



What will be APA/PA's Unconventional Shale Gas Development Strategy and Policy?



A report on the results from the
APA-PA Conference & Web-site
Membership Survey



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Appendix A – Web-based Survey Results and Comments (Separate Attachment)

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Panelists participating in the two workshop sessions included the following:

- Joy Ruff, AICP, Marcellus Shale Coalition
- Jonathan Williamson, Ph.D, Lycoming College
- Daniel Lapato, Pennsylvania Department of Environmental Protection
- Kurt Hausammann, Jr., AICP, Lycoming County Department of Planning and Community Development
- Jorge Pelaez, Boenning Scattergood
- Bruce Snyder – Range Resources
- Ed Knittel – Pennsylvania State Association of Boroughs
- Marvin Meteer – Wyalusing Township, Bradford County, Board Member Pennsylvania State Association of Township Supervisors
- Brian O’Leary, AICP, Montgomery County Planning Department, President APA-PA
- Peter Wulfhorst, AICP – Penn State Cooperative Extension
- Rob Cotter – Strategy Solutions, Inc.

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EXECUTIVE SUMMARY

This report summarizes the results of 19 survey questions related to unconventional shale gas development administered at the American Planning Association Pennsylvania Chapter Conference in October and through a follow-up web-based survey during November 2013. Six questions were demographic in nature which allowed for cross-tabulation with 13 issue oriented questions to identify potential trends related to how those surveyed responded. The six demographic questions addressed the following: 1) attendance at workshop sessions, 2) planning experience, 3) client relationship to gas development, 4) experience by location, 5) sources of gas development knowledge, and 6) familiarity with Pennsylvania Act 13 Impact Fees. The other thirteen issue oriented survey questions addressed the following:

#	Question Green = Majority with Positive Response Orange = Majority with Negative or No Response Note: Questions 1 through 6 were general demographic questions	% Affirmative Response October 21 st Survey	% Affirmative Response Web Survey November 20 th
7	Shale Gas development is an economic game changer the likes of which we have not seen since the lumber and coal eras.	96%	78%
8	Natural Gas will continue to play and increasingly important economic role in PA over the next 50 Years.	100%	79%
9	Gas production and usage is increasing and will continue to increase world-wide and nationally. This is a trend our communities need to focus on.	100%	73%
10	Communities need to have a plan and communicate their vision in order to help the industry sustain this economic engine over the long-term.	100%	65%
11	The current Act 13 Impact Fee Revenue Allocation Formula is fair and equitable distribution approach.	47%	29%
12	Impact Fee Revenues are allowing our communities to effectively deal with some of the negative impacts on housing and social services.	70%	38%
13	Impact Fee Revenues are allowing us to deal with the impacts on the transportation network.	67%	35%
14	Overall the Commonwealth has done a good job in providing the tools and resources to help us realize the benefits of the gas play and appropriately manage the impacts.	39%	20%
15	Counties should at a minimum be modifying their comprehensive plans and zoning to more specifically address unconventional gas development.	96%	79%
16	Communities need to have strategies for increasing gas utilization over the long-term as critical components of their economic development strategy.	92%	61%
17	Communities through regional cooperative efforts need to partner with industry to develop strategic plans to maximize the benefits, manage the impacts and minimize the costs.	100%	72%
18	APA-PA should have a specific policy on the role this organization will play in the evolution of the unconventional gas play.	90%	76%
19	APA-PA should establish a specific committee / task force to track, develop policy, and undertake legislative coordination related to unconventional gas.	91%	77%

Based on the survey results the author concludes that since energy is a cornerstone of economic development and fossil fuels play a critical role in climate change and extreme weather events, APA-PA should develop a balanced energy policy and strategy. This will warrant the creation of a special internal task force to address this need. A critical task of this task force will be to address the potential need for modifications to the Pennsylvania Municipalities Planning Code to address this new planning paradigm.

REPORT PURPOSE

This report summarizes the results of nineteen (19) survey questions administered during a workshop session on unconventional shale gas development held on October 21, 2013 during the Annual Conference of the American Planning Association Pennsylvania Chapter (APA-PA). It also summarizes the results of 19 survey questions used to poll additional APA-PA membership by using Survey Monkey on the organization's web-site from October 22nd through November 20, 2013.

BACKGROUND & OVERVIEW

Starting around 2008 unconventional shale gas terminology began to find its way into the planner's vocabulary. Over the years it has become clear that natural gas development in the Marcellus and Utica geologic formations can provide opportunities for achieving energy independence from abroad and provide economic development opportunities for Pennsylvania. However, the role that it should play over the long-term and how it will be managed brings lots of questions, issues and opinions to the public forum and creates a new paradigm in which the planning community must operate.

APA-PA has played a role to date by offering comments in 2011 on the zoning provisions proposed in the development of PA Act 13 which amended the Oil and Gas Law. In July of 2012 the APA-PA Legal Counsel filed an *Amicus Curiae* ("Friend of the Court") brief in support of the plaintiffs in the case of Robinson Township et.al. v. Commonwealth of Pennsylvania et.al. However, the organization to date has not taken a more comprehensive look at how the planning community may need to respond to gas development, whether the organization should have a policy on gas development, and what the organization may need to do to help its membership perform in light of the evolving planning paradigm associated with unconventional shale gas development.

It was within this backdrop that APA-PA Leadership and the Annual Conference Committee decided that two interrelated workshop sessions on unconventional shale gas development should be part of the annual conference in October 2013 and be used to survey the membership on their thoughts and attitudes about the subject. The purpose of the survey was to gain some initial insights into the diversity of attitudes and opinions the membership may have in regard to unconventional shale gas development. The intent was to further identify some of the issues the organization may need to address if it decides to take a proactive role in serving both planners and the communities they serve in responding to this new planning paradigm. The survey was not intended to develop statistically valid results for use in developing a consensus on any issues or prospective organization policy.

The 2013 APA-Annual Conference

Two interrelated sessions on unconventional gas development were held on October 21, 2013.

The first session was titled: ***What will be APA-PA's Unconventional Shale Gas Development Strategy & Policy? Session 1: The Trends and Issues to Think About.*** This was strictly an informational session designed to stimulate thoughts about the subject in order to further facilitate the survey of membership attitudes during the second session and subsequent survey to be posted on the APA-PA Web-site. Panelists included the following:

- Joy Ruff, AICP, Marcellus Coalition – Industry Perspective
- Jonathan Williamson, Lycoming College – What we know about some community impacts
- Daniel Lapato, Pennsylvania Department of Environmental Protection – Current Commonwealth initiatives
- Kurt Hausammann, Jr., AICP, Lycoming County Department of Planning and Community Development – What one county is doing
- Jorge Pelaez, Boenning Scattergood – Some insights from the investor side
- Dennis Auker, AICP, Auker Consulting / Moderator – Some planning concepts to think about

Approximately 60 people participated in this session.

The second session was titled: ***What will be APA-PA's Unconventional Shale Gas Development Strategy & Policy? Session 2: Finding Out What APA-PA Membership Thinks.***

This was an interactive session designed to: 1) poll those participating on their thoughts about particular aspects and potential planning concepts associated with shale gas development, 2) see the polling results in real time and 3) promote discourse among the participants. To accomplish this, hand held interactive audience response polling technology was used. A series of 19 questions were presented and the results immediately displayed graphically on a large screen. In order to further facilitate audience participation, a second panel of key stakeholders presented their initial reactions to the polling results. That panel included the following:

- Bruce Snyder – Range Resources
- Ed Knittel – Pennsylvania State Association of Boroughs
- Marvin Meteer – Wyalusing Township, Bradford County, Board Member Pennsylvania State Association of Township Supervisors
- Brian O'Leary, Montgomery County Planning Department, President APA-PA

Approximately 25 people participated in this session.

The session facilitators were:

- Dennis Auker, AICP – Auker Consulting
- Peter Wulfhorst, AICP – Penn State Cooperative Extension
- Rob Cotter – Strategy Solutions, Inc. (Polling)

APA-PA Survey Monkey

Following the conference sessions, the survey was placed on the APA-PA web-site and remained open for polling from October 22nd until November 20, 2013. A total of 88 APA-PA members responded to the survey

THE DEMOGRAPHIC CHARACTERISTS OF THE PARTICIPANTS

Six general demographic questions were administered to allow for specific cross-tabulations in order to see if there were any obvious trends or relationships in regard to how participants responded to questions 7 through 19.

Questions 1 - 6

Question 1: Did you attend the first session on Unconventional Shale Gas Development Trends and Issues?

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
Yes	18	82%	19	22%
No	4	18%	69	78%
TOTAL	22	100%	88	100%

Question 2: Which are you?

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
Public Agency Staff	7	32%	41	47%
Private Planning Consultant	3	14%	26	29%
Citizen Planner	0	0%	5	6%
Educator	2	9%	3	3%
Other	10	45%	13	15%
TOTAL	22	100%	88	100%

Question 3: Which clients/relationships have had the most impact or influence on your knowledge and experience in regard to the evolution of unconventional shale gas development in Pennsylvania?

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
Municipal	5	22%	32	36%
Private Gas Industry	6	26%	15	17%
Private Industry	0	0	2	2%
Institutional	1	4%	0	0
Government	3	13%	10	12%
Non-profits	2	9%	14	16%
Other	5	22%	8	9%
Have Little Knowledge	1	4%	7	8%
TOTAL	23	100%	88	100%

Question 4: From what area of Pennsylvania is most of your first-hand knowledge about shale gas development?

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
Southwest PA	3	13%	22	25%
Northcentral PA	1	4%	15	17%
Northeastern PA	3	13%	8	9%
Other (NW, SC, SE etc.)	2	8%	18	21%
Some combination	12	50%	9	10%
Outside PA	0	0	3	3%
No firsthand Knowledge	3	13%	13	15%
TOTAL	24	101%	88	100%

Question 5: What source of information about shale gas development do you use the most?

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
General News Media	2	8%	26	31%
Professional Journals	3	13%	6	7%
Private Organizations	5	21%	18	21%
Seminars & Webcasts	4	16%	14	17%
Public Forums & Meetings	1	4%	6	7%
Government Officials	3	13%	6	7%
Other	6	25%	6	10%
TOTAL	24	100%	84	100%

6: How familiar are you with Act 13 Impact Fee Revenue Allocation Formulas?

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
Very Familiar	12	50%	14	16%
Somewhat	4	17%	53	62%
Not Familiar	8	33%	19	22%
TOTAL	24	100%	86	100%

Some Observations about the Demographics

In regard to the above demographic questions a few things seem to stand out.

- Question 1: Did you attend the first session on trends and issues? – 82% of the attendees at the conference session attended but only 22% of those participating in the web-based survey. Thus, many of the participants did not have the benefit of hearing about current trends and initiatives from key organizations involved in gas development.
- Question 2: Which are you? – 46% of those attending the conference workshop characterized themselves as being in the planning field while 82% of the web-survey participants characterized themselves as being in the planning field.
- Question 5: What source of information do you use the most? – Those attending the conference workshop indicated the general media is not used much (8%) while the web-based survey participants used it the most (31%).

- Question 6: How familiar are you with Act 13 Impact Fee Revenue Allocation Formulas? – 50% of those attending the conference workshop responded that they were very familiar while only 16% of those participating in the web-based survey responded as being very familiar.

Some Final Thoughts about the Demographics

Rightly or wrongly, from the author’s participation in the two conference workshops and observation of the web-based survey, it is my perception that those attending the interactive session during the conference generally had more first-hand involvement and more in depth knowledge about shale gas development trends and issues than the overall population participating in the web-based survey. This immediately begs the question about how important the role of education will be as we begin to better understand and manage shale gas development.

PERCEPTIONS ABOUT SHALE GAS DEVELOPMENT

Thirteen survey questions on specific aspects of shale gas development were administered during both the conference workshop and web-based survey.

- Questions 7 & 8: **Gas Trends**
- Questions 9 & 10: **Gas Development Trends & Local Reaction**
- Questions 11 – 14: **Commonwealth Response / Act 13 Impact Fee**
- Questions 15 – 17: **Local Actions for the Future**
- Questions 18 & 19: **APA-PA Approach to the Issue**

Questions 7 & 8: Gas Trends

Question 7: Shale Gas development in Pennsylvania is an economic game changer the likes of which we have not seen since the lumber and coal eras.

Highlights: Ninety-six percent (96%) of workshop participants answered in the affirmative and 78% of the web-based survey participants answered in the affirmative.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	0	0%	4	5%
No - Disagree	1	4%	15	17%
Yes but	7	29%	39	45%
Yes	16	67%	28	33%
TOTAL	24	100%	86	100%

Workshop Results

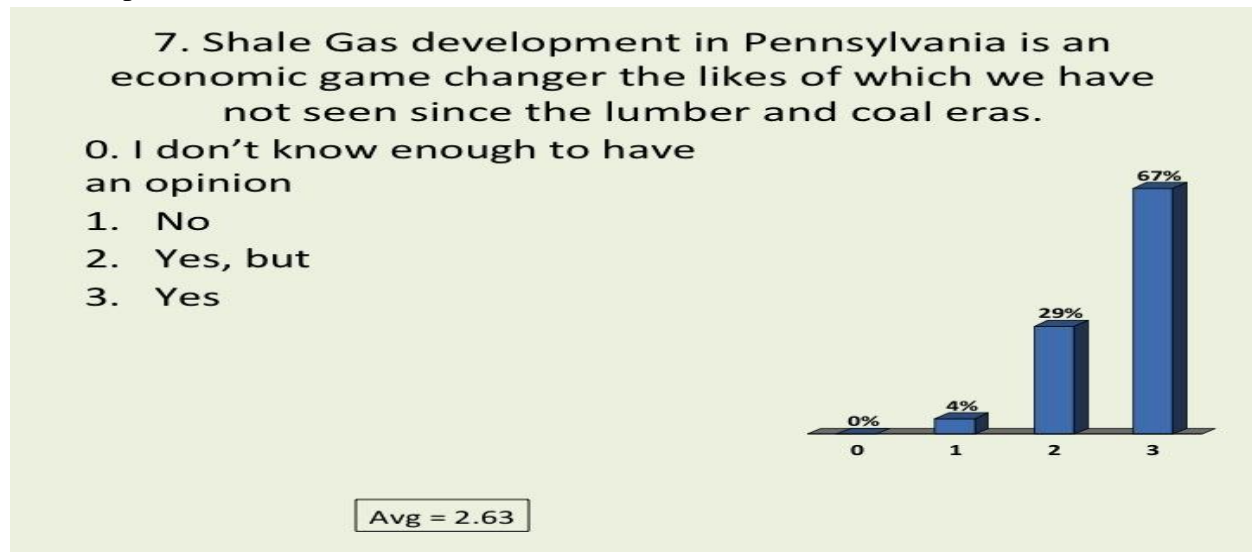


Figure 1 - Q7 - Conference Participants Only

Web Survey Results

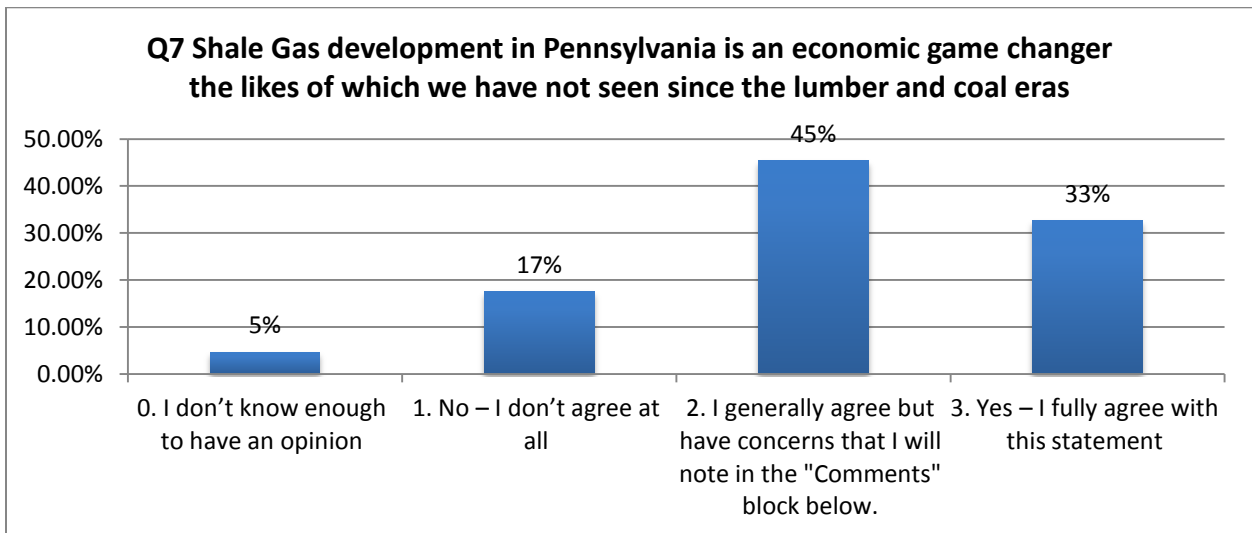


Figure 2 – Q7 - Web Participants Only

Cross-tabulation Analysis

Questions one might ask are as follows:

- Is there a difference in how folks responded to this web-based survey question depending on their profession and experience?
- Is there a difference in how folks responded to the web-based survey depending on their location?

