a schedule for initiation and completion of the most significant action items. This is not considered a complete list, and it is not confined to physical projects. It does provide an agenda for implementing, in a timely manner, action strategies in the Comprehensive Plan. The responsibility for initiating these items lies with the Clinton County Commissioners as they delegate tasks, compile annual initiatives, and develop and approve annual budgets.

Implementation Priorities

Implementation Strategy	Ongoing	Near-Term	Mid-Term
ECONOMIC DEVELOPMENT ACTION PLAN			
Assist CCEP with marketing of County's industrial parks	X		
Support activities of SBDC to grow the business community	X		
Work with CCEP to identify and meet the needs of existing business	X		
Work with large employers to identify and encourage spin-off business opportunities	X		
Work with KCSD, LHU, and SBDC to fill workforce training gaps	X		
Maintain inventory of existing tourism service providers and amenities; encourage chamber membership	X		
Add Clinton County tourist data to multiple tourism websites	X		
Identify target businesses for the County's industrial parks	X		
Utilize zoning to guide business to industrial parks		X	
Identify and develop additional markets for forest products	X		
Encourage and support "Buy Fresh, Buy Local" initiatives	X		
Partner with LHU for economic development purposes	X		
CULTURAL RESOURCES ACTION PLAN			
Partner with CCEP to create a plan for cultural tourism			X
Encourage public visual and performing arts projects	X		
Promote local awareness and participation in the arts	X		
HOUSING ACTION PLAN			
Assess the need for and/or create a plan for countywide code enforcement			X
Work with Renovo Borough to develop a comprehensive plan for community improvement, which includes housing		X	
Utilize new PA laws to remediate abandoned, blighted properties	X		
Utilize grant programs to rehabilitate aging housing stock	X		
Assess and address the need for additional affordable housing			X
Assess and address the need for additional senior housing (underway in 2013)		X	
Review SALDO and zoning ordinances for greater flexibility in housing development, such as conservation design and cluster housing		X	

Implementation Strategy	Ongoing	Near-Term	Mid-Term
LAND USE ACTION PLAN			
Review and update countywide zoning to ensure conformance to Land Use Plan		x	
Review and update countywide zoning to encourage redevelopment; inhibit sprawl; re-use existing public infrastructure; and with consideration for public safety needs		x	
Ensure that all county zoning is publicly accessible on the online GIS system		x	
Ensure that new development is consistent with community character	x		
Team with municipalities to update SALDO with consideration for: traditional neighborhood development; alternative development styles; Marcellus shale impacts; public safety needs; and retaining community character, with emphasis on targeting growth areas identified in the Comprehensive Plan		x	
NATURAL RESOURCES ACTION PLAN			
Scrutinize each gas-related project proposal for conformity with our GOS Plan and PA Wilds Best Practices	x		
Maintain close communication with DEP regarding gas project permits in our territory	x		
Review county SALDO and zoning to guide development away from sensitive natural resource areas		x	
Continue the Agricultural Easement Purchase Program	x		
Review Agricultural Zoning to encourage protection of productive soils		x	
Utilize Clean and Green Program to preserve farmland	x		
Devise county ordinances governing forestry			
COMMUNITY FACILITIES, SERVICES, AND UTILITIES ACTION PLAN			
Pursue grant and loan funding on behalf of water and sewer authorities toward infrastructure repair and maintenance	x		
Implement recommendations of County Water Supply Plan	x		
Encourage regional consolidation of water and sewer authorities where possible	x		
Work to increase population of fire company volunteers	x	x	
Improve ready access to water for firefighting; include dry hydrants in zoning for outlying developments		x	
Consider zoning to include forest-urban buffer zones for fire safety		x	
Encourage consolidation of fire stations			
Study crime and drug use patterns and make a plan to combat them		x	
Encourage additional preschool and daycare providers to locate in the county	x		
TRANSPORTATION ACTION PLAN			
Encourage public transportation options for county residents (underway in 2013)		x	
Increase bicycle and pedestrian facilities and connections	x		
Participate in the regional RPO and identify specific improvements for inclusion in the regional TIP	x		
Encourage Joint Rail Authority and Norfolk Southern to extend more service to our industrial parks	x		
Explore additional leisure excursion trains	x		
Support improvements to Piper Airport	x		
Advocate for development of I-99 corridor	x		
Advocate for visual and safety improvements on I-150 corridor	x		

Implementation Strategy	Ongoing	Near-Term	Mid-Term
RECREATION AND TOURISM ACTION PLAN			
Participate in PA Wilds program, work with the TPA to ensure Clinton County information is posted on the PA Wilds website		x	
Participate in PA Lumber Heritage Program, work with the TPA to ensure Clinton County information is posted on the Lumber Heritage website		x	
Promote the County presence in the PA Elk Region, work with the TPA to ensure Clinton County elk viewing information is posted on the Elk Region website		x	
Work to expand recreational facilities for County residents	x		
Develop a parks and recreation GIS map inventory		x	

STATEMENT OF CONSISTENCY WITH ADJACENT COUNTIES

The Pennsylvania Municipalities Planning Code requires that the comprehensive plan include a statement regarding the plan’s consistency with surrounding municipalities. A review of the future land use maps for Cameron, Centre, Clearfield, Lycoming and Potter Counties reveals that Clinton County’s Future Land Use Map is generally consistent with them as required.

Clinton County’s borders with Cameron, Clearfield and Potter are predominantly within the boundaries of Sproul State Forest and are therefore, protected natural resource areas. This is also true along the border with Lycoming County north of the Avis area.

Future land use for the area along the US 220 corridor in and around Jersey Shore has been designated as a growth area, which is generally consistent with the Town and Village Growth Areas for Avis and Woolrich. South of this corridor, lands are designated as water quality protection and forest land in Lycoming County. This is comparable to the natural resource production and protection areas designated in Clinton County.

