

Clearfield County Planning Commission 2021 Annual Report

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Mission Statement:

To provide appropriate planning services and to develop leadership so that all Clearfield County municipalities can begin to plan for their future.

TRANSPORTATION PLANNING / BROADBAND INITIATIVES

TRANSPORTATION

DRAFT FY 23-26 Transportation Improvement Program (TIP)

The Transportation Improvement Program (TIP) is a regionally agreed-upon, project-specific, and fiscally constrained transportation programming document that consists of the first four years of Penn DOT's Twelve Year Program. The TIP is a "living document" that is constantly being revised and amended. The official TIP is updated every two years.

In 2021, the RPO worked on the Draft FY 23-26 TIP with continued focus on a trunk of the tree approach as listed.

- Bridges on the National Highway System (NHS)
- Roadway conditions on the NHS
- Bridges on the remainder of the roadway system
- Roadway conditions on the remainder of the system
- Projects that support meeting Performance Measures
- Project priorities and line items specified in the region's LRTP and County Planning's #1 Highway and Bridge Projects
- Project recommendations in the region's Coordinated Public Transit – Human Services Transportation Plan, Capital Planning Tool
- Project priorities identified through Transportation Asset Management Plans - consistent with Bridge/Pavement Asset Management System (BAM/PAMs); Transit Asset Management Plans
- Safety needs identified through statewide Intersection Safety Implementation and Roadway Departure Implementation Plans, regional safety plans and the Safety Network Screening Tool

The draft TIP was officially submitted to Penn DOT before Christmas.

Long Range Transportation Plan (2050 LRTP)

In 2021, the RPO began the process of updating elements of the RPO's Long Range Transportation Plan (2050 LRTP) for the six-county region over the past year. Some of those elements included our public outreach for the Regional Freight Mobility, as well as, our Coordinated Public Transit-Human

Service Plan - goals and objectives (action plans) have already been developed for those modes.

LRTP Guiding Principles:

- Equity
- Economic Development
- Public Health
- Mobility & Accessibility
- Asset Management
- Land Use, Climate & Environment
- Safety & Security
- Social Equity
- Technology & Efficiency



LRTP is organized around 5 goals:

- Safety & Security
- Reliable Multimodal Travel
- Planning for Changing Demand
- Reducing Environment Impacts and
- Resiliency

Local Bridge Retro Program

The Bridge Retro-Reimbursement Program (MBRP) will fund locally owned, structurally deficient bridge rehabilitation or replacement projects. PennDOT's retro-reimbursement process differs from the traditional design-to-construction process for capital projects.

Local bridge projects that follow "traditional" delivery process employ federal procedures and must follow the full PennDOT oversight project development process. Local bridge projects that follow a "retro-reimbursement" process adheres to the state liquid-fuel procedure, which streamlines reviews and delegates various PennDOT reviews to the local sponsor.

Funded projects in 2021 in Clearfield County included:

- Morris Township - TR 704 Colorado Road over Unnamed Trib. To Moshannon Creek
- Gulich Township - TR 919 Walnut Street over Muddy Run
- Irvona Borough - Hopkins Street Bridge, County awarded an additional \$87,000 in

Act 13 at risk bridge funds so their required match has been reduced.

- Cooper Township - Coalward Street over Sulphur Run
- Penn Township - TR 463 Workers Road Bridge over Bell Run

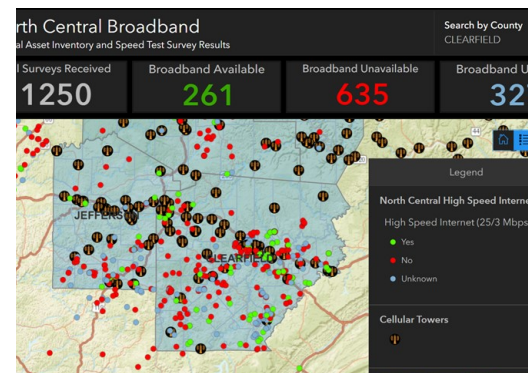
Broadband Initiatives

Last year North Central used an EDA Grant to identify vertical assets in our region and also do speed testing and put it on to a data base. This data was then interpreted to identify spots that are unserved or underserved and create a priority list so when dollars become available, we can start addressing each of those areas

Additional grant funds were secured in 2021 to expand the existing internet service area.