Visual reviews of the graphs below show that the trends were generally the same across the board with no significant trends readily noticeable based on profession status or geographical location.

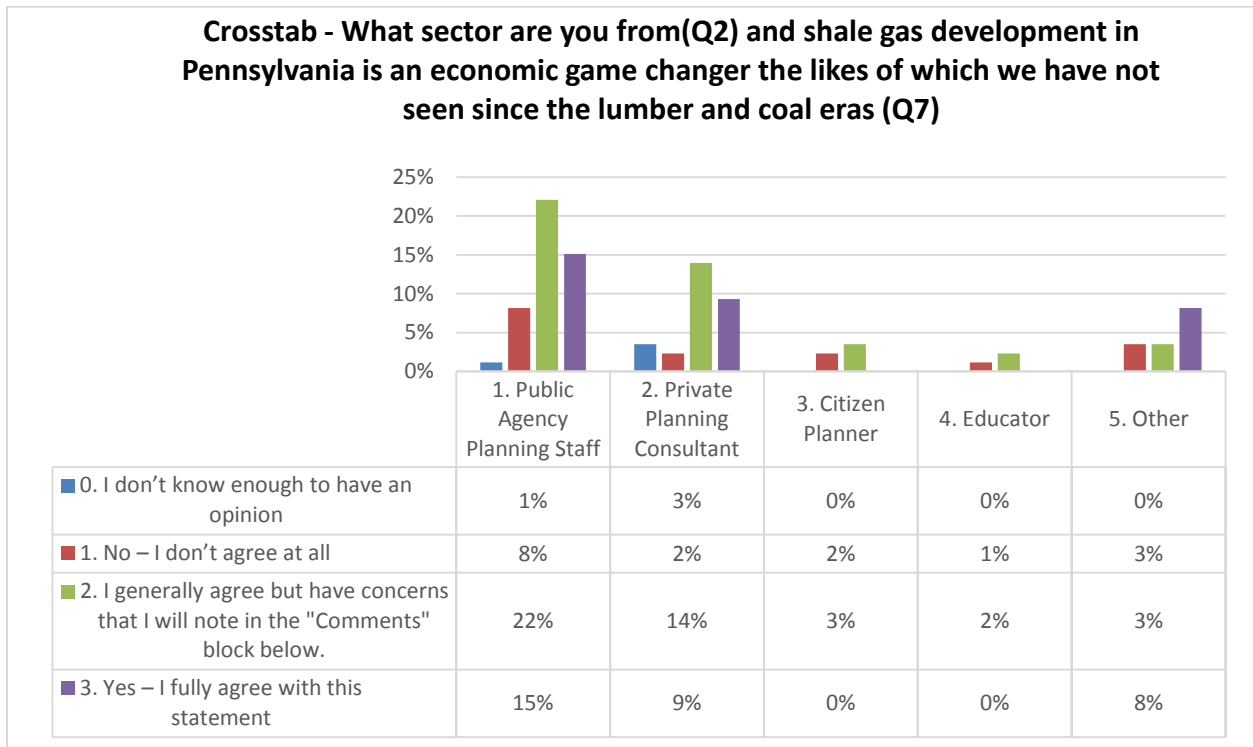


Figure 3 – Crosstab – Q2 x Q7 Web Participants Only

Crosstab - What geographic area are you from (Q4) and shale gas development in Pennsylvania is an economic game changer the likes of which we have not seen since the lumber and coal eras (Q7)

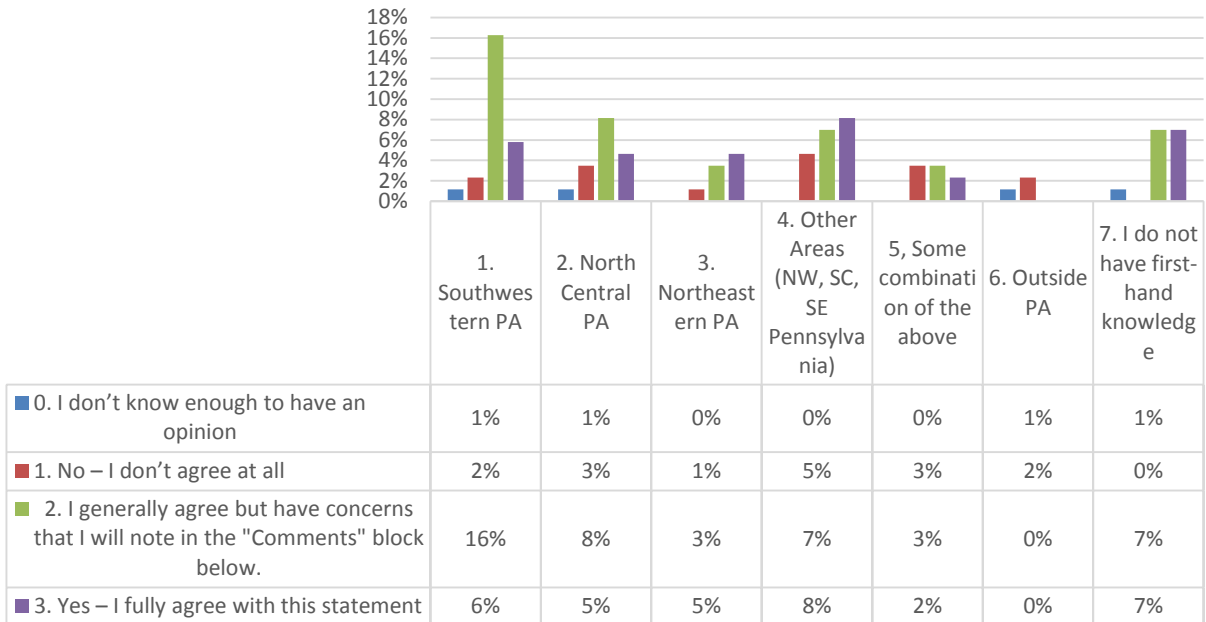


Figure 4 – Crosstab –Q4 x Q7 Web Participants Only

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 7 mostly fell into five categories that can be characterized as follows in descending order:

1. Too many negative impacts that may leave a legacy similar to the coal era.
2. This gas play is cyclical, boom and bust oriented and may not be sustainable.
3. We need to properly manage this opportunity
4. We need a balanced approach so the full public can benefit
5. The long-term future of petroleum based industry may be in question, thus we need a more balanced approach including renewable energy.

Question 8: Natural gas will continue to play an increasingly important economic role in Pennsylvania over the next 50 years.

Highlights: One-hundred percent (100%) of workshop participants answered in the affirmative and 79% of the web-based survey participants answered in the affirmative.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	0	0%	2	2%
No - Disagree	0	0%	16	19%
Yes but	8	32%	27	32%
Yes	17	68%	39	47%
TOTAL	25	100%	84	100%

Workshop Results

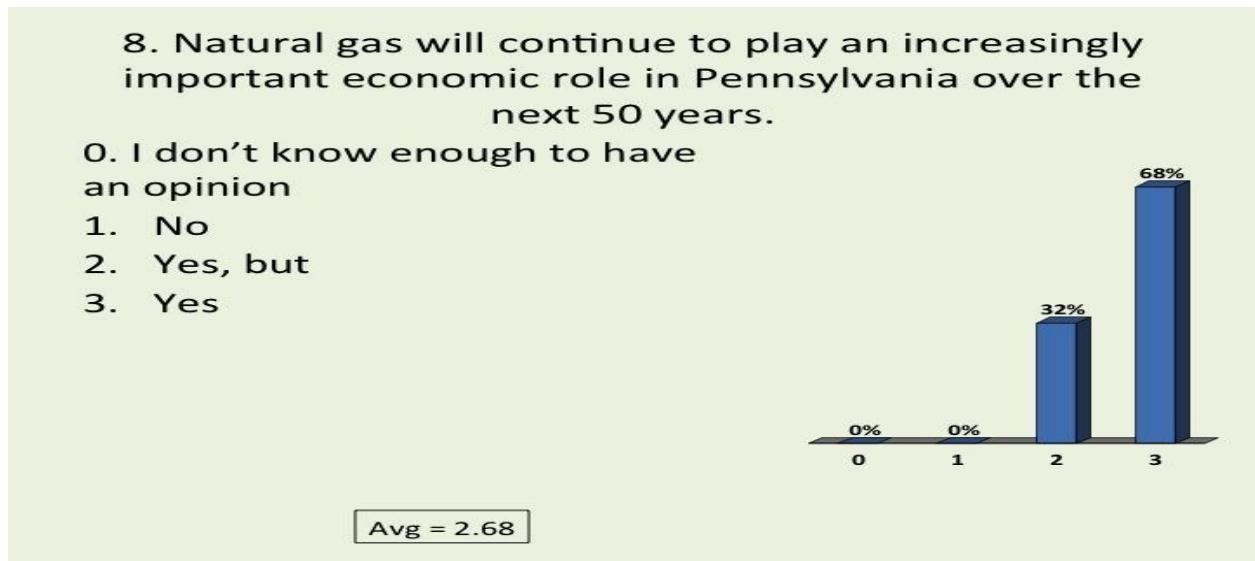


Figure 5 – Q8- Conference Participants Only

Web Survey Results

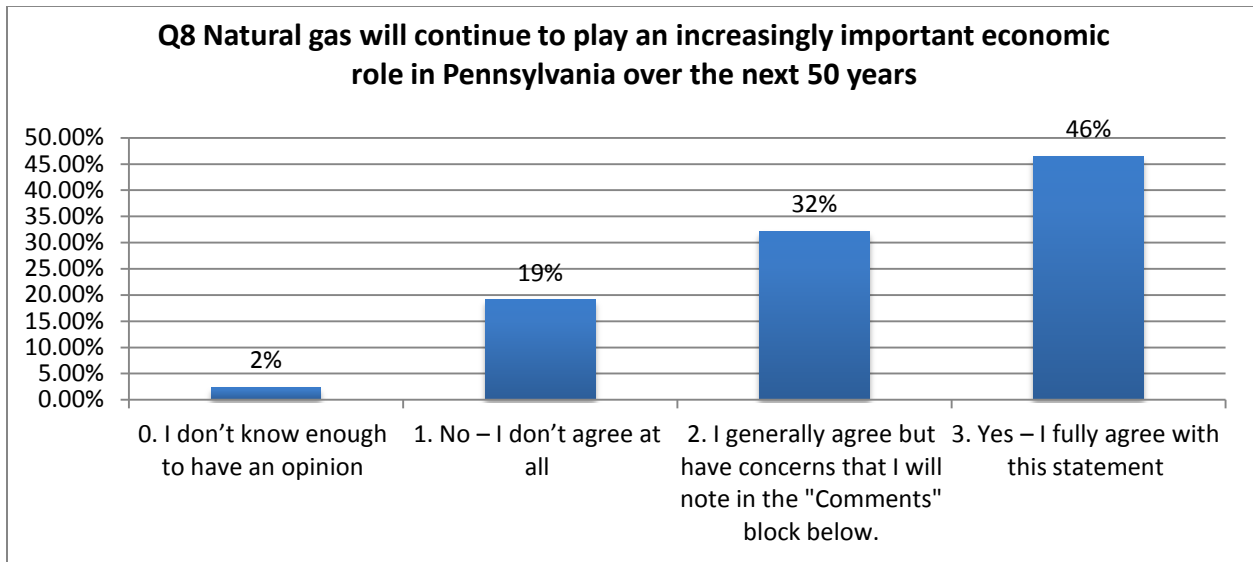


Figure 6 – Q8 - Web Participants Only

Cross-tabulation Analysis

Questions one might ask are as follows:

- Is there a difference in how folks responded to this web-based survey question depending on their profession and experience?
- Is there a difference in how folks responded to the web-based survey depending on their location?

Visual reviews of the graphs below show that the trends were generally the same across the board with no significant trends readily noticeable.

Crosstab - What Sector are you from (Q2) and natural gas will continue to play an increasingly important economic role in Pennsylvania over the next 50 years (Q8)

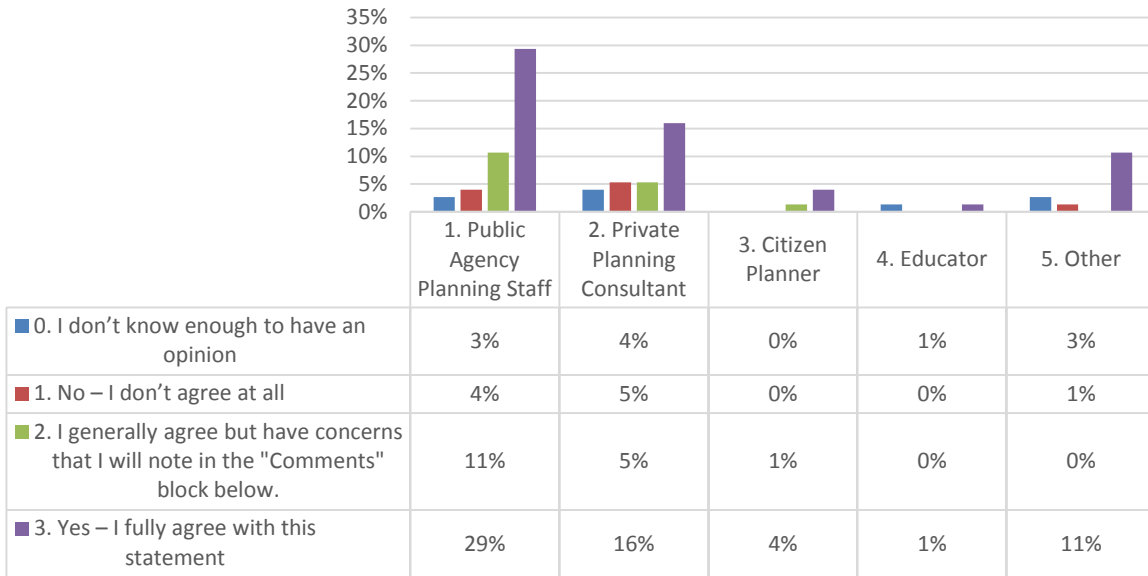


Figure 7 - Crosstab - Q2 x Q8 - Web Participants Only

Crosstab - What geographic area are you from (Q4) and natural gas will continue to play an increasingly important economic role in Pennsylvania over the next 50 years (Q8)

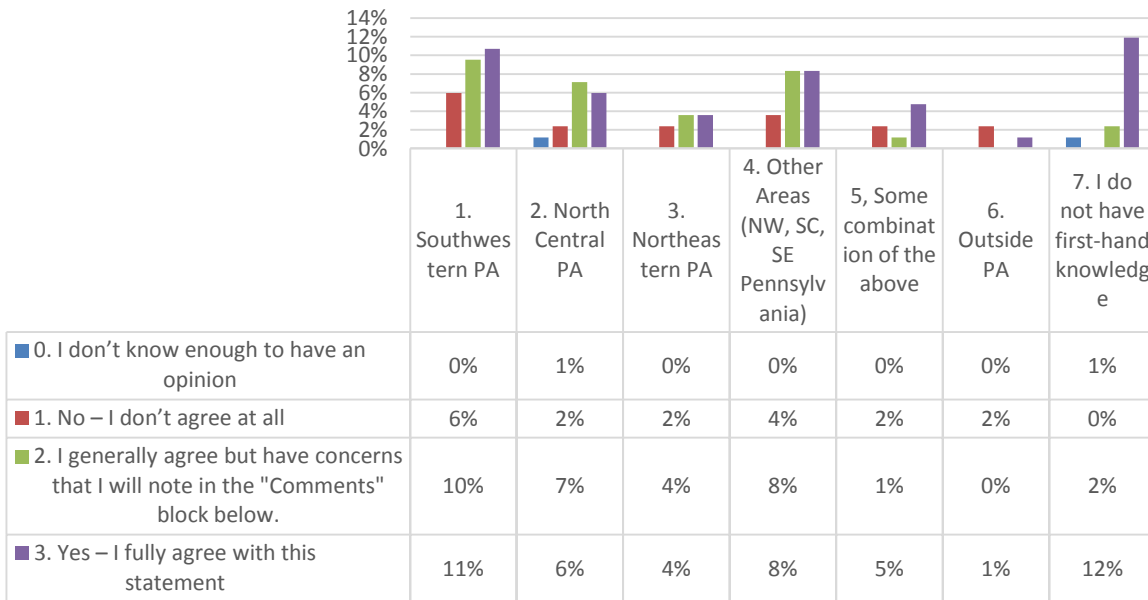


Figure 8 - Crosstab Q4 x Q8 Web Participants Only

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 8 mostly fell into five categories that can be characterized as follows in descending order:

1. Concern was expressed about thinking and planning so long-term using a 50 year scenario.
2. Enforcement of regulations and better controls will be key
3. Need to make better use of gas nationally and locally
4. World markets could adversely impact the potential over time
5. Gas development opportunity could become a detriment over time

Workshop Session 2 Panelist & Attendee thoughts about questions 7 & 8

Some key points made by the panel and attendees in regard to these two questions:

- Lean towards gas development being a game changer where drilling is occurring but less sure about positive economic effects outside of the drilling areas such as southeastern PA.
- Concern about long-term effects will warrant strategic and creative planning
- Need to work with partner organizations and think about targeting industries that can better use gas for energy and product manufacturing.