Along the border with Centre County, future land uses are also generally consistent. Penn’s Valley’s future land use map designates the area along the Clinton County border as either conservation or agriculture. These correspond with the natural resource protection and production areas delineated in Clinton County. Nittany Valley’s map shows commercial uses along the PA 64 corridor and conservation and agriculture to the north and south. Finally, although the map for the areas in Centre County that border Beech Creek Township is from 1975, the area is designated as wooded, which is also consistent. A substantial amount of the Centre County border is within Sproul State Forest and those areas that are not have been identified as resource production areas.

INTERRELATIONSHIPS OF THE FUNCTIONAL ELEMENTS

Each of the planning components of the Comprehensive Plan – Economic Development Plan, Housing Plan, Land Use Plan, Natural Resources Plan, Community Facilities Plan, Recreation and Tourism Plan, Cultural Resources Plan and Transportation Plan—have been developed with consideration of the interrelationships between each of these components. Each Action Plan includes strategies that implement the visions and goals established for that particular planning component, as well as

strategies that directly or indirectly support strategies in other Action Plans. Several examples are presented in this section.

The Land Use Action Plan proposes strategies that cut across most of the planning considerations in the comprehensive plan. These include protection of the natural resource areas in the County, providing for areas where development will take place that is consistent with available public sewer and water facilities, and providing for interchange/gateways development that enhances the transportation corridors in the County.

The Natural Resources Action Plan encourages economic development activity that will encourage low impact development in sensitive natural areas of the County, derive benefits from the exploitation of Marcellus Shale gas and forest products, and provide for tourism development that will take advantage of the County's outdoor recreation resources and opportunities. At the same time it recommends careful conservation measures and planning to avoid undue environmental impacts on our natural resources.

ANNUAL PLAN REVIEW PROCESS

Recent amendments to the MPC Section 302(d) require municipal comprehensive plans to be reviewed every 10 years. However, the Clinton County Comprehensive Plan will only be useful if it is regularly revisited. For this to occur, it is recommended that the Clinton County Planning Commission perform the following actions:

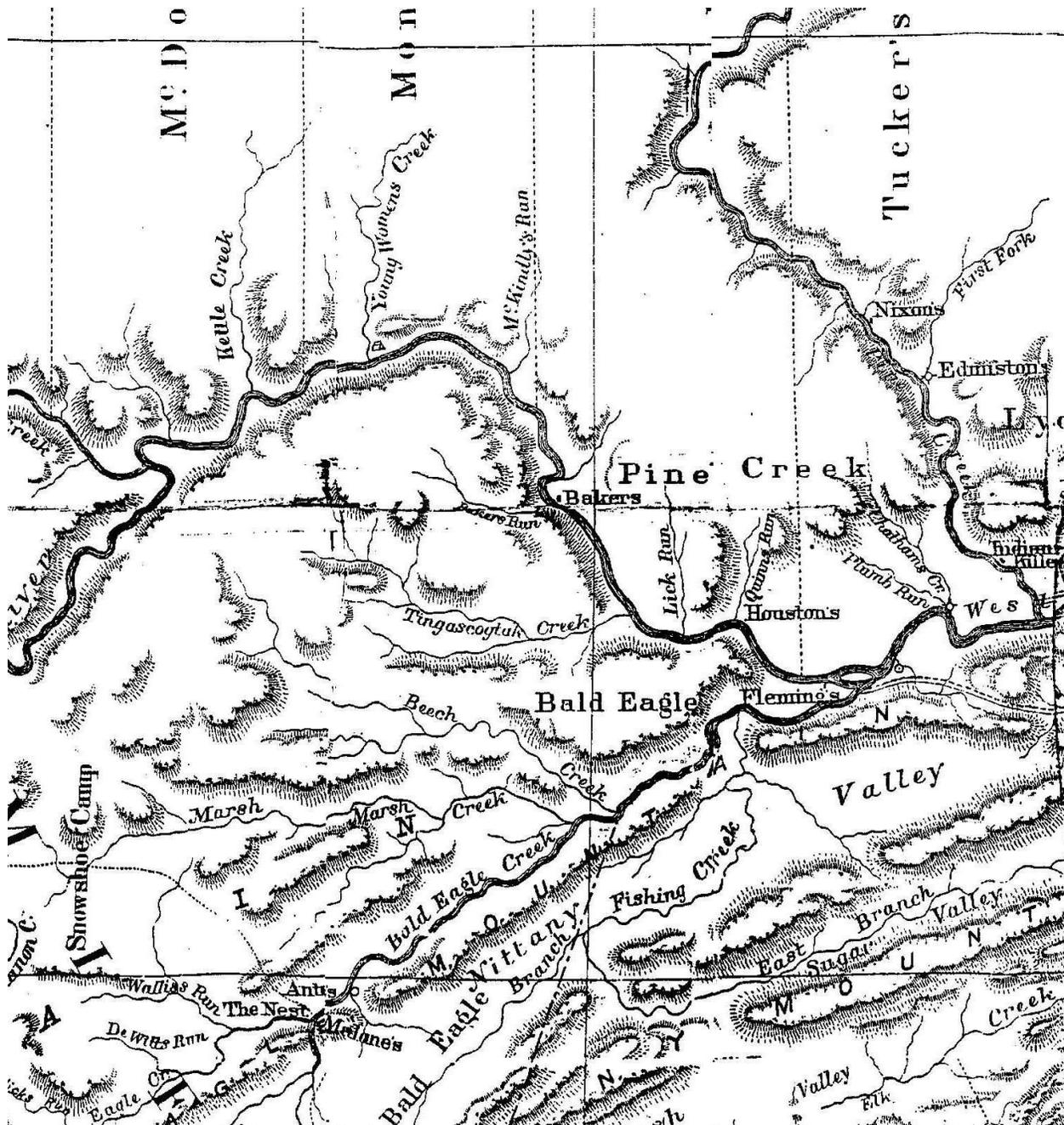
- Re-evaluate the Comprehensive Plan every year, and if necessary, make modifications to ensure it remains useful in terms of guiding decisions on the future growth and improvement of the county. An annual monthly Planning Commission meeting should be devoted to this task, with followup at subsequent meetings.
- Annually identify areas that may require data updates.
- Annually remove goals that have been accomplished and identify new goals that should be added to the table of Implementation Priorities.



