

Land Use and Growth Management Profile

Clinton County is located in central Pennsylvania. It is surrounded by Centre County to the south, Cameron County to the west, Potter County to the north, and Lycoming County to the east. Clinton County has 29 municipalities, comprised of 21 townships, seven boroughs, and one city. The county seat is the City of Lock Haven, which is an important services center for the entire County.

Clinton County's population of 37,914 is the 11th smallest population among Pennsylvania's 67 counties. The average county population in Pennsylvania is 183,299. Clinton County's land area is 891 square miles, the 14th largest land area among Pennsylvania counties. The County's population density per square mile averages 42.6, the eighth most sparsely populated county in Pennsylvania. Statewide, the average population density per county is 274 people per square mile. From 1990 to 2000, Clinton County's population increased by 2.0 percent, ranking the County in 38th position for population growth among Pennsylvania counties.

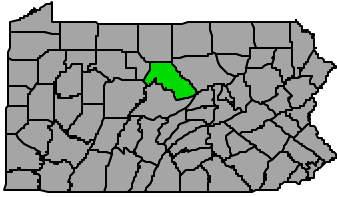
The 18,166 housing units in Clinton County is the 13th smallest number of housing units among Pennsylvania counties. Statewide, an average county has 78,354 housing units. The average number of housing units per square mile is 20.4 units, the seventh lowest level of housing density among the 67 counties. The average Pennsylvania county has a housing density per square mile of 117

units. From 1990 to 2000, the number of housing units in Clinton County increased by 10.2 percent, the 22nd most rapid rate of increase in Pennsylvania.

During the same period, the number of households increased by 6.7 percent, ranking the County as 39th in terms of growth in the number of households. The size of an average Clinton County household decreased by 4.7 percent, the 26th largest decrease in household size. According to 1997 estimates in the 2000 Census, 13.7 percent of Clinton County residents had incomes below the poverty line, the 11th highest percentage statewide.

The median age among residents of Clinton County was 37.8 years, the 20th lowest median age among the 67 counties. The statewide median age is 38.0 years. The percentage of residents with a bachelor's degree or higher was 13.4 percent, ranking Clinton County in 44th position. Statewide, the average is 22.4 percent. In Clinton County, 33.5 percent of the labor force is employed in a location outside the County, placing Clinton County in 30th position on this indicator. The average among Pennsylvania counties of those employed outside their county of residence is 27.6 percent.

Broadband access is provided in the Lock Haven area by KNet, an Internet service provider developed by staff at Lock Haven University. While expensive T-1 line connections are available to individual businesses outside the Lock Haven area, the balance of the County relies on dial-up access primarily.



Land Use and Growth Management Profile

Existing Land Use Conditions

The majority (95.8 percent) of Clinton County's total land area is undeveloped, with about 93.8 percent of this land devoted to forest and agricultural uses.

Clinton County's geography is mountainous with high peaks and deep valleys. There are five state parks in Clinton County. Lock Haven is the County's only city and its most densely populated municipality, with 9,200 residents. Lock Haven is also the location of Lock Haven State University, affiliated with the PA State System of Higher Education.

The 266 farms in Clinton County represent the 12th smallest number of farms in any of Pennsylvania's 67 counties. The average Pennsylvania county has 678 farms. The County's 41,000 acres of agricultural land is the 13th smallest number among the 67 counties. The average for Pennsylvania counties is 107,045 agricultural acres. In Clinton County, the size of an average farm is 155 acres, ranking the County as having the 34th largest number of acres. This is close to the statewide average size of a farm of 158 acres. The average annual farm income in Clinton County is \$77,992, the 23rd largest annual farm income among the 67 counties.

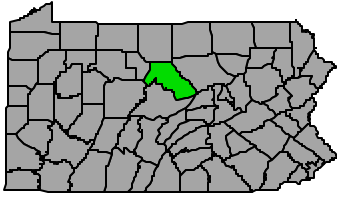
Agricultural easements have been purchased for 10 Clinton County farms, ranking the County in 33rd position. The amount expended per easement per acre in Clinton County was \$962.18 per acre, the 36th largest amount on a per-acre basis. The

total amount expended for easements of \$1,282,500 was the 33rd largest amount among the counties. Easements were purchased for a total of 1,118 acres, the 34th largest number of acres among the 67 counties. In general, the amount of acreage purchased for easements roughly matches the amount of acreage being converted to non-agricultural uses.

Although the recent closing of the International Paper plant in Lock Haven and Castanea Township resulted in the loss of several hundred high-quality jobs, the County had enough job-creating business investments underway to largely absorb the impact of the loss of jobs at International Paper. Demolition and clearance at the International Paper plant is about to begin. The site and facilities have been purchased by First Quality Products, a tissue paper producer. Over the next five years, most or all of the jobs lost at International Paper will be replaced by high-quality jobs at First Quality Products. While net new job creation is not proceeding rapidly in the wake of the large closure at International Paper, it is proceeding in a direction that helps to preserve the viability of established communities in Clinton County.

Key Land Use Issues

- I-99 needs to be constructed in Clinton County in order to take development pressures off of I-80 interchanges located in rural Clinton County.** I-80 routes interstate traffic through rural areas of the County, while the new I-99 will provide easy access to existing population centers such as the City of



Land Use and Growth Management Profile

Lock Haven. Currently, only one Clinton County interchange on I-80 has infrastructure appropriate for development.

- ☑ **Present patterns of development direct traffic through the County, rather than inviting travelers and tourists to explore the County's established communities.** Development along Clinton County I-80 interchanges is travel-related, such as truck stops, restaurants, and motels.
- ☑ **Logging, gas wells, and coal mining on the 60 percent of County land owned by PA state government provide income to the state, while the County receives only minimal income from the state lease of this land.** State government is adding to its holdings by purchasing additional land. The County notes that primary resources from state-owned land leave the County with minimal earnings returning to the County.
- ☑ **Watershed planning needs to be integrated into the County's comprehensive planning process** especially to deal with inter-connected water systems.
- ☑ **The Clean and Green Program is promoting sprawl, due to its requirement for 10-acre minimum parcels for tax exemption.** That requirement is recommended for legislative reconsideration.

- ☑ **The development impacts of the East Nittany Valley Joint Municipal Authority's 11-mile sewer project from Lock Haven to Center Hall need to be studied.**

Land Use Planning Activities

- ☑ **Work is beginning on a new County comprehensive plan.** This project also will provide the City of Lock Haven and Porter Township with new comprehensive plans.
- ☑ **Continuing technical assistance to municipalities on zoning and subdivision and land development ordinances.**
- ☑ **Revisions to the County zoning ordinance and subdivision and land development ordinance.**