Questions 9 & 10; Gas Development Trends & Local Reaction

Question 9: During the first session it was noted that gas production and usage is increasing and will continue to increase both world-wide and nationally. This is a trend our communities need to focus on.

Highlights: One-hundred percent (100%) of workshop participants answered in the affirmative and 73% of the web-based survey participants answered in the affirmative.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	0	0%	9	11%
No - Disagree	0	0%	13	16%
Yes but	8	32%	21	26%
Yes	17	68%	38	47%
TOTAL	25	100%	81	100%

Workshop Results

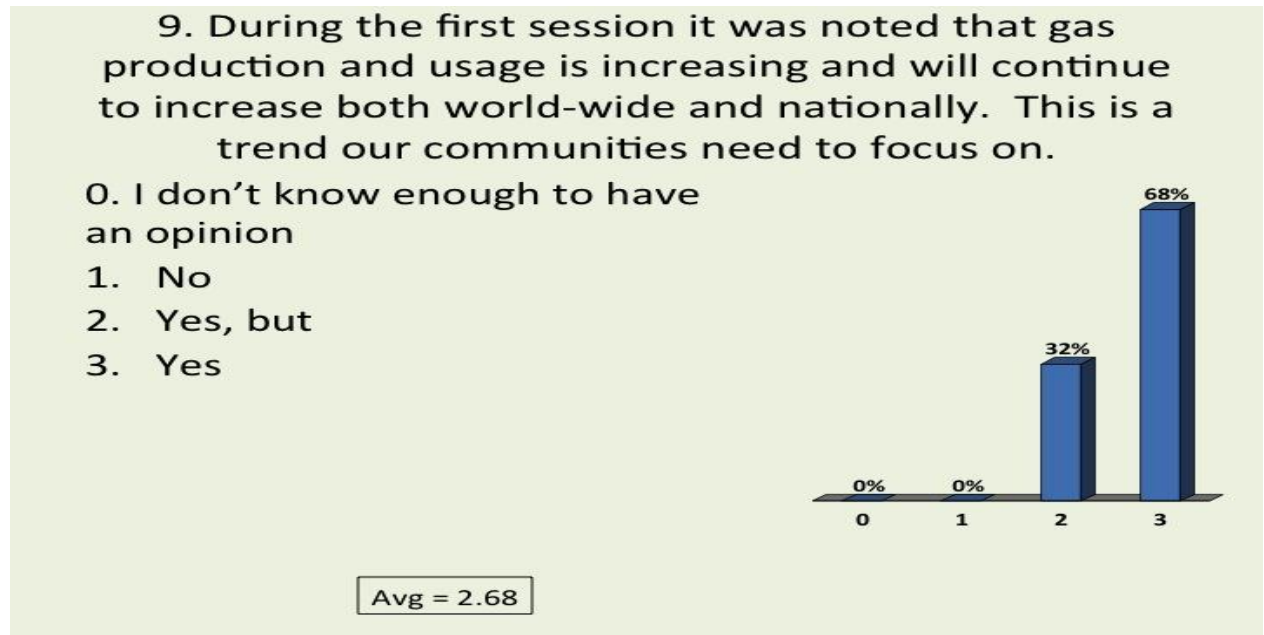


Figure 9 – Q9 - Conference Participants Only

Web Survey Results

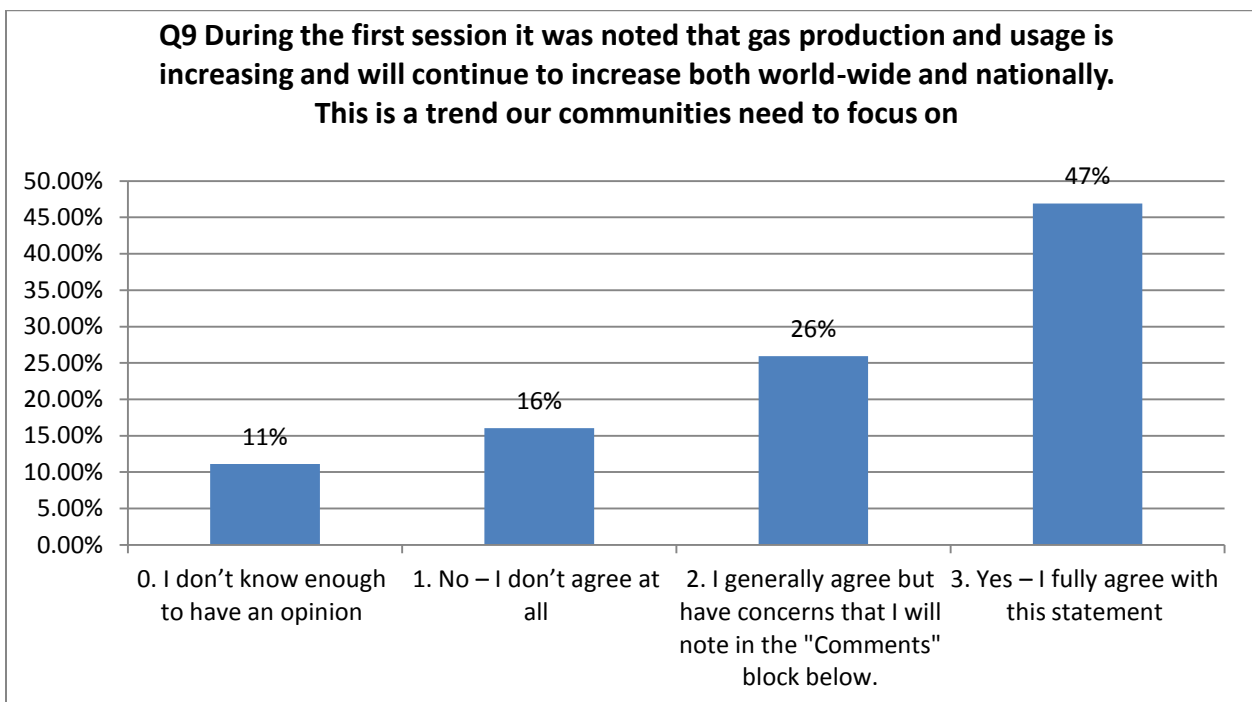


Figure 10 - Q9 - Web Participants Only

Cross-tabulation Analysis

Questions one might ask are as follows:

- Is there a difference in how folks responded to this web-based survey question depending on their profession and experience?
- Is there a difference in how folks responded to the web-based survey depending on their location?

Visual reviews of the graphs below show that the trends were generally the same across the board with no significant trends readily noticeable.

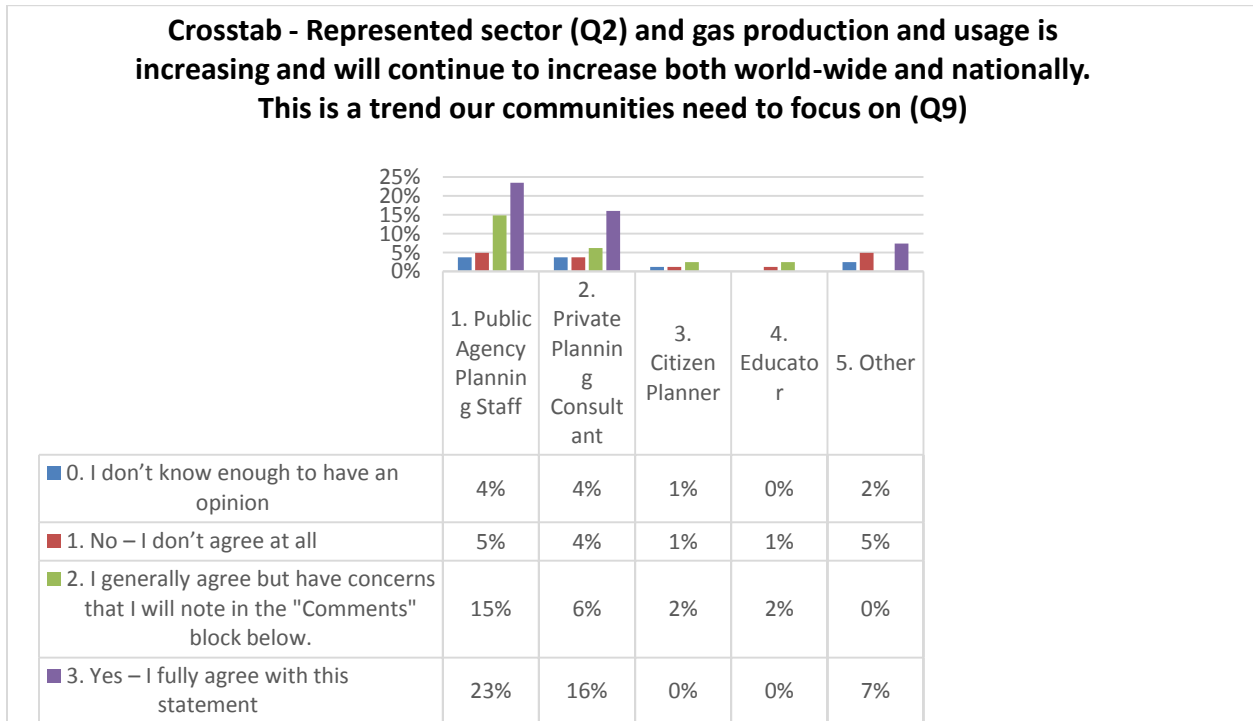


Figure 11 – Crosstab -Q2 x Q9 - Web Participants Only

Crosstab - Location (Q4) and gas production and usage is increasing and will continue to increase both world-wide and nationally. This is a trend our communities need to focus on (Q9)

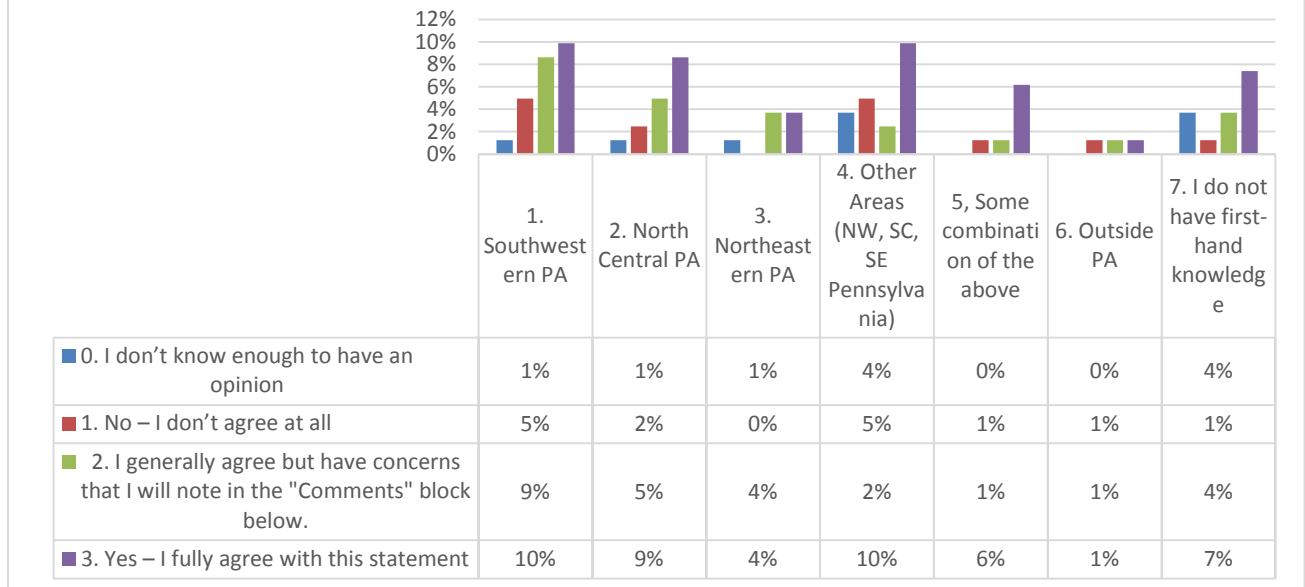


Figure 12 – Crosstab - Q4 x Q9 - Web Participants Only

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 9 mostly fell into three categories that can be characterized as follows in descending order:

1. We need to focus on a balanced energy policy that includes diversity in energy alternatives including renewable energy in order to address the cyclical nature of gas development.
2. We need to invest in infrastructure to better utilize natural gas locally.
3. We need a balanced approach that addresses community effects.

Question 10: During the first session it was advocated that communities need to have a plan and communicate their vision in order to help industry sustain this economic engine in Pennsylvania over the long term.

Highlights: One-hundred percent (100%) of workshop participants answered in the affirmative and 66% of the web-based survey participants answered in the affirmative.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	0	0%	9	11%
No - Disagree	0	0%	19	23%
Yes but	2	8%	20	25%
Yes	23	92%	33	41%
TOTAL	25	100%	81	100%

Workshop Results

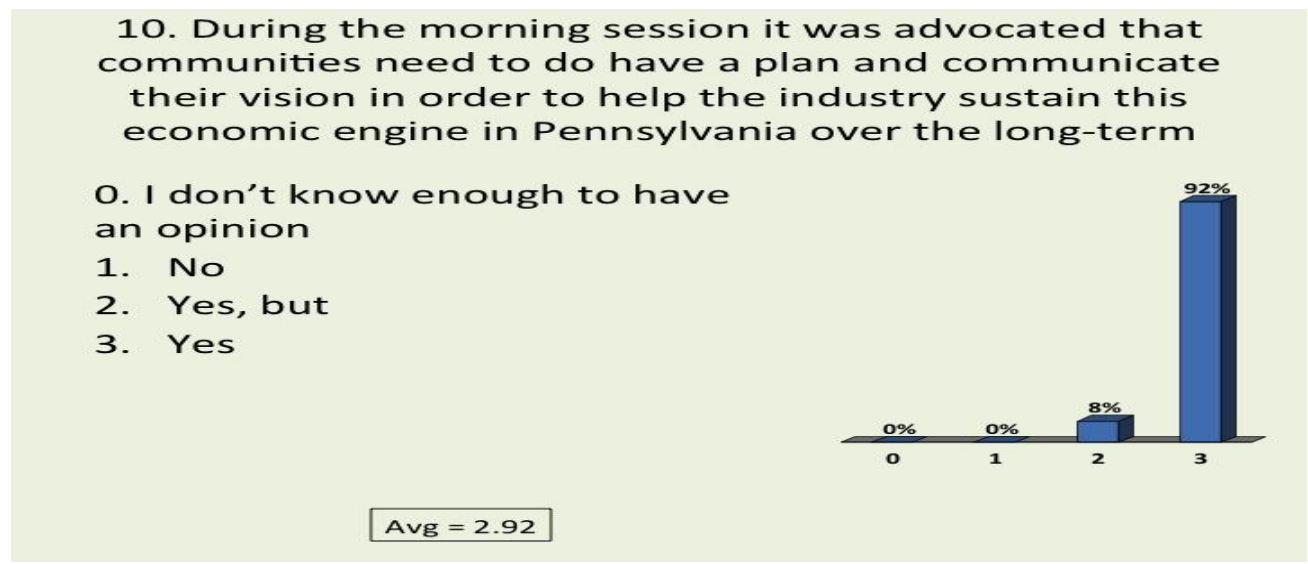


Figure 13 - Q10 - Conference Participants Only

Web Survey Results

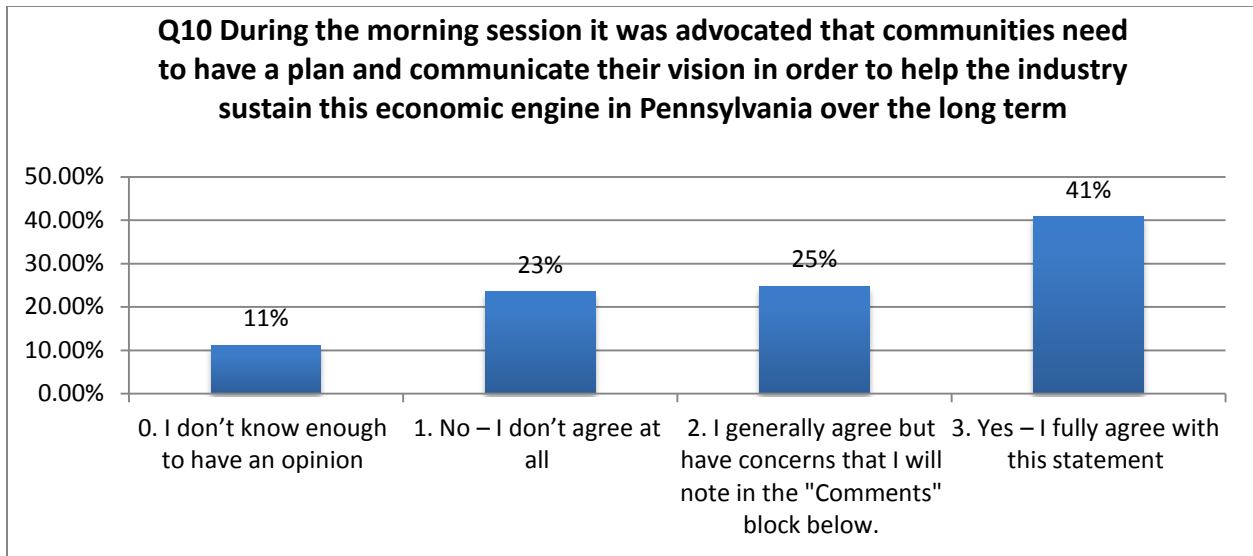


Figure 14 - Q10 - Web Participants Only

Cross-tabulation Analysis

Questions one might ask are as follows:

- Is there a difference in how folks responded to this web-based survey question depending on their profession and experience?
- Is there a difference in how folks responded to the web-based survey depending on their location?