Projects in the works for 2021, included the following areas of Clearfield County. Boggs Township, Osceola Mills, Houtzdale, Smoke Run, Lumber City and Girard Township.

Results of broadband survey can be found [@http://www.ncentral.com/technology/](http://www.ncentral.com/technology/).



CHESAPEAKE BAY COUNTYWIDE ACTION PLAN / GREENWAY INITIATIVES

CHESAPEAKE BAY COUNTYWIDE ACTION PLAN:



Forty-three of Pennsylvania's counties contain waterways that drain to either the Susquehanna or the Potomac rivers. This effort is part of the Phase 3 Watershed Implementation Plan (Phase 3 WIP).

State agencies, led by the Department of Environmental Protection (DEP), are working with interested parties in the counties whose local waters run to the Chesapeake Bay to create Countywide Action Plans. These plans will outline how each county's share of the state's 2025 pollution reduction goals will be met. EPA's Chesapeake Bay Program has modeled Chesapeake Bay pollution sources including pollution entering Pennsylvania's waterways and where it originates. .

Each Pennsylvania county has its own goal to reduce its share of pollution. Some counties have more work to do than others.

The county-based planning process provides an opportunity for everyone involved to learn more about their local waters. These

Countywide Action Plans will outline how to achieve local clean water goals in a way that fits with your local priorities.

Over 2021, the Conservation District held meetings with each sector, Agriculture, Urban/Municipalities, Conservation Organizations, and others with the goal for each sector to bring something to the table that will help them implement local initiatives and reach our plan goals. The stakeholders then came together for a final meeting to review the CAP, make final changes, etc. Final CAP plan was completed by August 2021.

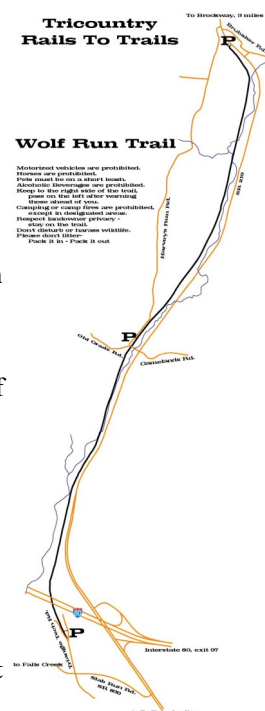
The final plan is available at the Department of Environmental Protection's website @ [Countywide Action Plans \(pa.gov\)](https://www.pa.gov/countywide-action-plans)

COUNTY GREENWAYS PLAN UPDATE - North Central Pennsylvania Regional Planning & Development Commission is currently working on updating the trails in the Greenways Plan. As such, they have reached out to all county planners to help. Our office reached out to several contacts in the county to assess if any of the old plan projects were completed or are still priorities. Additionally, we looked to identify any new potential projects to include in this update.

NORTH CENTRAL (NC) GREENWAYS

MINI-GRANTS: The NC Greenways Implementation Grant Program supports advancement of recreation, conservation, & heritage initiatives through the implementation of recommended priorities contained within the NC PA Greenways Plan.

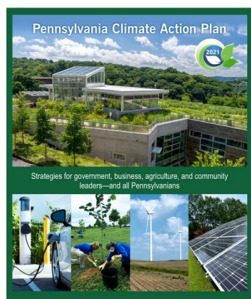
Grant match may be provided by in-kind services &/or cash. In 2021, funding was awarded to Sandy Township and the City of DuBois who are working together to plan a connector trail from the DuBois City Park to the Wolf Run Rails To Trails trailhead located off of Tannery Row Road in Sandy Township near Falls Creek. Both the city and the township have agreed to provide the matching funds - \$10,000 apiece - needed for the grant application.