Sunflower crop, Dunnstable Township

MAPS

Full-size, detailed versions of the following maps are available on the Clinton County website, www.clintoncountypa.com, at the Planning Department tab, under "Plans, Studies and Reports." To request hard copies of the full-size maps, contact the Clinton County GIS Department.



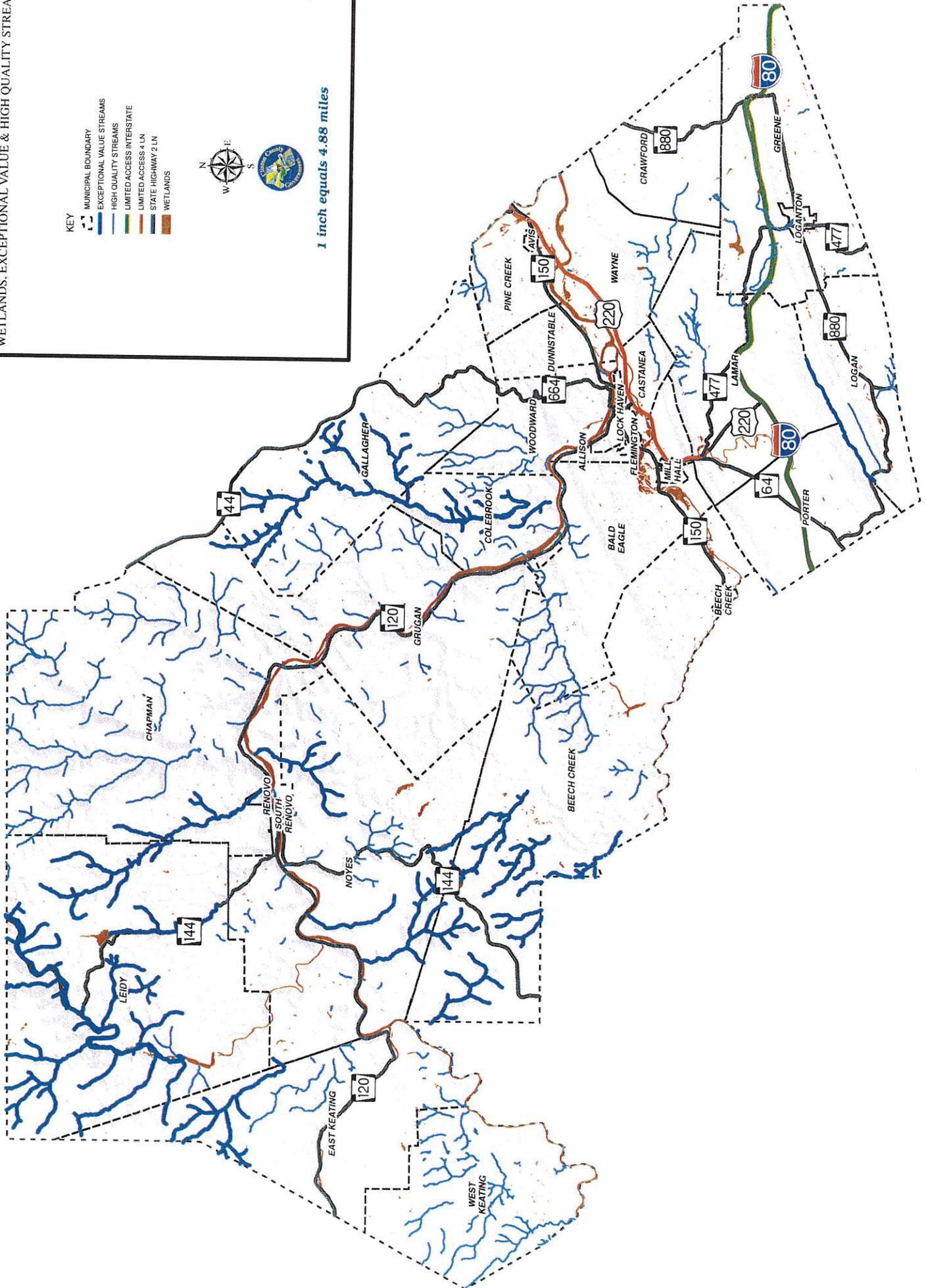
Detail of a 1792 map of the Clinton County area

ENVIRONMENTALLY SENSITIVE FEATURES
 WATER BASED
 WETLANDS, EXCEPTIONAL VALUE & HIGH QUALITY STREAMS

- KEY
- MUNICIPAL BOUNDARY
 - EXCEPTIONAL VALUE STREAMS
 - HIGH QUALITY STREAMS
 - LIMITED ACCESS INTERSTATE
 - STATE HIGHWAY 4 LN
 - STATE HIGHWAY 2 LN
 - WETLANDS