Visual reviews of the graphs below show that the trends were generally the same across the board with two noticeable exceptions. First, all of the citizen planners answered in the negative thus disagreeing with the statement. Second, a greater percentage of those from southwestern PA either had no opinion or did not agree with the statement.

Crosstab - Represented sector (Q2) and communities need to have a plan and communicate their vision in order to help the industry sustain this economic engine in Pennsylvania over the long term (Q10)

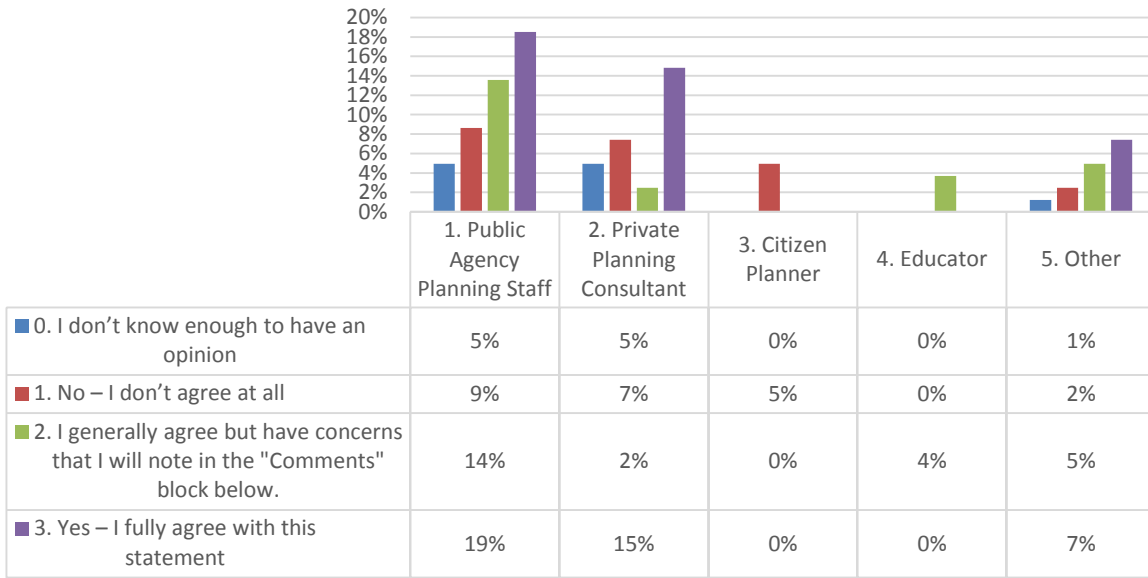


Figure 15 - Crosstab - Q2 x Q10 - Web Participants Only

Crosstab - Location (Q4) and communities need to have a plan and communicate their vision in order to help the industry sustain this economic engine in Pennsylvania over the long term (Q10)

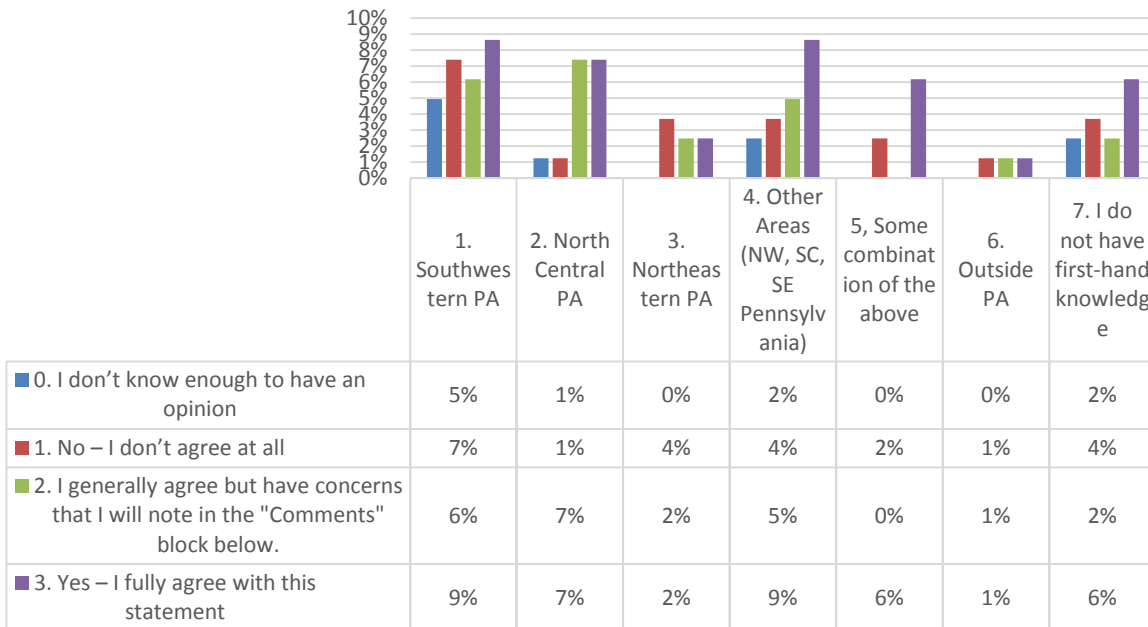


Figure 16 - Crosstab - Q4 x Q10 - Web Participants Only

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 10 mostly fell into two categories that can be characterized as follows:

1. The vision or plan needs to be balanced to address sustaining the local economy over time and balancing and managing the effects of gas development
2. The industry is not concerned about the local vision and the negative effects

Workshop Session 2 Panelist & Attendee thoughts about questions 9&10

Some key points made by the panel and attendees in regard to these two questions:

- Need to realize that gas development capabilities and markets world-wide affect this opportunity locally and we all need to work together to sustain the benefits of this opportunity.
- Planners need to understand the big picture and how it can affect things locally.
- Planners need to help develop trust between the gas industry and environmental / community organizations. We need to find the middle ground and a balanced approach.
- We should not narrowly focus on the gas industry. Need to look at other technology related industries that might be an off shoot of gas development in order to provide long-term employment opportunities for the younger generation that has been leaving Pennsylvania.

Questions 11 – 14: Commonwealth Response / Act 13 Impact Fees

Question 11: The current Act 13 Impact Fee Revenue Allocation Formula is a fair and equitable distribution approach.

Highlights: Only 48% of workshop participants answered in the affirmative and only 29% of the web-based survey participants answered in the affirmative.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	6	26%	28	35%
No - Disagree	6	26%	29	36%
Yes but	7	30%	14	18%
Yes	4	18%	9	11%
TOTAL	23	100%	80	100%

Workshop Results

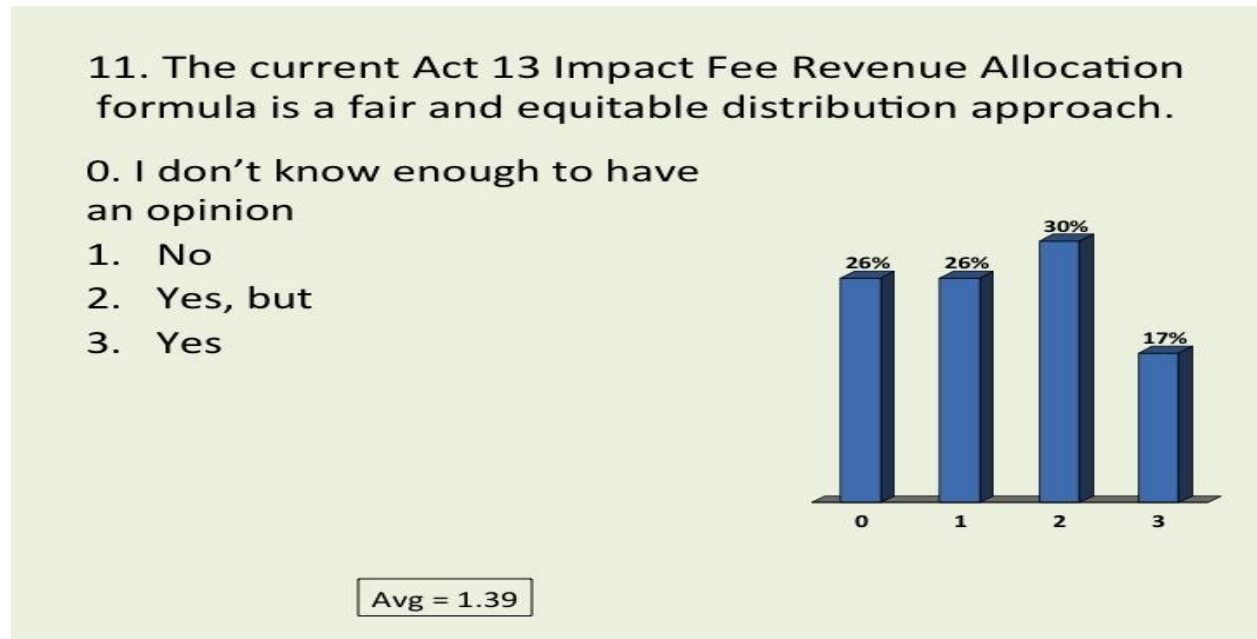


Figure 17 - Q11 - Conference Participants Only

Web Survey Results

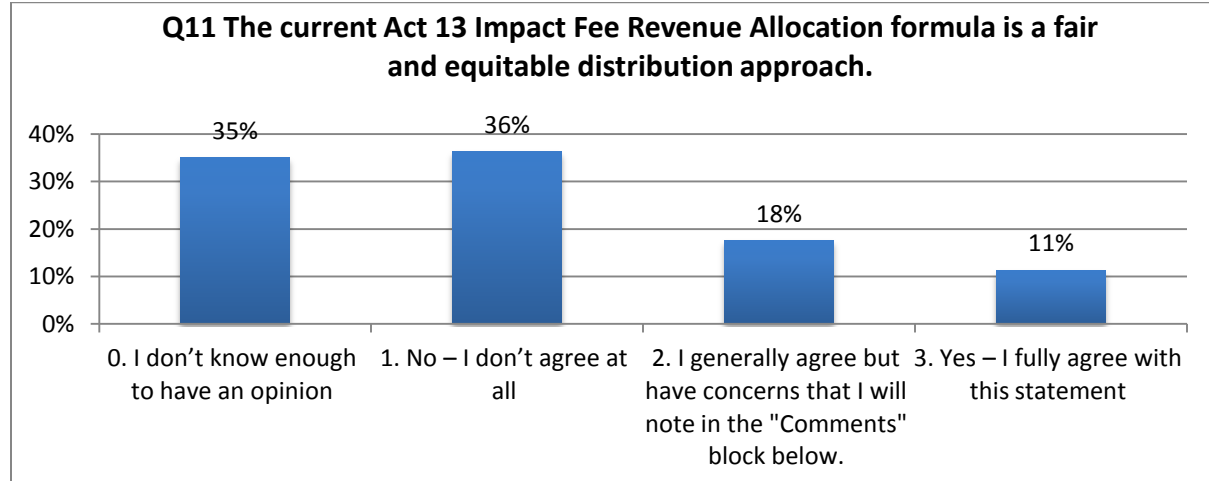


Figure 18 - Q11 - Web Participants Only

Cross-tabulation Analysis

Three potential trends were noted. First, those with some familiarity trended towards disagreement with the statement. Second, those in the public planning sector trended towards disagreement. Third, those located in north central Pennsylvania trended towards disagreement with the statement.

Crosstab - Familiarity with allocation formula (Q6) and Act 13 Impact Fee Revenue Allocation formula is a fair and equitable distribution approach (Q11)

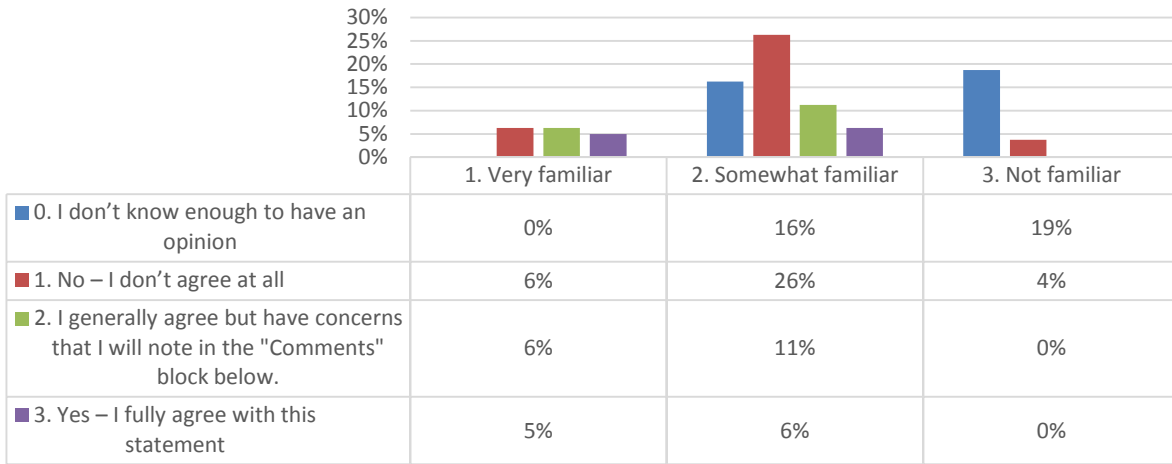


Figure 19 - Crosstab - Q6 x Q11 - Web Participants Only

Crosstab - Represented sector (Q2) and Act 13 Impact Fee Revenue Allocation formula is a fair and equitable distribution approach (Q11)