PA WILDS CLIMATE NETWORK

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The PA Wilds Climate Network (Network) - This brand new initiative was created in 2021 by the members of the PA Wilds Planning Team, PA Wilds Planning Team Natural Resources Committee, and the Headwaters Resource Conservation & RC&D Council to explore regional climate issues, challenges, and initiatives. The Network plan to conduct regular workshops in the PA Wilds region to identify and address local environmental topics and issues, as well as, provide climate change education. Headwaters RC&D Council agreed to facilitate the program.



The PA Wilds Climate Network is modeled after the Climate and Rural Systems Partnership (CRSP), a successful climate education partnership between the District, Carnegie Museum of Natural History, and the Powdermill Nature Reserve that has been in operation for three years.

Members from CRSP leadership presented at the Networks first introductory workshop held on August 27, 2021 which provided guidance on establishing and operating the Network.

Workshop objectives included:

- Learn from educators currently implementing successful climate education programs in rural western PA communities.
- Explore regional climate issues, challenges, and initiatives affecting the

PA Wilds and discuss ideas for implementing a climate change education program in the region.

Following the introductory workshop the network sent out an email survey asking participants in workshop the following questions. Question #1: What climate change initiatives is your organization currently Doing? And Questions #2: What climate change initiatives would your organization like to do that you don't currently have the resources to do?

The PA Wilds Climate Network held its first meeting on November 3rd to review the August 27th workshop report and email survey results. The network then went on to identify possible network projects for 2022 along with establishing a meeting schedule for 2022.

COUNTY HAZARD MITIGATION PLAN

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In 2021, Clearfield County began the process of updating its county hazard mitigation plan, which is required to be updated every five years in Pennsylvania. County emergency management works with municipalities to identify possible hazards and risks in their communities. They also develop ways and means of reducing potentially disastrous losses of life and property. Some of these hazards include brush fires, flooding, snow, and in recent years, the opioid epidemic.

In emergency management, hazards are natural, human-caused, or technological disasters. Hazard mitigation means reducing, eliminating, redirecting, or avoiding the effects of those hazards.

The standard definition of hazard mitigation that is often used by FEMA and PEMA is any cost-effective action taken to eliminate or reduce the long-term risk to life and property from natural and technological hazards.

Planning has always played an important role in making communities safer places to live. Hazard mitigation planning is an

extension of that effort that aims at identifying hazards and risks in our communities and developing ways and means of reducing potentially disastrous losses of life and property.

Hazard mitigation planning is now more important than ever for communities interested in getting federal funds for mitigation projects. Every mitigation grant program sponsored by FEMA now requires applicants to have a federally-approved hazard mitigation plan (HMP) to be eligible for project funding.

That means that even if your community is included in a federally-declared disaster, you won't be eligible for a buyout program (for example) unless you already have a FEMA-approved HMP.

The following are the tasks that were conducted .

- Reviewed current list of hazards.
- Finalized the list of hazards for the 2022 update.
- New hazards to be included in the update are:
 - ⇒ Opioid epidemic
 - ⇒ Emergency services
 - ⇒ Petroleum and gas well incidents

⇒ Cyber attack

- Discussed Risk Factor Assessment tool
- Capabilities assessments results:
 - Municipal capability assessment results
 - Received from 28 municipalities.
- Risk Assessment:
 - Hazard identification worksheet results
 - Received from 28 municipalities.
- NFIP survey results – Received from 27 municipalities.
- Mitigation Strategy:
 - ⇒ Discuss the 2017 mitigation actions review document.
 - ⇒ Identify new 2022 mitigation goals/objectives.
 - ⇒ Identify new 2022 mitigation actions.



COUNTY MUNICIPAL SOLID WASTE PLAN

The PA Municipal Waste Planning, Recycling and Waste Reduction Act, Act 101 of July 28, 1988 requires every county to prepare and adopt a municipal waste management plan every 10 years.

The primary purposes of a municipal waste management plan are to (1) Ensure that each county has sufficient

processing and disposal capacity for its municipal waste for at least 10 years, (2)

Ensure a full, fair and open discussion of alternative methods of municipal waste processing or disposal, (3) Ensure maximum feasible waste reduction and recycling of municipal waste or source separated recyclable material and (4) Conserve resources and protect the public health, safety and welfare from the short- and long-term dangers of



transportation, processing, treatment, storage and disposal of municipal waste.