1 inch equals 4.88 miles



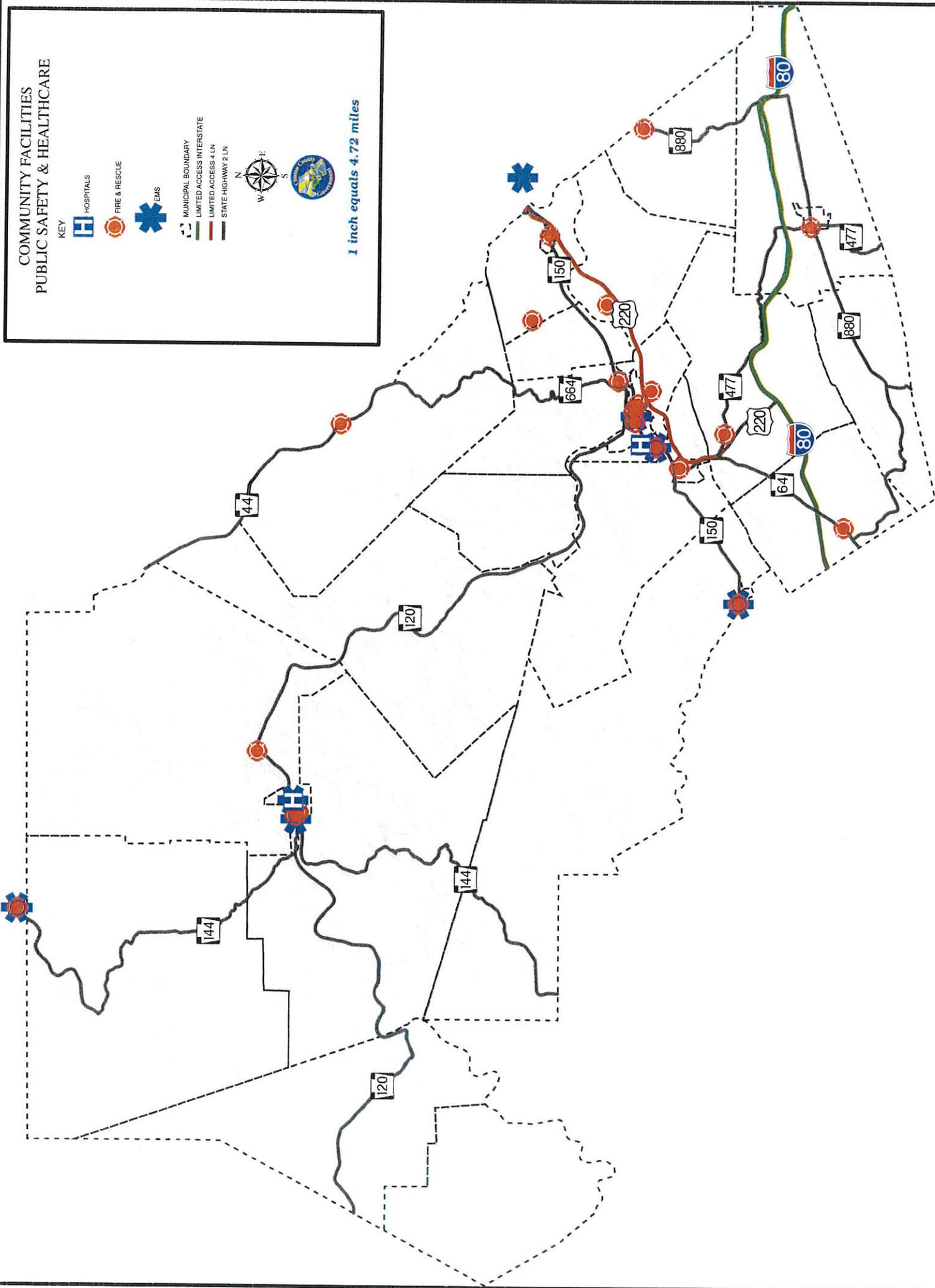
COMMUNITY FACILITIES PUBLIC SAFETY & HEALTHCARE

KEY

- HOSPITALS
- FIRE & RESCUE
- EMS
- MUNICIPAL BOUNDARY
- LIMITED ACCESS INTERSTATE
- LIMITED ACCESS 4 LN
- STATE HIGHWAY 2 LN