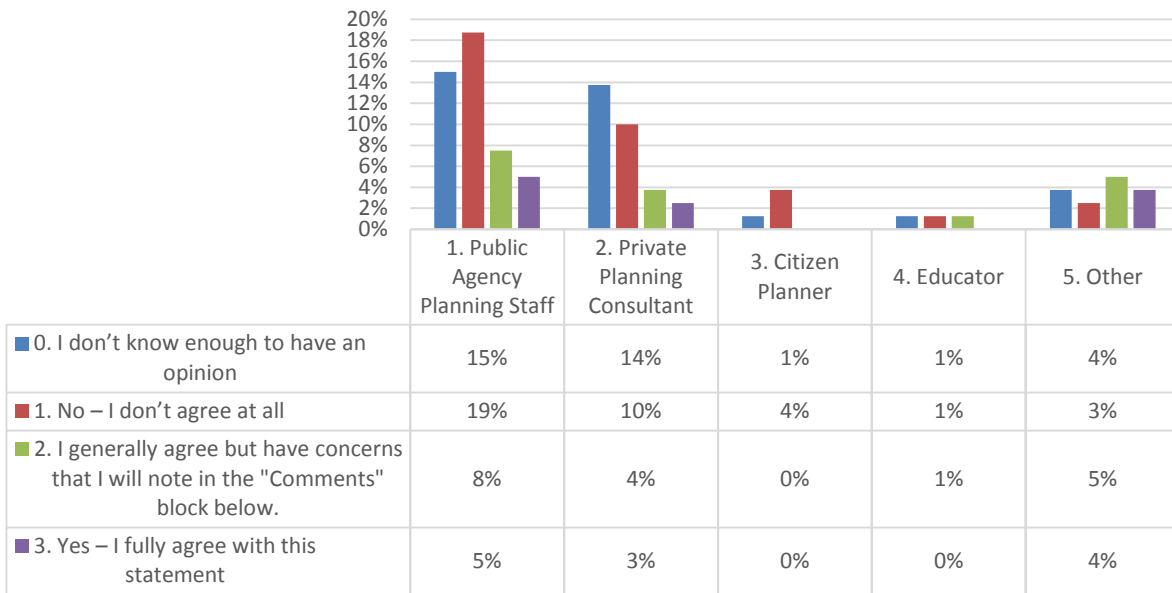


Figure 20 - Crosstab - Q2 x Q11 - Web Participants Only

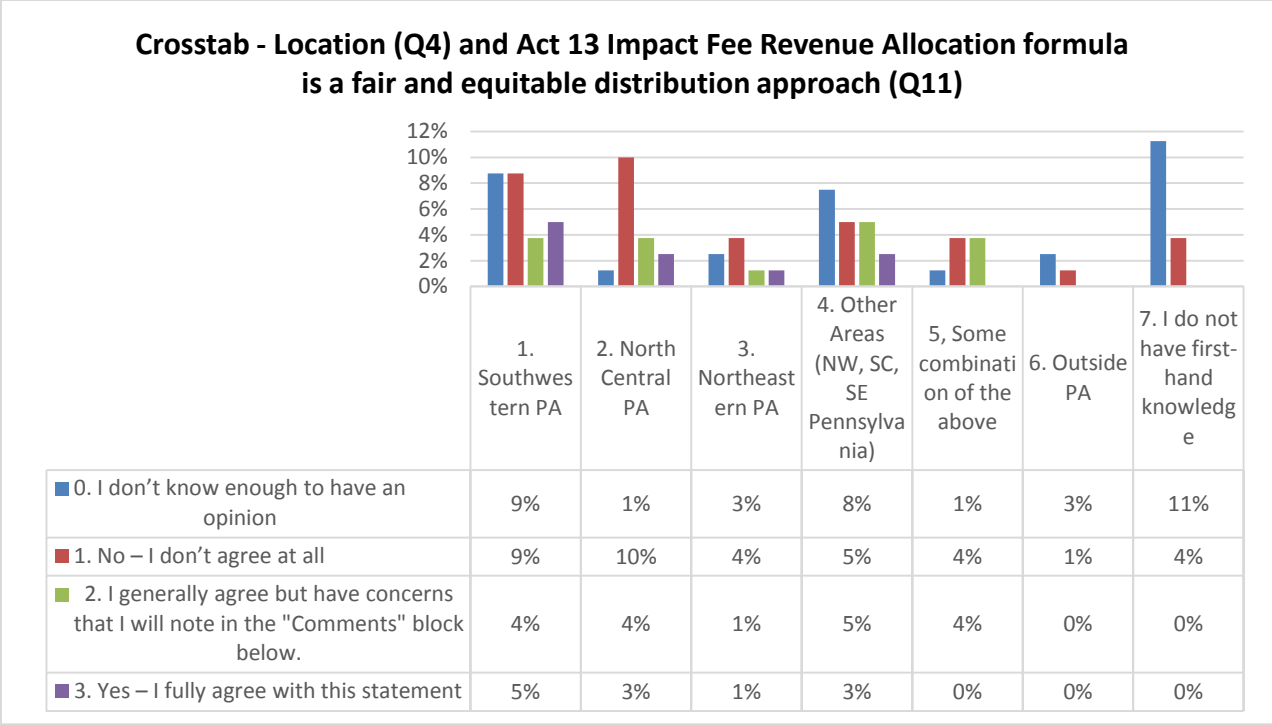


Figure 21 - Crosstab - Q4 x Q11 - Web Participants Only

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 11 mostly fell into three categories that can be characterized as follows:

1. The current impact fee legislation does not generate enough revenue to address the associated impacts
2. The allocation formula needs to be modified to allocate more money to areas seeing the impacts and less to areas with higher populations that are outside the impact area.
3. The allocation approach needs to be monitored and modified over time.

Question 12: Impact Fee revenues are allowing our communities to effectively deal with some of the negative impacts on housing and social services.

Highlights: Seventy percent (70%) of workshop participants answered in the affirmative but only 38% of the web-based survey participants answered in the affirmative. Of those offering an opinion about half agreed and half disagreed with the statement.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	4	17%	18	23%
No - Disagree	3	13%	30	39%
Yes but	11	48%	19	25%
Yes	5	22%	10	13%
TOTAL	23	100%	77	100%

Workshop Results

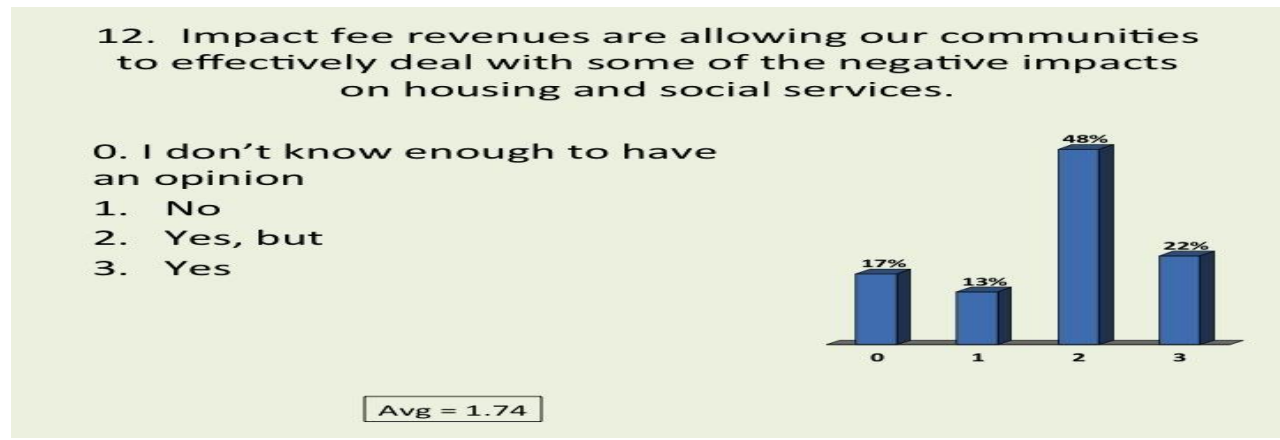


Figure 22 - Q12 - Conference Participants Only

Web Survey Results

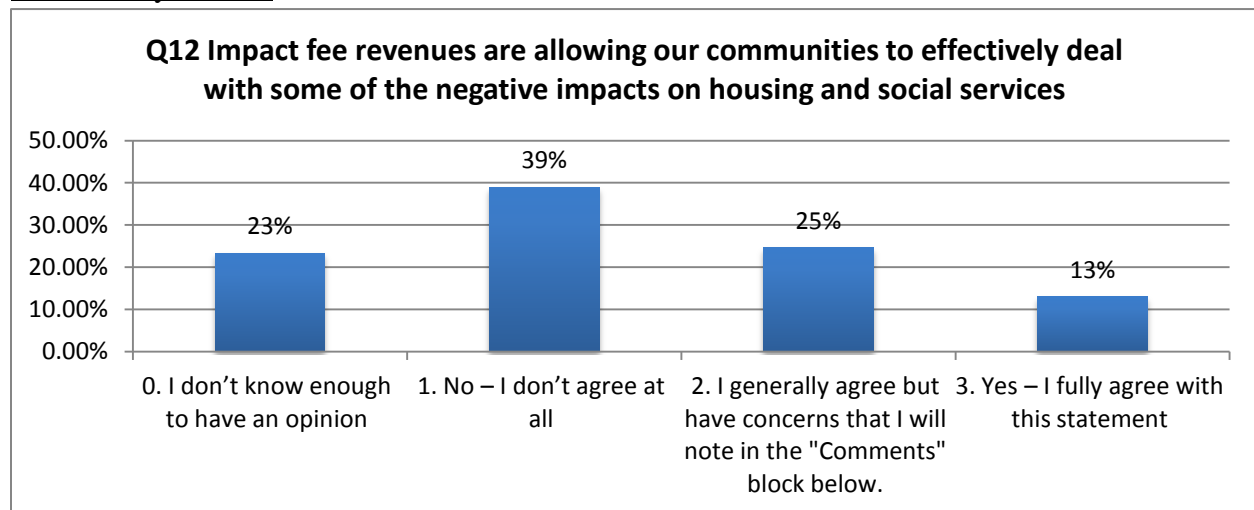


Figure 23 - Q12 - Web Participants Only

Cross-tabulation Analysis

Looking at whether there was a difference based on geographic location it appears that those from southwestern Pennsylvania tended to lean towards disagreement with this statement.

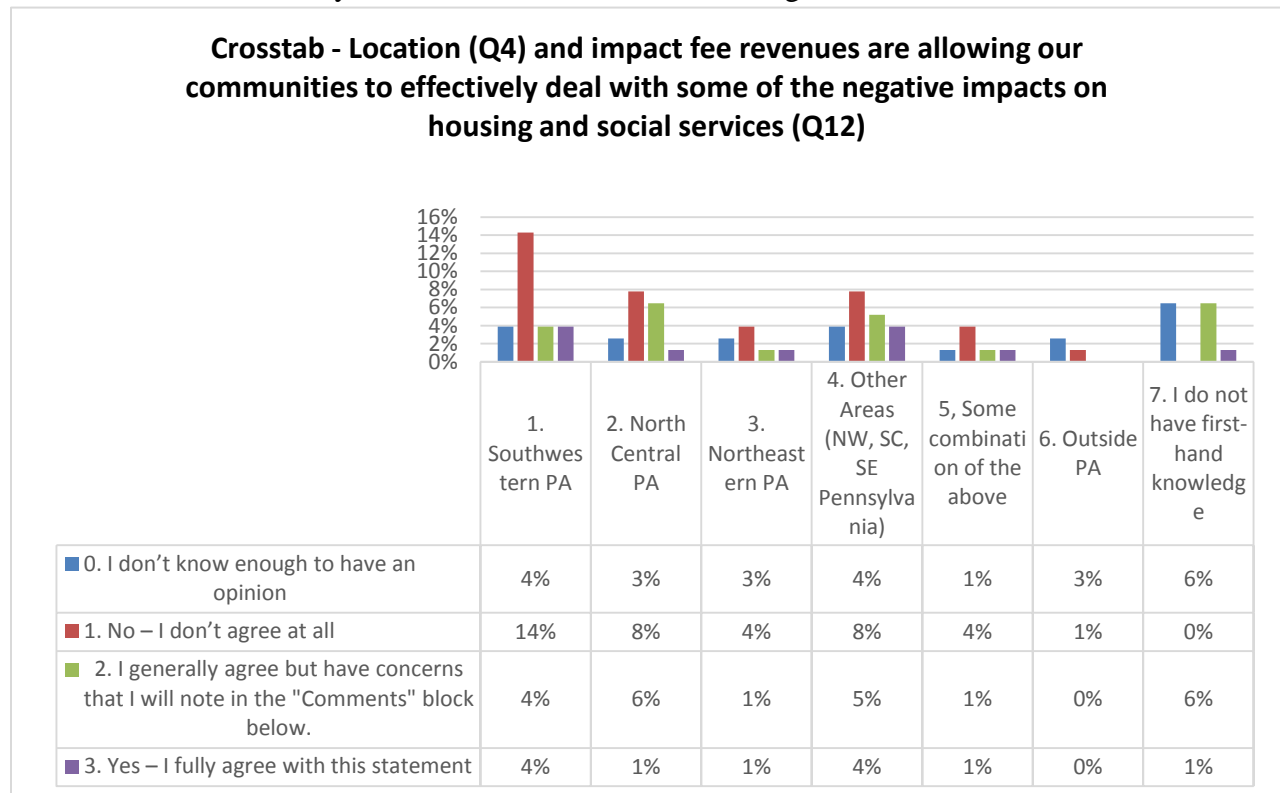


Figure 24 - Crosstab - Q4 x Q12 - Web Participants Only

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 12 mostly fell into three categories that can be characterized as follows:

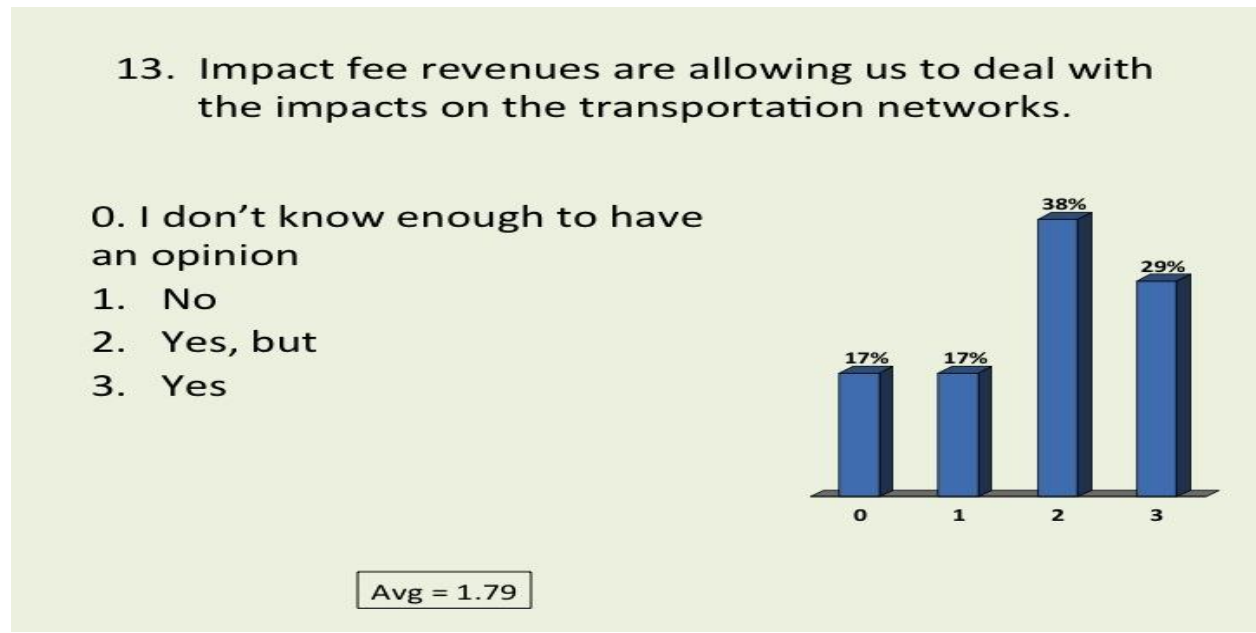
1. The revenues are not nearly enough to address the impacts.
2. Many communities don't have the capacity to plan for and address the impacts effectively.
3. Won't be able to address the long-term impacts over time.

Question 13: Impact fee revenues are allowing us to deal with the impacts on the transportation networks.