The current county plan will be expiring January 1, 2023 and, as such, the process for updating this plan was initiated in 2021 by the county commissioners. This plan will be prepared in house by Planning Director with input from the County Solid Waste Advisory Committee.

An essential component of updating the County's Integrated Waste Management Plan is meeting our capacity assurance requirement. This is achieved by contracting with a permitted disposal facility (ies). As such, the County recently released a request for proposals seeking integrated waste management services (IWMS) for a 10 year period commencing January 1, 2023.

The County received 7 proposals from disposal facilities and 2 from processing facilities (transfer stations). The County can

contract with transfer stations as long as we have disposal contracts with the facility they use for disposal. As such, our first step was to evaluate the 7 disposal facility proposals.

On September 28, the County's Solid Waste Advisory Committee was presented these findings along with a detailed explanation as to how each was ranked according to the RFP criteria. After discussion the committee unanimously agreed that choosing the top 2 ranking proposals from Greentree and Wayne Twp. landfills offered the county the most responsive proposals according to our criteria and gave haulers a second choice.

Next steps will be to pursue contract negotiations with Wayne Twp., landfill, Greentree landfill, and initiate the 90 day public comment period which includes a public hearing.

S.A.L.D.O. ADMINISTRATION

CLEARFIELD COUNTY'S SUBDIVISION & LAND DEVELOPMENT ORDINANCE (S.A.L.D.O.)-

Annual Subdivision & Land Development Summary

The subdivision and land development ordinance is the most commonly used development control mechanism in Pennsylvania. Over 90 percent of the municipalities have subdivision and land development regulations in effect, either by their own ordinance or by a county ordinance. It is the most basic of land use regulations.

Subdivision is the creation of new lots or property lines, while land development involves construction of buildings and improvements. Land is a valuable natural resource, and its division and development create a major portion of the physical surroundings and greatly define the character of communities and quality of life for citizens.

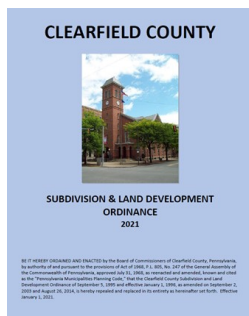
The major purposes of subdivision and land development regulations are to provide adequate sites for development and public use, to maintain reasonable and acceptable design standards .

A subdivision and land development ordinance differs from a zoning ordinance. A subdivision and land development ordinance does not control use of land or buildings.

Clearfield County currently has jurisdiction over 31 of our 50 municipalities. In 2021, the Planning Commission reviewed forty seven plans for compliance with the County's Ordinance. Of those three involved land developments.

The adjacent chart outlines the activity that occurred in administering the County's Subdivision & Land Development Ordinance in 2021.

The following municipalities did not have any activity for the year: Brisbin Borough, Grampian Borough, Greenwood Township, Irvona Borough, Knox Township, Mahaffey Borough, Newburg Borough, , New Washington Borough, Osceola Mills Borough, Ramey Borough, Troutville Borough, Wallacetown Borough, and Westover Borough.



2021 County's S.A.L.D.O. Activity				
Municipality	# of Subdivisions	# of Land Development	# New Lots Created	# Proposed Buildings
Beccaria Township	3	0	6	0
Bell Township	1	0	1	1
Bigler Township	4	0	4	1
Bloom Township	4	0	3	0
Brady Township	7	0	7	1
Burnside Township	3	0	1	0
Burnside Borough	1	0	1	0
Chest Township	2	1	2	2
Chester Hill Borough	1	0	1	0
Coalport Borough	1	0	0	0
Ferguson Township	1	0	1	0
Glen Hope Borough	1	0	2	0
Gulich Township	2	0	3	0
Houtzdale Borough	0	1	0	2
Huston Township	6	0	3	0
Jordan Township	2	0	2	1
Pike Township	5	0	3	1
Pine Township	1	1	5	5
TOTAL	45	3	45	14

S.A.L.D.O. ADMINISTRATION Continued

ACT 247 REVIEWS - The County Planning and Community Development Department reviewed and provided comments on one hundred nine plans from those nineteen municipalities that administer their own S.A.L.D.O. Of those plans, nineteen were land development plans and one hundred nine were subdivision plans.