1 inch equals 4.72 miles



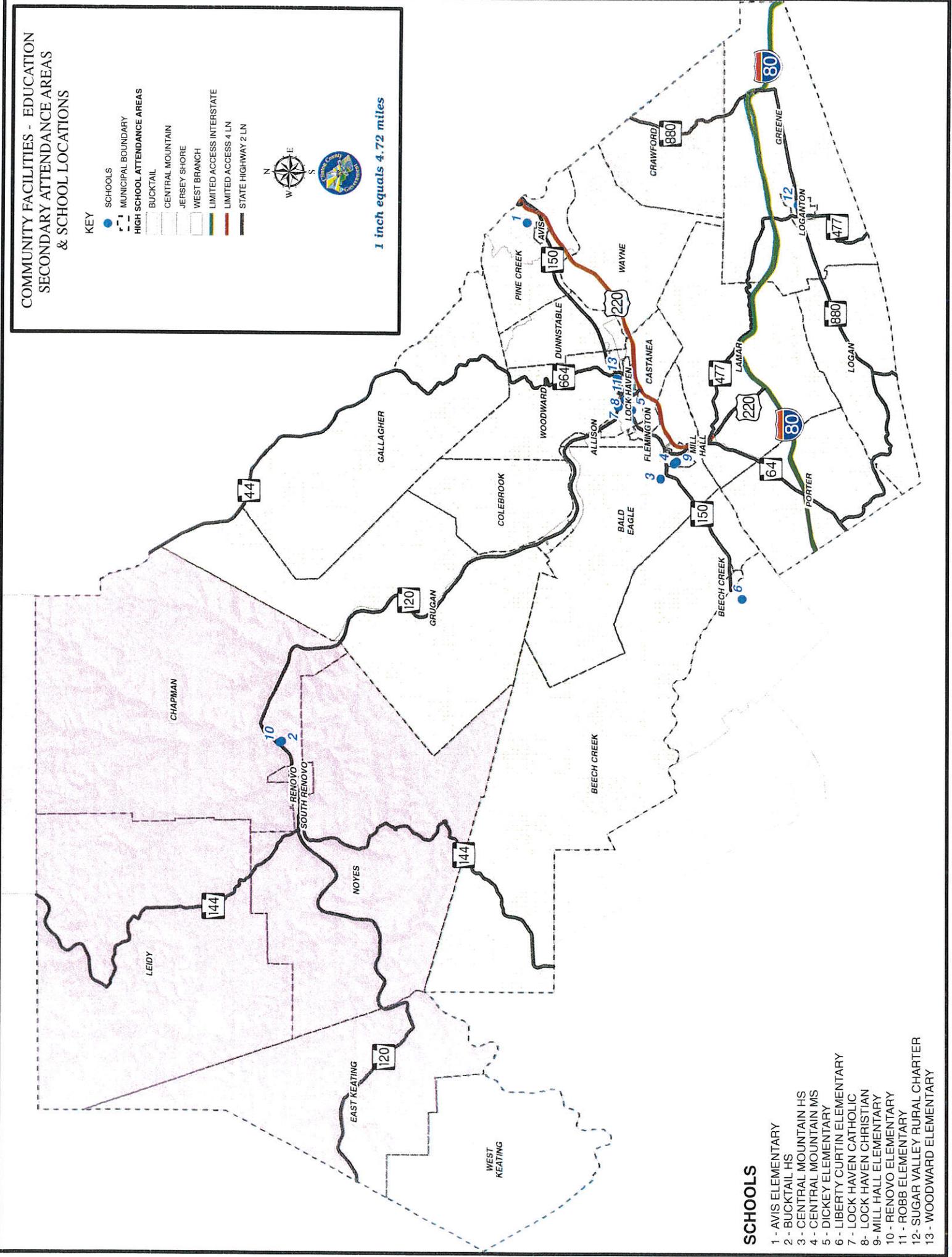
COMMUNITY FACILITIES - EDUCATION
SECONDARY ATTENDANCE AREAS
& SCHOOL LOCATIONS

KEY

- SCHOOLS
- MUNICIPAL BOUNDARY
- HIGH SCHOOL ATTENDANCE AREAS
- BUCKTAIL
- CENTRAL MOUNTAIN
- JERSEY SHORE
- WEST BRANCH
- LIMITED ACCESS INTERSTATE
- LIMITED ACCESS 4 LN
- STATE HIGHWAY 2 LN



1 inch equals 4.72 miles



SCHOOLS

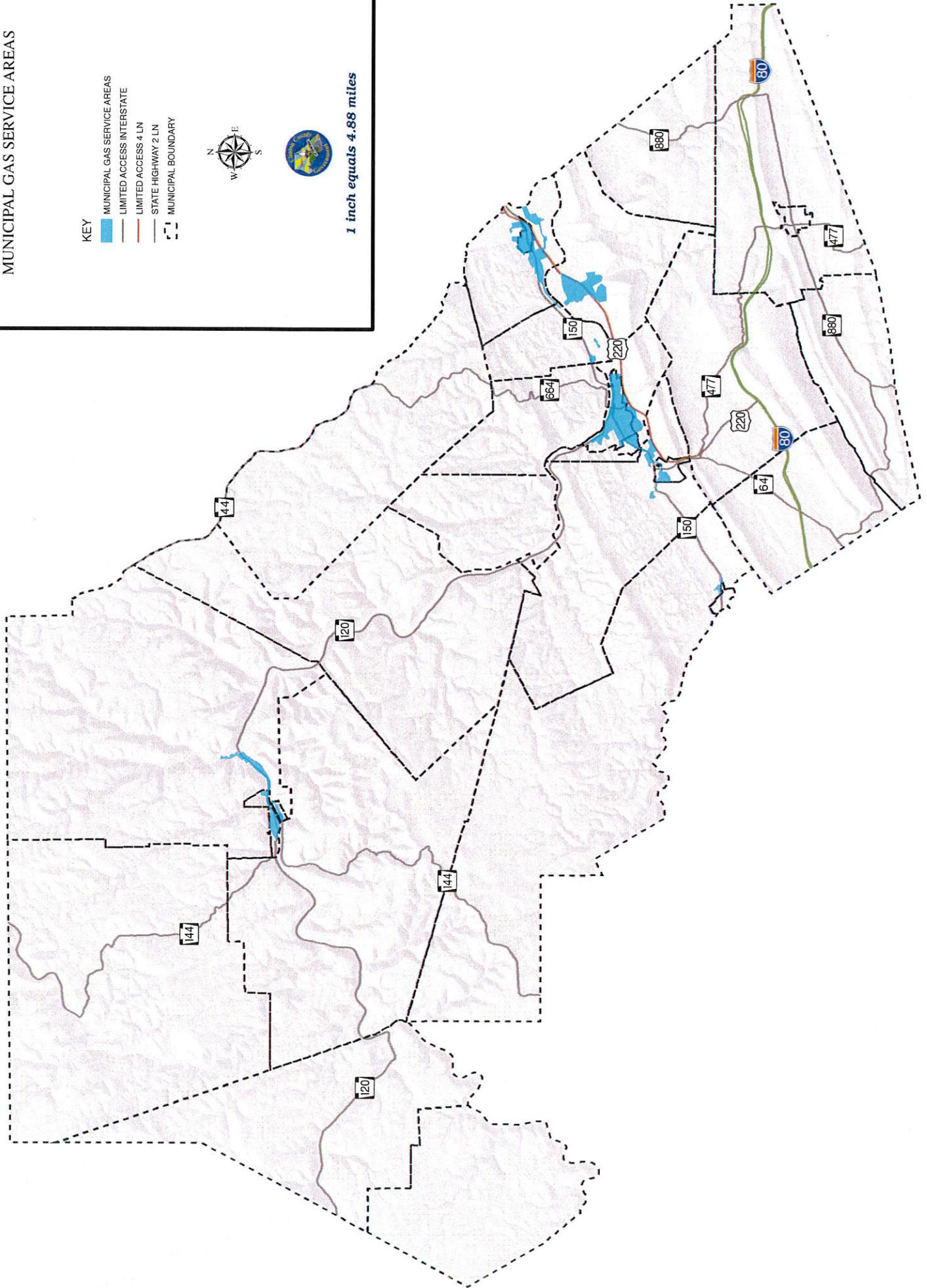
- 1 - AVIS ELEMENTARY
- 2 - BUCKTAIL HS
- 3 - CENTRAL MOUNTAIN HS
- 4 - CENTRAL MOUNTAIN MS
- 5 - DICKEY ELEMENTARY
- 6 - LIBERTY CURTIN ELEMENTARY
- 7 - LOCK HAVEN CATHOLIC
- 8 - LOCK HAVEN CHRISTIAN
- 9 - MILL HALL ELEMENTARY
- 10 - RENOVO ELEMENTARY
- 11 - ROBB ELEMENTARY
- 12 - SUGAR VALLEY RURAL CHARTER
- 13 - WOODWARD ELEMENTARY