Highlights: Sixty-six percent (66%) of workshop participants answered in the affirmative but only 35% of the web-based survey participants answered in the affirmative.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	4	17%	19	25%
No - Disagree	4	17%	31	40%
Yes but	9	37%	20	26%
Yes	7	29%	7	9%
TOTAL	24	100%	77	100%

Workshop Results



Web Survey Results

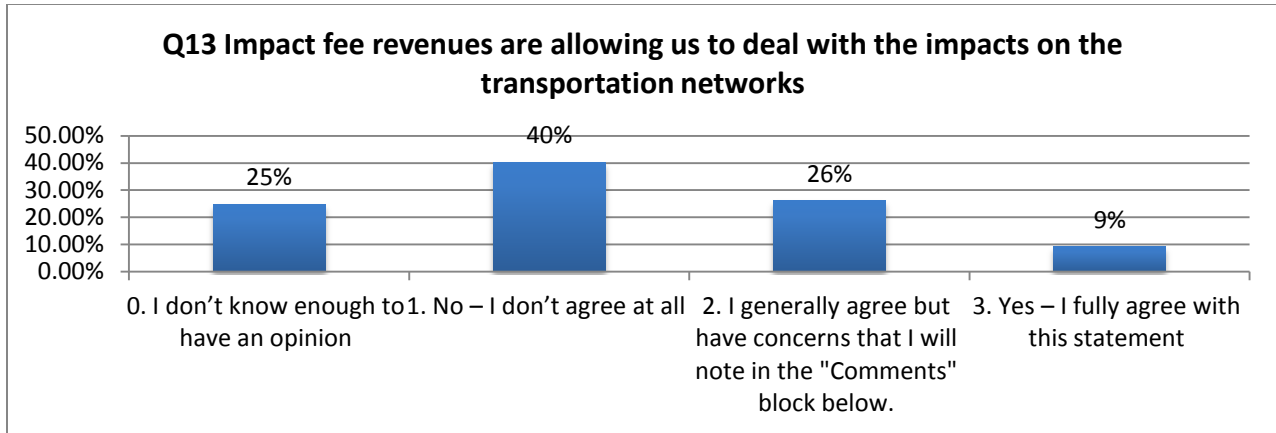


Figure 25 - Q13 - Web Participants Only

Cross-tabulation Analysis

Looking at whether there was a difference based on geographic location it appears that those from southwestern Pennsylvania tended to lean towards disagreement with this statement.

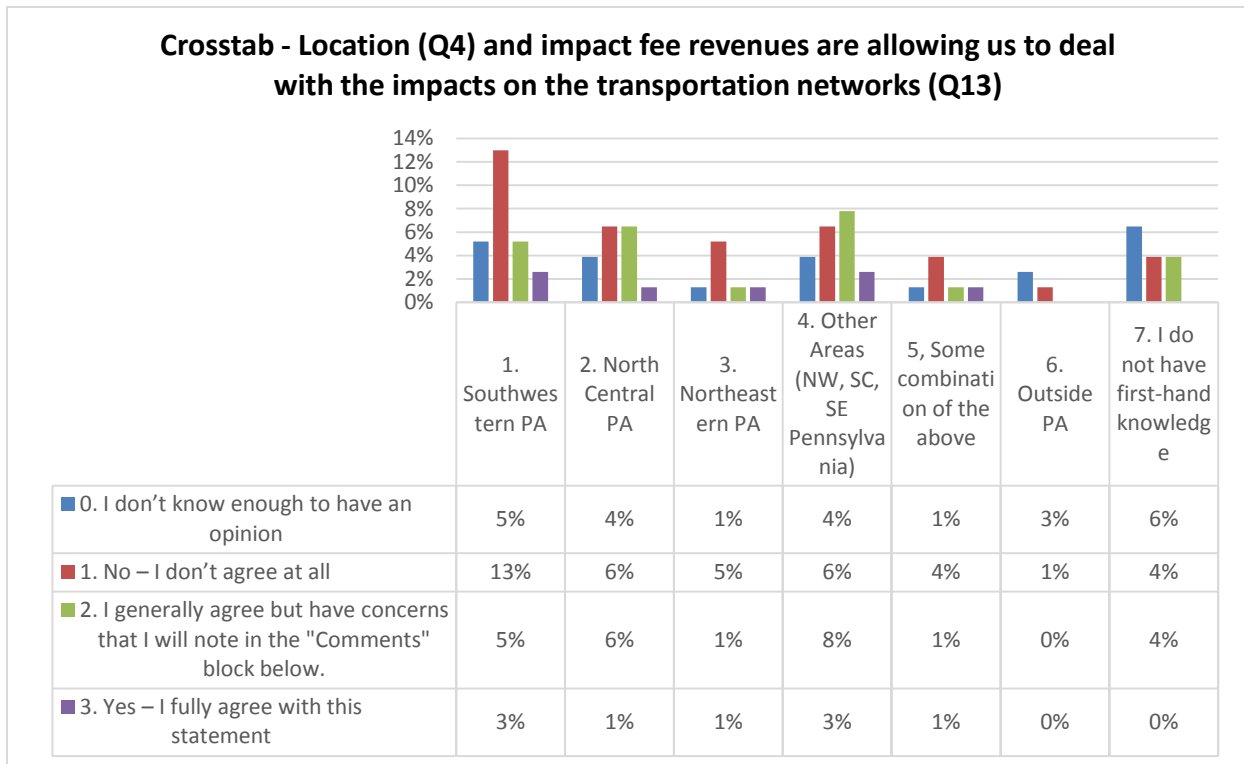


Figure 26 - Crosstab - Q4 x Q13 - Web Participants Only

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 13 mostly fell into four categories that can be characterized as follows:

1. Not enough revenue being generated in light of the transportation issues.
2. The allocation formula does not distribute the money effectively to the problem locations.
3. The revenues are addressing short-term issues and problems that may have pre-existed gas development but a long-term revenue source is needed to address impacts over time.
4. Municipalities aren't using the funds effectively to deal with transportation infrastructure issues.

Question 14: Overall, the Commonwealth has done a good job in providing the tools and resources to help us realize the benefits of the gas play and appropriately manage the impacts.

Highlights: Only 39% of workshop participants answered in the affirmative and only 20% of the web-based survey participants answered in the affirmative. A majority clearly disagreed with the statement.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	1	4%	11	14%
No - Disagree	13	57%	50	66%
Yes but	7	30%	9	12%
Yes	2	9%	6	8%
TOTAL	23	100%	76	100%

Workshop Results

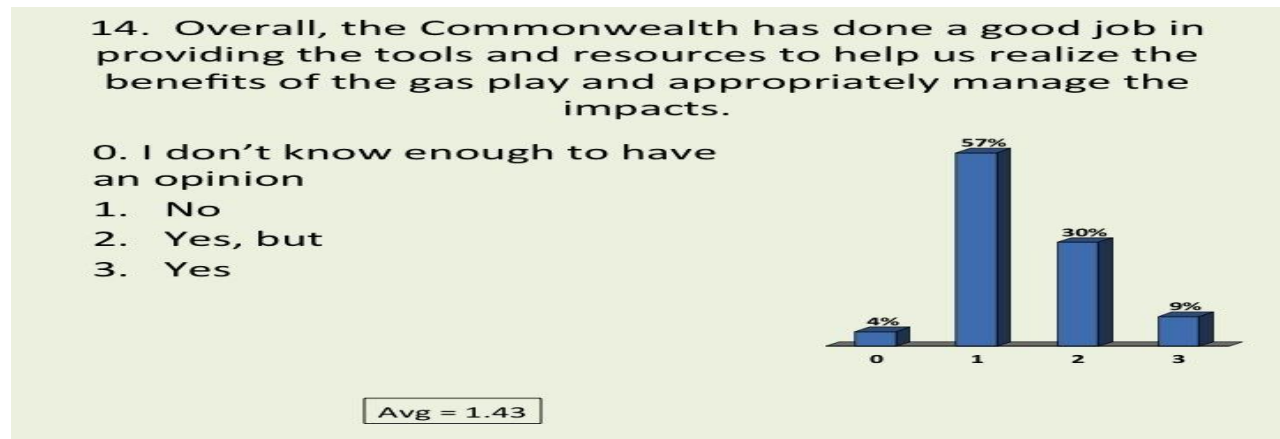


Figure 27 - Q14 - Conference Participants Only

Web Survey Results

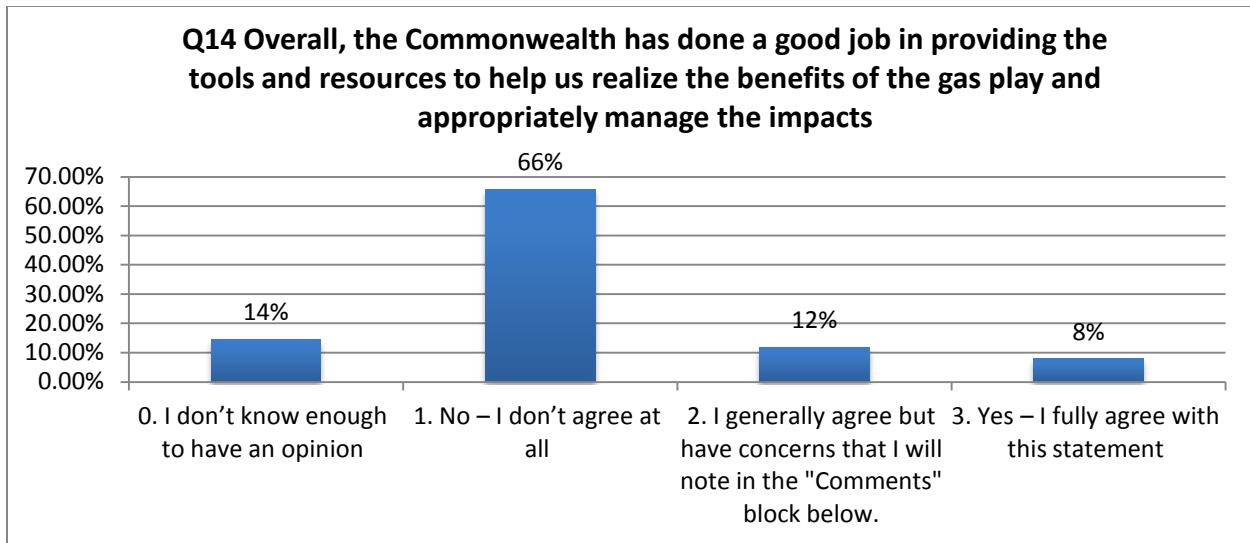


Figure 28 - Q14 - Web Participants Only

Cross-tabulation Analysis

Looking at whether there was a difference based on geographic location it appears that there were no distinguishable trends. A majority disagreed with the statement.

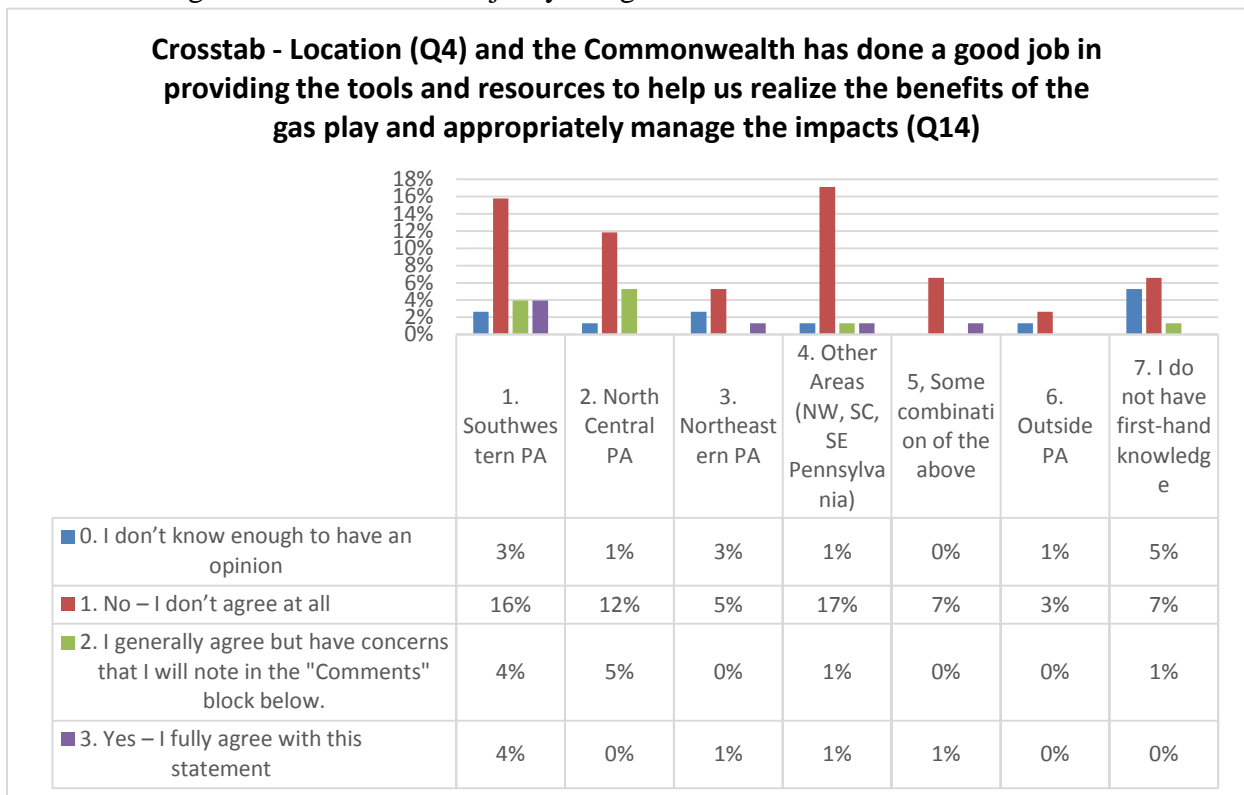


Figure 29 - Crosstab - Q4 x Q14 - Web Participants Only

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 14 appeared to mostly fall into two categories that can be characterized as follows:

1. The current administration is too close to industry so community impacts are not being adequately considered and the necessary resources provided.
2. Funding is needed to support state technical assistance programs to help communities plan and deal with the impacts.

Workshop Session 2 Panelist & Attendee thoughts about questions 11-14

Some key points made by the panel and attendees in regard to these three questions:

- Some sentiment for imposing a severance tax versus the impact fee approach in order to infuse more revenue into programs to address impacts.
- Some sentiment that law could have been better and allocation formulas may warrant modification.

Questions 15 – 17 Local Actions for the Future

Question 15: During an earlier session it was advocated that counties should at a minimum be modifying their comprehensive plans and zoning to more specifically address unconventional gas development.

Highlights: Ninety-six percent (96%) of the workshop participants answered in the affirmative and 78% of the web-based survey participants answered in the affirmative. A majority clearly agreed with the statement.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	1	4%	8	11%
No - Disagree	0	0%	8	11%
Yes but	10	42%	13	17%
Yes	13	54%	46	61%
TOTAL	24	100%	75	100%

Workshop Results

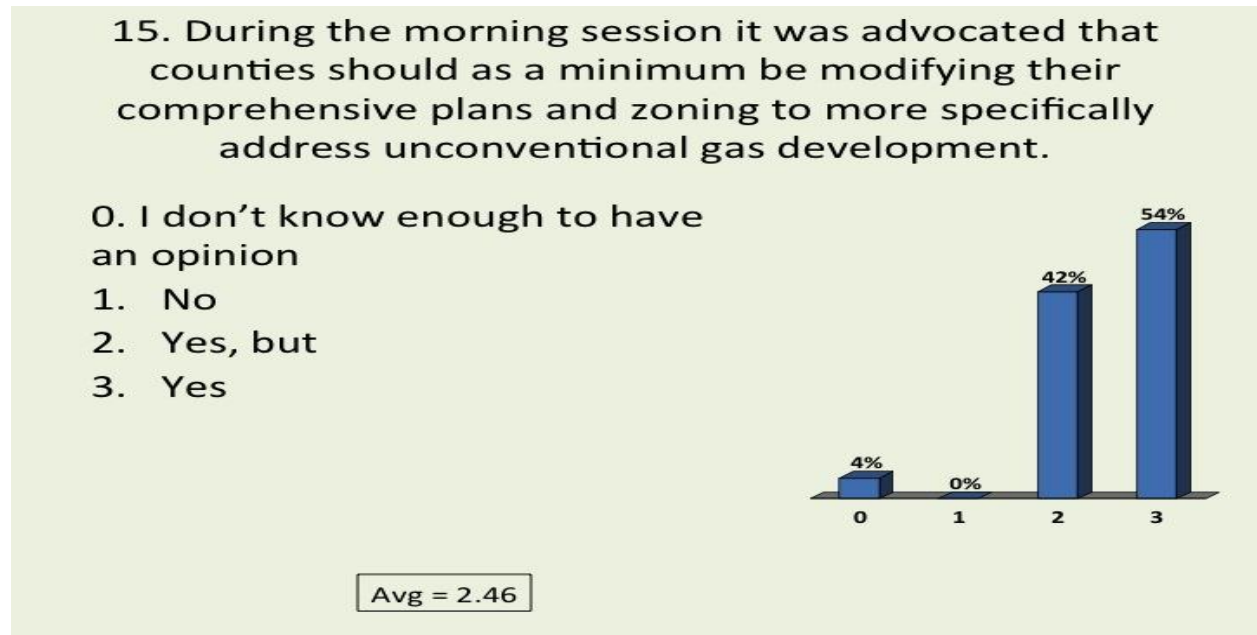


Figure 30 - Q15 - Conference Participants Only

Web Survey Results

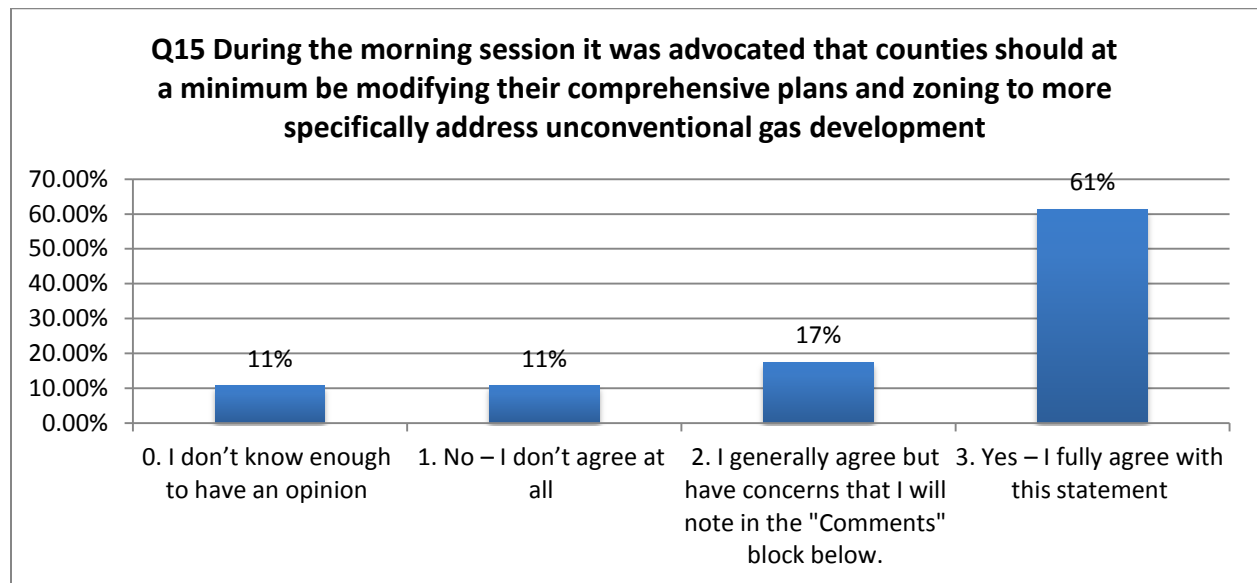


Figure 31 - Q15 - Web Participants Only

Cross-tabulation Analysis

No cross tabulation appears warranted. A majority clearly agreed with the statement.