The adjacent table reflects the activity. The following municipality did not have any S.A.L.D.O. activities: Falls Creek Borough,

The bottom adjacent table reflects some of the more notable land development activities that occurred within the County during 2021.

PERMIT AND PROJECT NOTICES - In addition to S.A.L.D.O. reviews, our office reviewed several other permit and project notices throughout the year. The type and quantity of those reviews are listed below. Our office also provided support letters for community based projects:

Act 14 Notifications - 28

Act 67 & 68 Reviews - 16

Act 537 Reviews - 1

Air Quality - 7

Bond Releases - 15

Correspondence - 15

**General Projects/Assessment Reviews
Permits -16**

Land Use Changes - 20

NPDES - 2

Penn Vest Reviews - 1

Public Utility Commission - 6

**Sewage Component Reviews/Planning
Modules - 49**

SRBC Permits - 3

Support Letters - 31

Surface/Underground Mining - 11

Water Withdrawals - 11

SALDO & Zoning Changes/Reviews - 1

Act 247-Municipalities with their own S.A.L.D.O. 2021

Municipality	# Subdivisions	# Land Development	#Lots Created	#Proposed Buildings
Boggs Township	5	0	3	2
Bradford Township	7	0	10	0
Clearfield Borough	1	0	0	1
Cooper Township	6	0	6	4
Covington Township	1	0	1	0
Curwensville Borough	4	0	2	2
Decatur Township	6	0	3	3
City of DuBois	8	2	1	1
Girard Township	1	0	0	0
Goshen Township	3	0	0	0
Graham Township	6	0	2	2
Karthus Township	2	1	2	1
Lawrence Township	14	2	10	12
Morris Township	5	1	3	3
Penn Township	3	0	3	0
Sandy Township	30	13	7	10
Union Township	3	0	3	0
Woodward Township	4	0	11	0
Total	109	19	67	41

2021 Land Developments

Karthus Township	Moonlight Flats Solar Site
Morris Township	UN-School House Solar Site
City of DuBois	Penn State University DuBois Campus PAW Center Renovation & Addition
Lawrence Township	I.B.E.W. Local #5 Building Addition Plan, Clearfield Metal Technologies, Inc. Facility Expansion
Pine Township	Woods @ Pine Ridge
Sandy Township	Penn Highlands DuBois West Campus, City of DuBois Firearms Training Center, The Depot at Doolittle's Patio & Parking Addition, Area Transportation Authority DuBois Operations Facility, Day Storage LLC

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) AND RESILIENCY PLAN

Atlas Community Studios and Broad Ripple Strategies presented data to the CEDS committee on December 1st that will be used to generate the Summary Background and SWOT Analysis for the CEDS update. The data was a combination of information collected from the stakeholder engagement process and research conducted by Broad Ripple Strategies.

Economic trends • Indexed over a 20-year period, NCPA employment began to diverge from state and national trends just prior to the Great Recession and has continued to underperform • Like population trends, all NCPA counties lost jobs in the previous five-and-10-year periods – Also similar to population, the I-80 counties out-performed the rest of NCPA, with Clearfield County topping the state from Q2 2016 to Q2 2021 • NCPA unemployment has trended above PA, U.S. levels for

NEXT STEPS • Summary Background and SWOT Analysis available for review • CEDS and Resiliency Plan in development – Draft plan will be available for review in Q1 2022 • Revisions incorporated into final, interactive website for NCPA CEDS and Resiliency Plan.

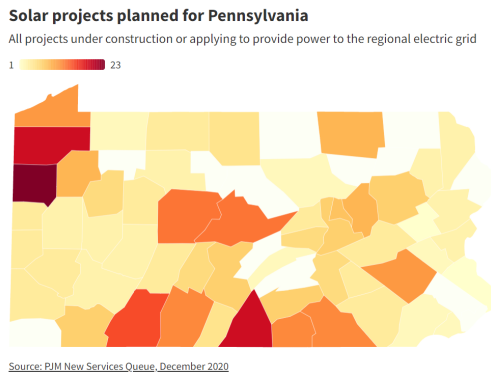


SOLAR, WIND AND UNCONVENTIONAL GAS DEVELOPMENT / HOUSING

SOLAR DEVELOPMENT

There are more than 350 solar projects proposed for the commonwealth pending before the region’s electric grid operator, PJM.