MUNICIPAL GAS SERVICE AREAS

- KEY
- MUNICIPAL GAS SERVICE AREAS
 - LIMITED ACCESS INTERSTATE
 - LIMITED ACCESS 4 LN
 - STATE HIGHWAY 2 LN
 - MUNICIPAL BOUNDARY



1 inch equals 4.88 miles



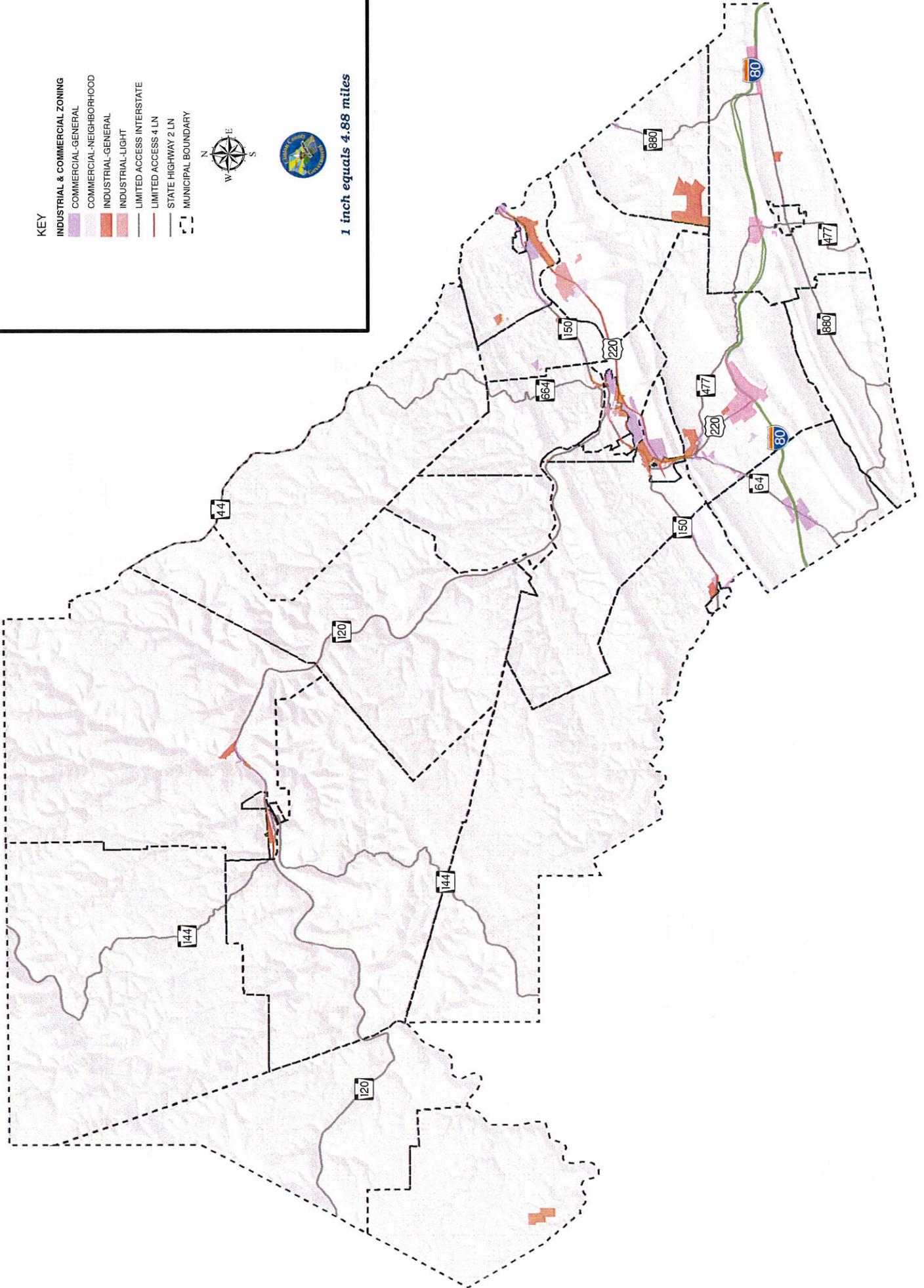
INDUSTRIAL & COMMERCIAL ZONED LAND

KEY

- INDUSTRIAL & COMMERCIAL ZONING
- COMMERCIAL-GENERAL
- COMMERCIAL-NEIGHBORHOOD
- INDUSTRIAL-GENERAL
- INDUSTRIAL-LIGHT
- LIMITED ACCESS INTERSTATE
- LIMITED ACCESS 4 LN
- STATE HIGHWAY 2 LN
- MUNICIPAL BOUNDARY