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 15 were very wide ranging. Two themes did seem to appear more often as follows:

1. The state should not be preempting local zoning responsibilities.
2. Not all counties are directly involved with zoning.

Question 16: During an earlier session it was advocated that communities need to have strategies for increasing gas utilization over the long-term as critical components of their economic development strategy.

Highlights: Ninety-two percent (92%) of workshop participants answered in the affirmative and 61% of the web-based survey participants answered in the affirmative. A majority clearly agreed with the statement.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	0	0%	9	13%
No – Disagree	2	8%	19	26%
Yes but	5	21%	19	26%
Yes	17	71%	25	35%
TOTAL	24	100%	72	100%

Workshop Results

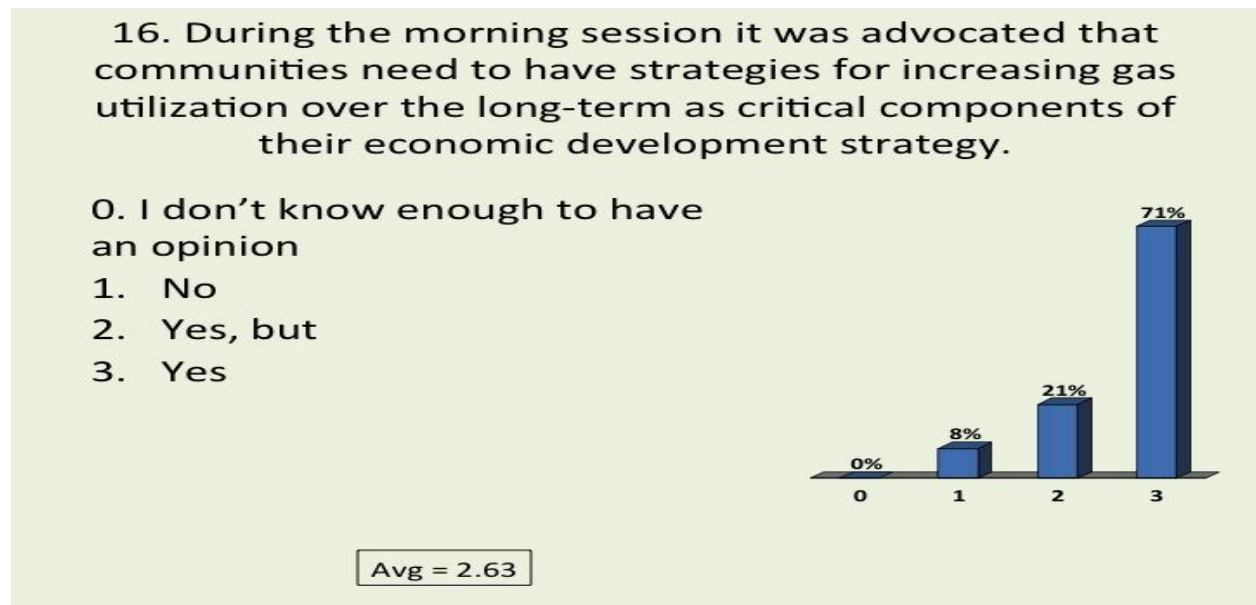


Figure 32 - Q16 - Conference Participants Only

Web Survey Results

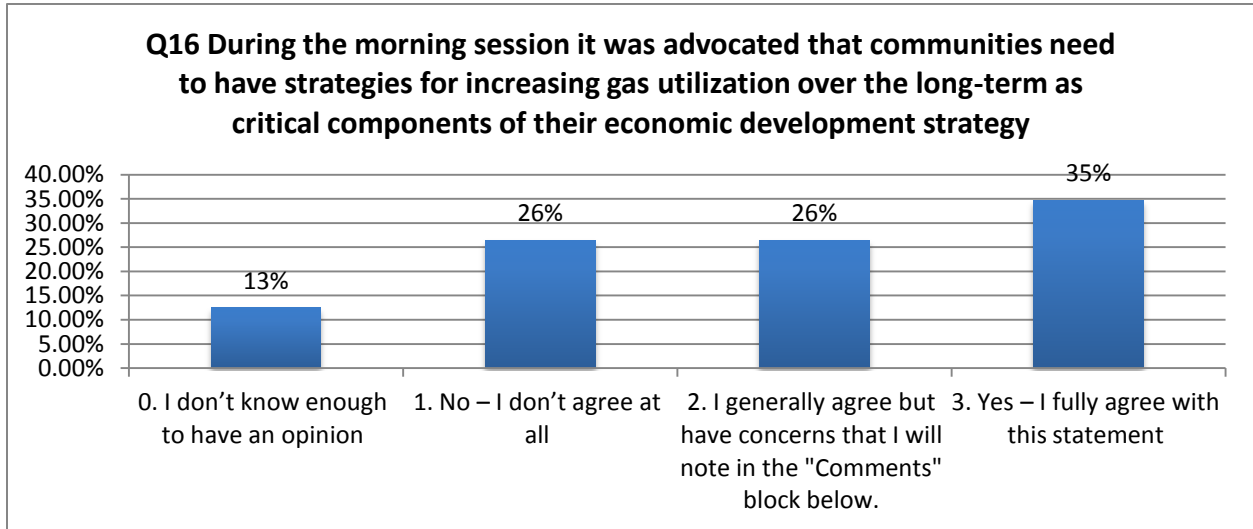


Figure 33 - Q16 - Web Participants Only

Cross-tabulation Analysis

Looking at whether there was a difference based on represented sector and geographic location it appears that there was some difference based on location:

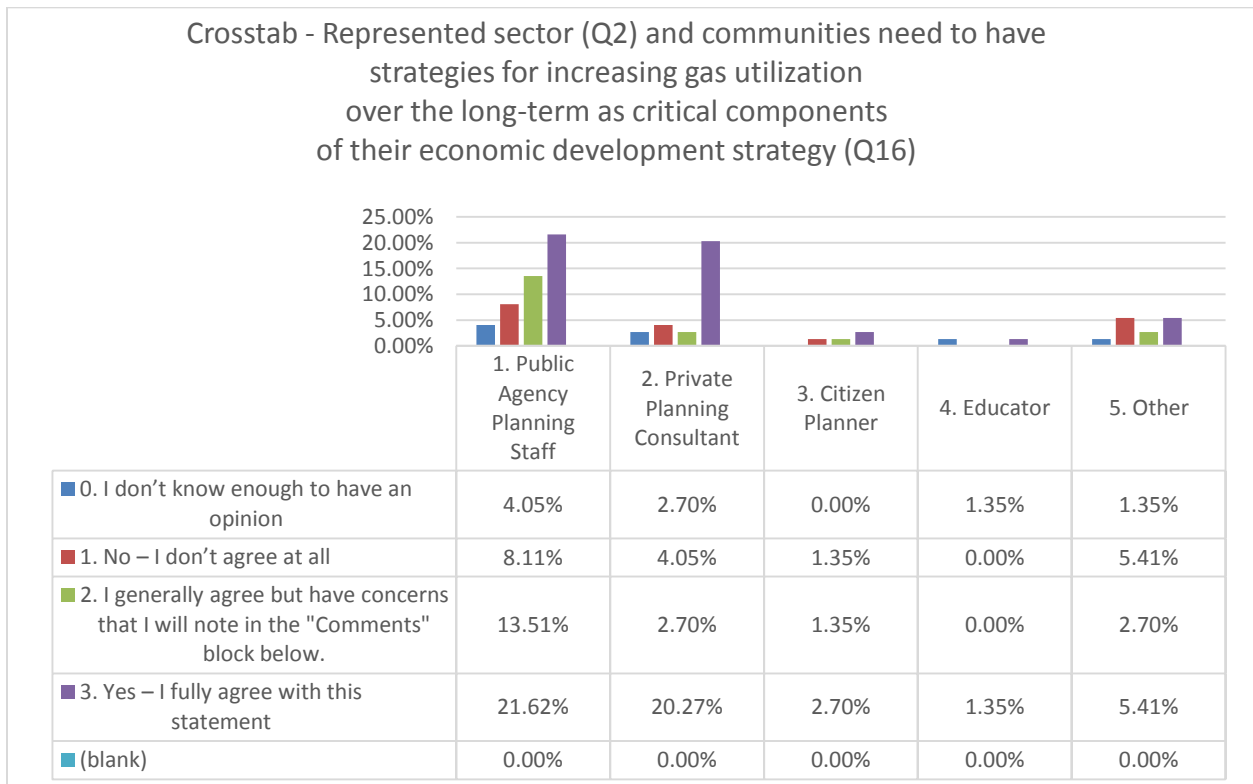


Figure 34 - Crosstab - Q2 x Q16 - Web Participants Only

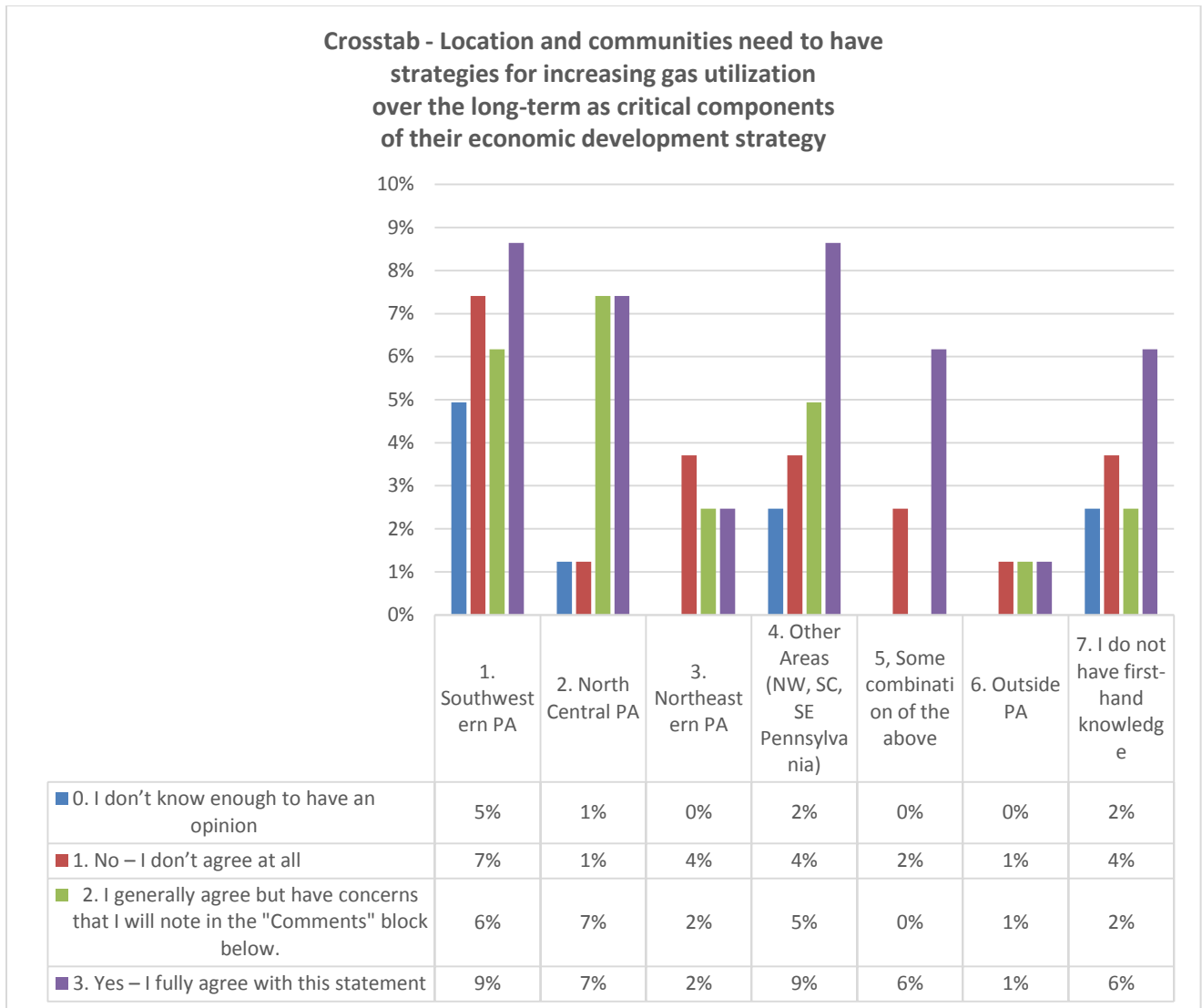


Figure 35 - Crosstab - Q4 x Q16 - Web Participants Only

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 16 appeared to mostly fall into two categories that can be characterized as follows:

1. Economic development strategies need to address a balance of multiple energy options including renewable energy sources. Focusing on natural gas could divert investments in and consideration of other energy options.
2. Counties and municipalities need to have choices and local flexibility in how they approach this issue.

Question 17: During an earlier session it was advocated that communities through regional cooperative efforts need to partner with industry to develop strategic plans to maximize the benefits, manage the effects and minimize the costs.