It can take between 5 and 10 acres worth of solar panels to produce 1 mw of power, according to the Solar Energy Industries Association. SEIA says 1 mw can power about 190 homes.



With the expansion of the solar energy industry in Pennsylvania, rural communities and landowners continued to have conversations regarding solar development in terms of land use policies, project implementation, and solar panel decommissioning.

Only approximately 9% of zoning ordinances in Pennsylvania currently address solar development. Like all other land uses, solar development must be permitted in every municipality in Pennsylvania. The critical questions are where should it be permitted and how should it be regulated..

As we discussed this issue and how the county subdivision and land development ordinance would or would not address solar development we found that solar panels don’t meet our definition of land development however the lease of land for solar development did meet definition of subdivision.

Potential impacts • Removing usable farmland • Removing forested land – eliminating wildlife habitat, and the oxygen production, soil stabilization and water cleansing value of trees • Inhibiting passage of wildlife • Scenery aesthetics – glare, industrial appearance; view shed disruption.

Solar development plans submitted in 2021 included.

UN-School House Solar LDP
Morris Township
20 MW Solar Energy
+/- 111 acres
Combination of tree clearing and use of reclaimed strip mines

CL– Viaduct LLC
Bloom Township
20 MW Solar Energy
+/- 130 acres
Mainly forested lands

Moonlight Flats Solar Site
Karthaus & Covington Townships
126.5 MW Solar Energy
+/- 900 acres
Mainly old striped mined lands

CPV ROGUE’S WIND PROJECT

Pennsylvania has over 1,300 megawatts of wind power generation installed on 24 wind farms providing enough electricity to power nearly 350,000 Pennsylvania homes, with nearly 3,000 people employed in the wind energy field.

While wind development in Clearfield County has been nonexistent for the last few years we did see one new wind power development in Chest Township in 2021, CPV Rogue’s Wind Project. This wind turbine land development is located in both Clearfield & Cambria counties with a total area of approximately 5852 acres.



Development to occur on land currently used for ATV recreation (Rock Run Recreation Park). While turbines are not regulated under county SALDO since they do NOT meet definition of land development the proposed substation is a building and did meet our definition of land development.

A substation along with 4 wind turbines is being proposed on property owned by the Cambria County Conservation & Recreation Authority and the Rock Run Recreation Inc. The

substation and 2 of the turbines will be located in Chest Township, Clearfield County. There are existing land lease agreements along with access & utility easement agreements with property owners to development, access & maintain the turbines, substation, and underground collection electric lines.

UNCONVENTIONAL GAS DEVELOPMENT

In 2021 there were no new permits issued for unconventional gas development in Clearfield County.

COUNTY AFFORDABLE HOUSING TRUST FUND

The 2021 funding awards included:

Clearfield County Housing Authority, Rental Repair Program, \$15,000: The authority sought assistance for a program that provides incentive for private investment in the improvement of rental units. It would offer landlords 50 percent reimbursement of costs for making such improvements up to \$1,000.

- Young People Who Care, \$15,000: Young People Who Care continues to meet the needs of individuals who fall through the cracks of county human service agencies and those who don’t have the financial resources to meet their housing or other basic needs. With the funds, YPWC plans to provide housing repair services varying from cleaning, painting and moving to small home repairs, major interior/exterior safety rehabilitation projects to basic appliances, emergency repairs and other basic living area needs.
- Real Equity LLC, \$15,000: Real Equity is a private, for-profit developer with plans to develop transitional housing in the DuBois area to address the needs of homeless or at-risk homeless individuals. It will offer housing support based upon the service needs of an individual.
- Redevelopment Authority of Clearfield County, \$15,000: The authority plans to establish a first-time homebuyer’s revolving fund program to assist moderate-income (established by HUD) individuals and families with closing cost. home.