1 inch equals 4.88 miles

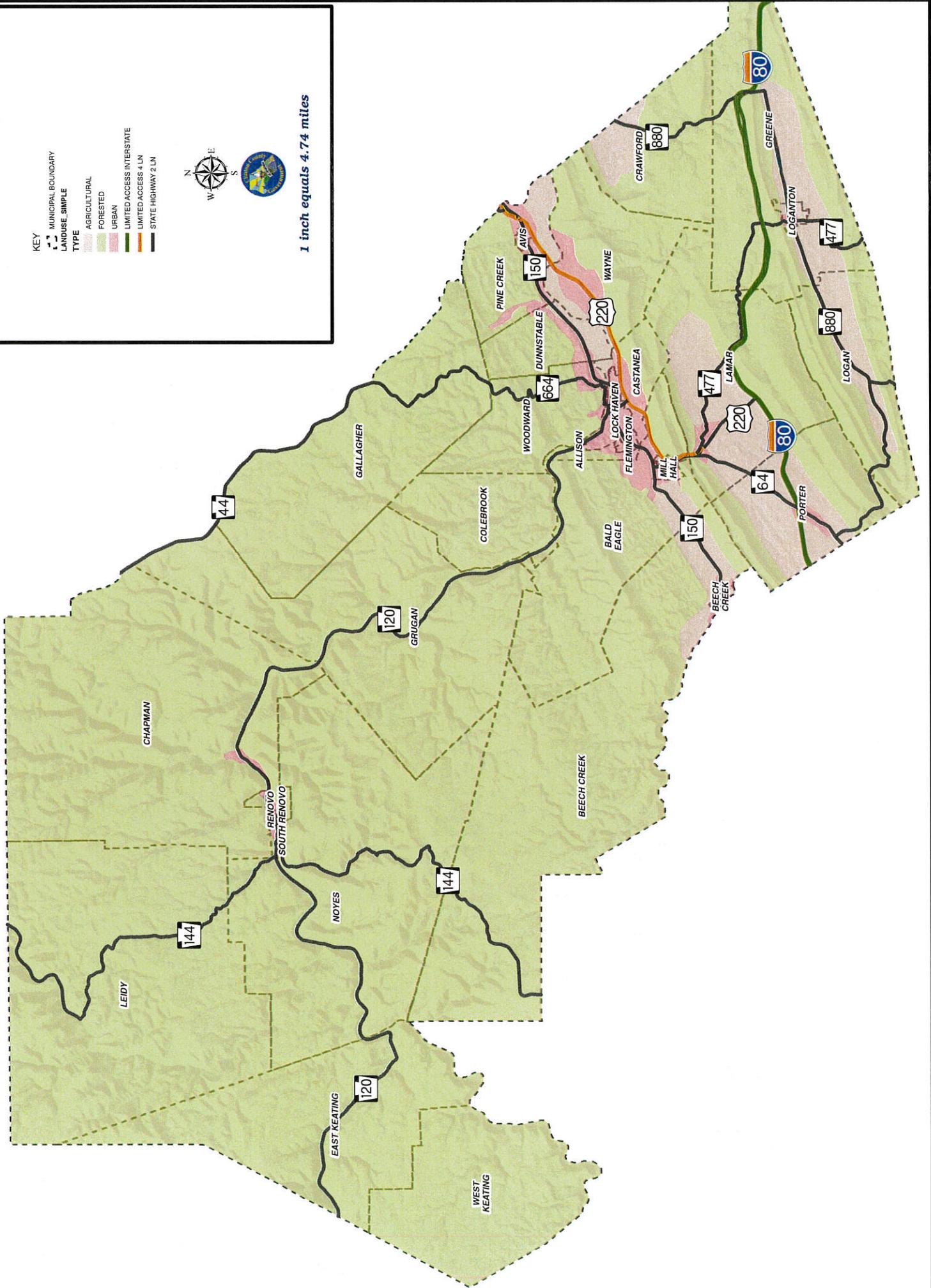


SIMPLIFIED LANDUSE / LANDCOVER CLINTON COUNTY, PA

- KEY**
- MUNICIPAL BOUNDARY
 - LANDUSE SIMPLE TYPE
 - AGRICULTURAL
 - FORESTED
 - URBAN
 - LIMITED ACCESS INTERSTATE
 - LIMITED ACCESS 4 LN
 - STATE HIGHWAY 2 LN



1 inch equals 4.74 miles



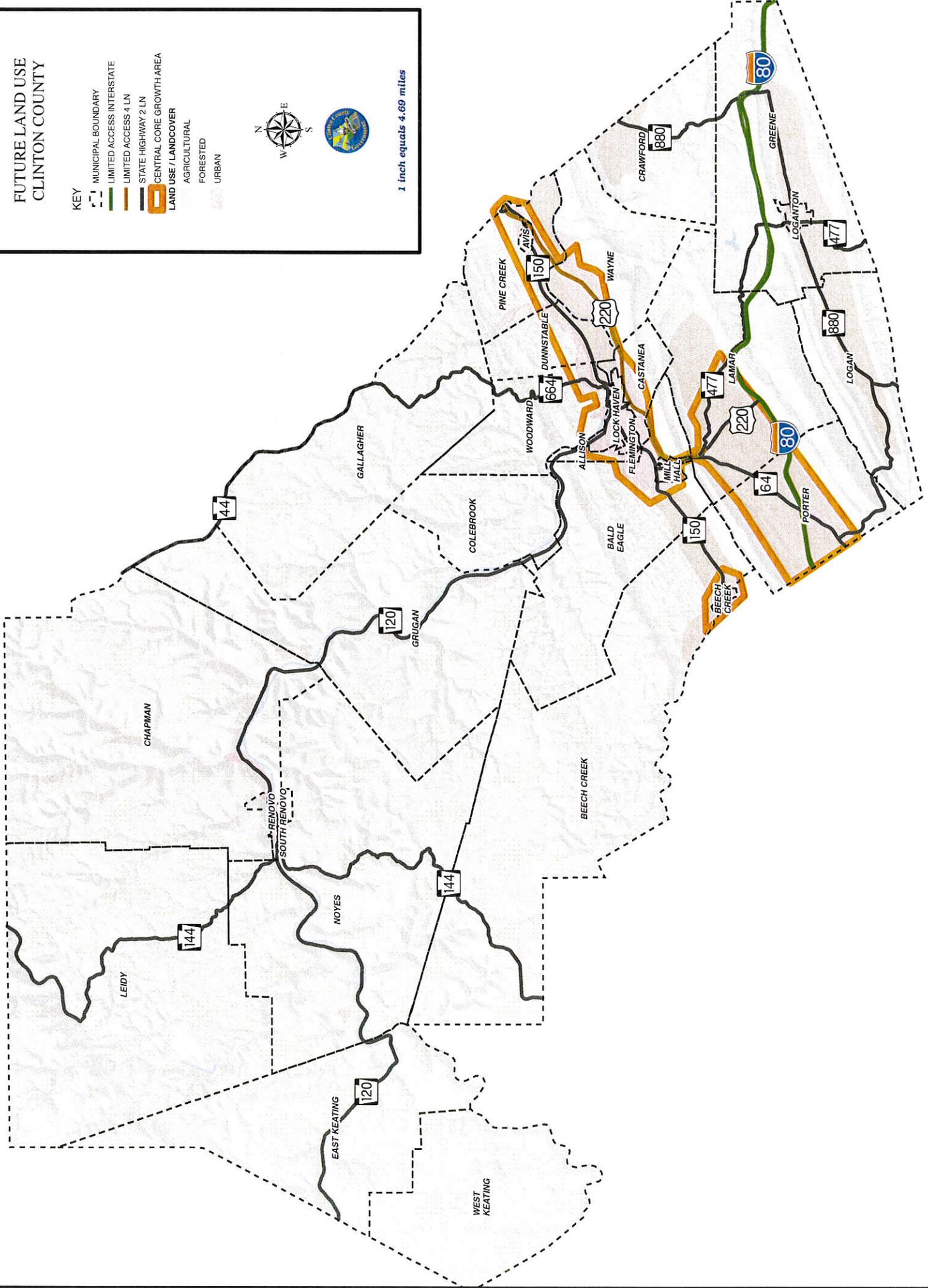
FUTURE LAND USE CLINTON COUNTY

KEY

-  MUNICIPAL BOUNDARY
-  LIMITED ACCESS INTERSTATE
-  LIMITED ACCESS 4 LN
-  STATE HIGHWAY 2 LN
-  CENTRAL CORE GROWTH AREA
-  LAND USE / LANDCOVER
-  AGRICULTURAL
-  FORESTED
-  URBAN



1 inch equals 4.69 miles



Board of Commissioners

Robert B. "Pete" Smeltz, Jr.
Chairman
Jeffrey A. Snyder
Vice Chairman
Joel Long
Commissioner



Amy G. Dicello, *Chief Clerk*
Larry E. Coploff, *Solicitor*

Phone: (570) 893-4000
(800) 509-6697
Fax: (570) 893-4041

RESOLUTION NO. 3 of 2014

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
CLINTON COUNTY, PENNSYLVANIA
APPROVING THE ADOPTION OF THE 2014 CLINTON COUNTY
COMPREHENSIVE PLAN**

WHEREAS, The Clinton County Planning Commission (the Planning Commission) serves as the official planning agency for Clinton County (County); and

WHEREAS, Section 301.4 of the Pennsylvania Municipalities Planning Code (Act of 1988, P.L. 805, No. 247, as reenacted and amended) requires that counties prepare and adopt a county comprehensive plan; and

WHEREAS, the County Commissioners and the Planning Commission organized a planning advisory committee to oversee the preparation of the Comprehensive Plan, including the development of goals, policies and notion strategies to achieve the County's vision for the future and conduct a public involvement process by holding community meetings to gain insights on existing conditions and issues under their purview; and

WHEREAS, socioeconomic and housing data, transportation and land use patterns, cultural, environmental, natural, and recreational resources as well as County facilities and services were analyzed to create the framework for the plan; and

WHEREAS, the Comprehensive Plan is a guide to future growth, development, land use, and community character; and

WHEREAS, the Planning Commission has conducted a public meeting pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Planning Commission distributed copies of the draft Comprehensive Plan to adjacent counties, the Keystone Central School District, and to affected agencies for review and comment, and has taken the comments of these entities into consideration in preparing the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Clinton County, a County of the sixth class, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

That the Clinton County Board of Commissioners recognizes the Planning Commission of Clinton County as the official planning commission for Clinton County and that such agency promotes public interest in, and understanding of, the Comprehensive Plan and the planning profession; and

That the Comprehensive Plan submitted by the Planning Commission is hereby adopted by the Clinton County Board of Commissioners as the official Comprehensive Plan of Clinton County, rescinding the Clinton County Comprehensive Plan adopted in 2005; and

That the Clinton County Board of Commissioners will consider the community development goals and objectives presented in the Comprehensive Plan when dealing with planning issues requiring action by the Board; and

That the Clinton County Board of Commissioners strongly urges all Authorities, Boards, Commissions, and municipalities, as well as county and state agencies to review and consider the Comprehensive Plan in their planning and decision-making processes; and

The Planning Department shall distribute copies of this Resolution to the proper staff, Authorities, Boards and municipalities in the County whose further action is necessary to achieve the purpose of this Resolution.

ADOPTED THIS 10TH DAY OF APRIL, 2014

ATTEST



Amy Dicello, Chief Clerk

CLINTON COUNTY COMMISSIONERS



Robert B. "Pete" Smeltz, Jr., Chairman



Jeffrey A. Snyder, Vice Chairman



Joel Long, Commissioner