Highlights: One-hundred percent (100%) of workshop participants answered in the affirmative and 71% of the web-based survey participants answered in the affirmative. A majority clearly agreed with the statement.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	0	0%	7	10%
No - Disagree	0	0%	14	19%
Yes but	7	30%	15	20%
Yes	16	70%	38	51%
TOTAL	23	100%	74	100%

Workshop Results

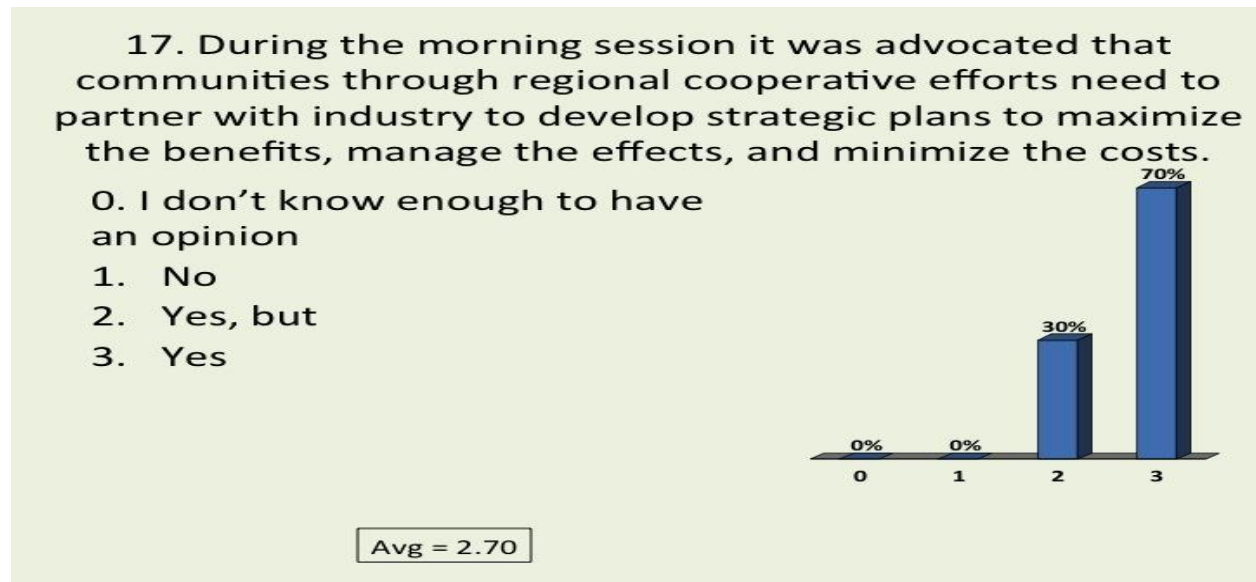


Figure 36 - Q17 - Conference Participants Only

Web Survey Results

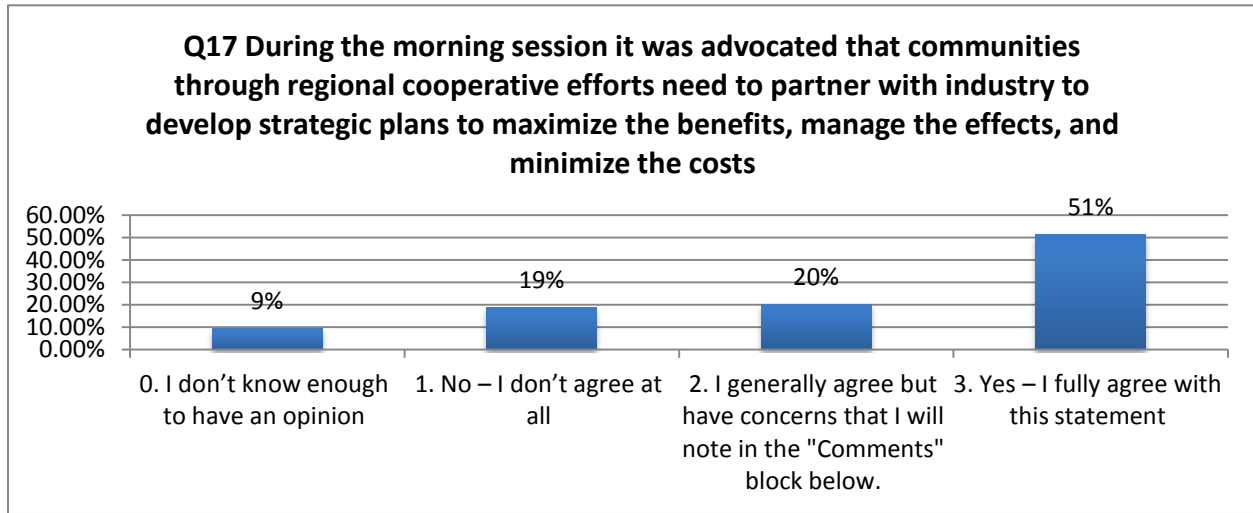


Figure 37 - Q17 - Web Participants Only

Cross-tabulation Analysis

Looking at whether there was a difference based on geographic location it appears that most negative responses came from southwestern or northeastern Pennsylvania.

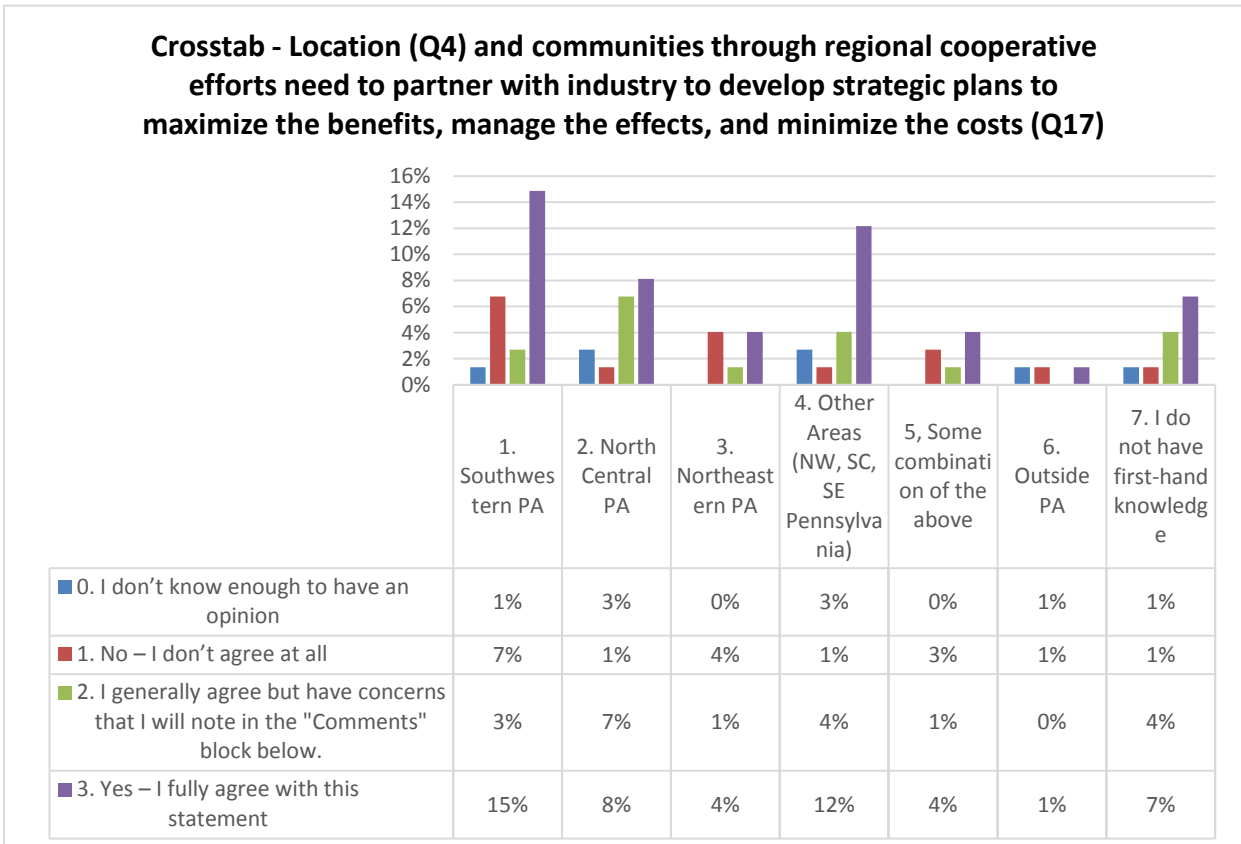


Figure 38 - Crosstab - Q4 x Q17 - Web Participants Only

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 17 were quite variable in their focus but seemed to include two themes. First there is concern about gas industry interest in participating in open and honest dialog as part of a partnership. Second, it will be important to address all impacts in an open and balanced approach.

Workshop Session 2 Panelist & Attendee thoughts about questions 15-17

There was an overwhelming positive response to these three survey questions and this was subsequently reflected in the panel and audience comments. There appeared to be consensus on the need for action and that it would require cooperative efforts between industry and local governments.

Questions 18 & 19: APA-PA Approach to Issue

Question 18: APA-PA should have a specific policy on the role this organization will play in the evolution of the unconventional gas play.

Highlights: Ninety percent (90%) of workshop participants answered in the affirmative and 76% of the web-based survey participants answered in the affirmative. A majority clearly agreed with the statement.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	0	0%	6	8%
No - Disagree	2	10%	12	16%
Yes but	3	14%	16	22%
Yes	16	76%	40	54%
TOTAL	21	100%	74	100%

Workshop Results

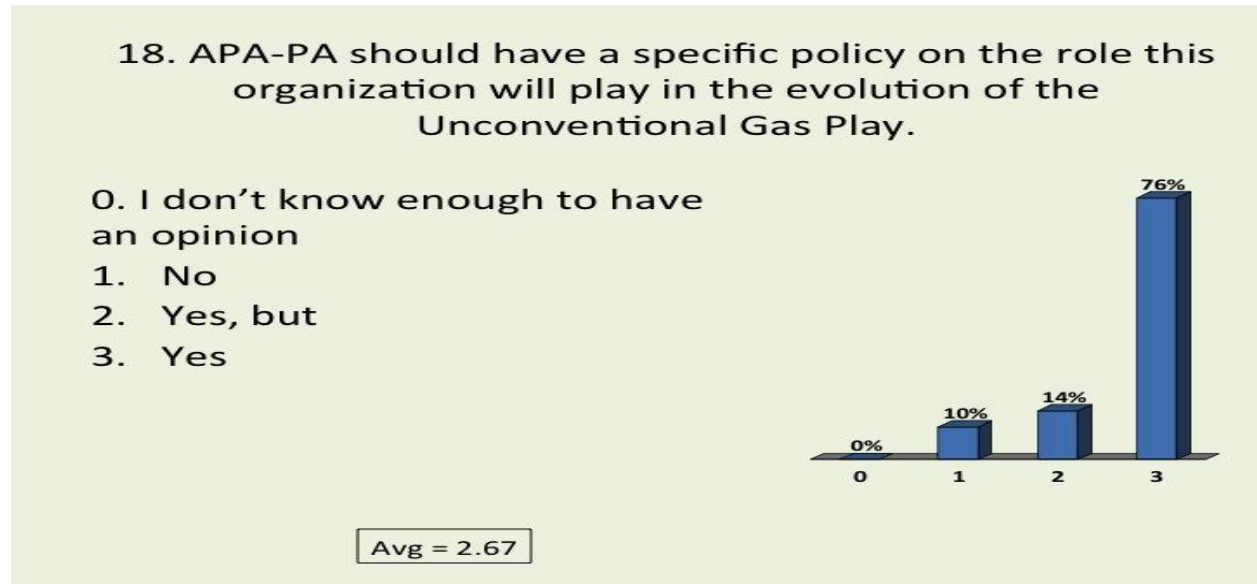


Figure 39 - Q18 - Conference Participants Only

Web Survey Results

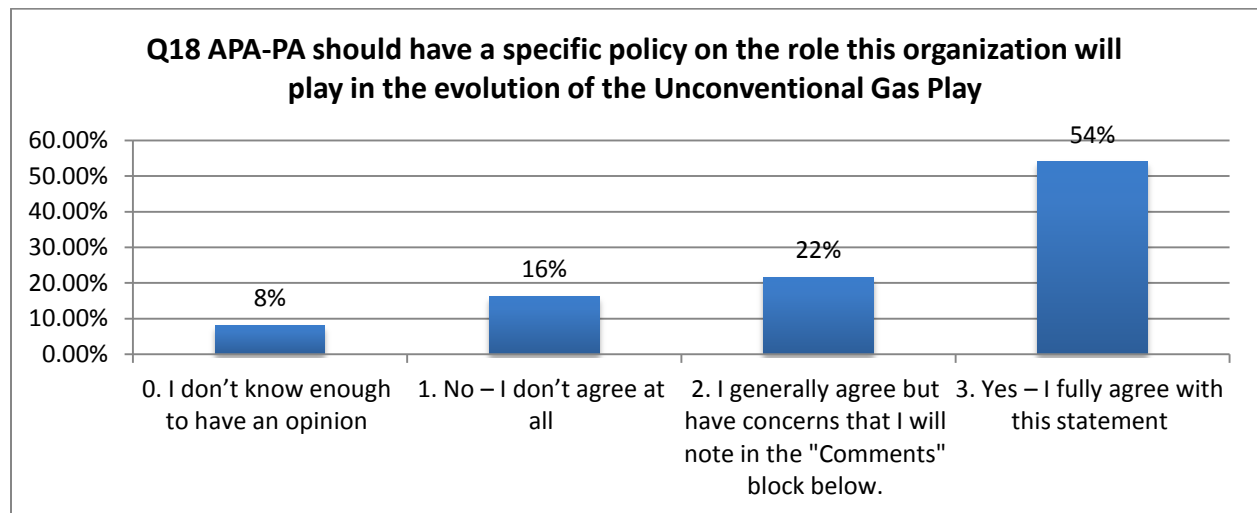


Figure 40 - Q18 - Web Participants Only

Cross-tabulation Analysis

None performed.

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 18 were quite variable in their focus but seemed to lean toward two themes. First, there is concern that the organization has a responsibility to a comprehensive energy policy but is a little late

getting into the act. Second, there is noticeable skepticism in regard to having open debate that is not skewed by alliances to the gas industry and being able to establish a reasonable policy.

Question 19: APA-PA should establish a specific committee / task force to track, develop policy, and undertake legislative coordination related to the unconventional gas play.

Highlights: Ninety-one percent (91%) of workshop participants answered in the affirmative and 77% of the web-based survey participants answered in the affirmative. A majority clearly agreed with the statement.

Answer	October 21 st Session #	October 21 st Session %	Web-Survey November 20 th #	Web-Survey November 20 th %
No Opinion	0	0%	7	9%
No - Disagree	2	9%	10	14%
Yes but	3	14%	14	19%
Yes	17	77%	43	58%
TOTAL	22	100%	74	100%

Workshop Results

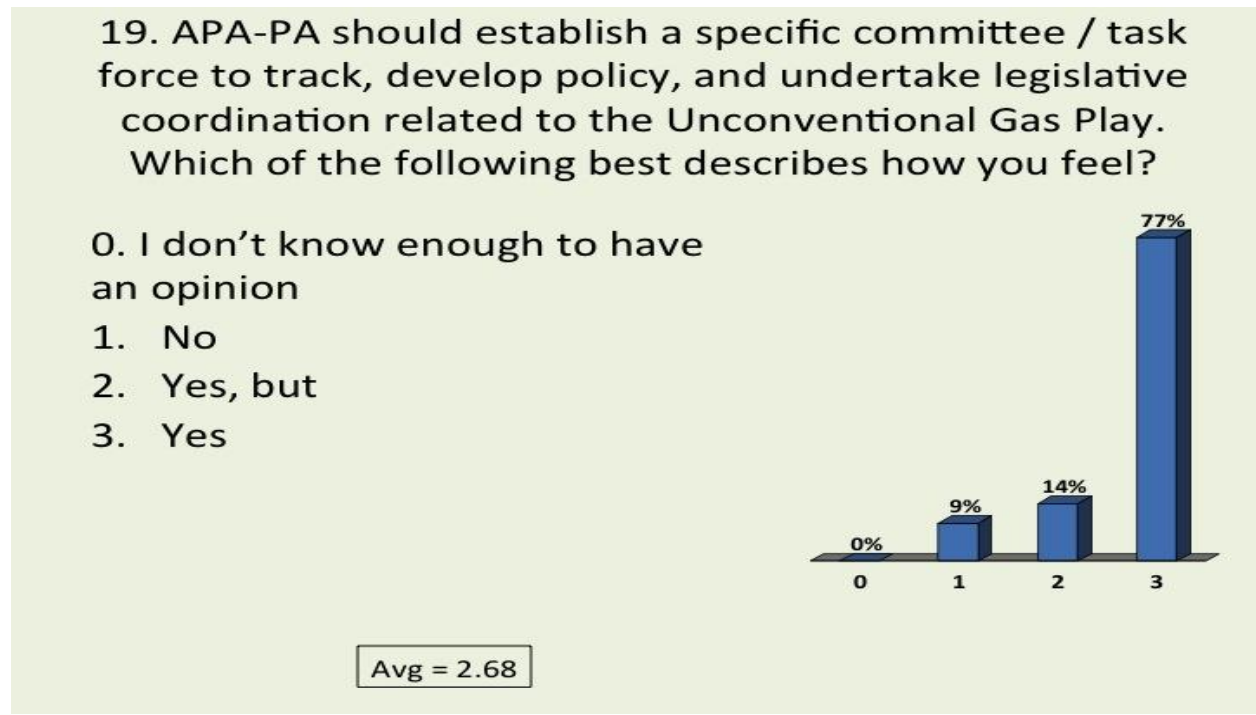


Figure 41 - Q19 - Conference Participants Only

Web Survey Results

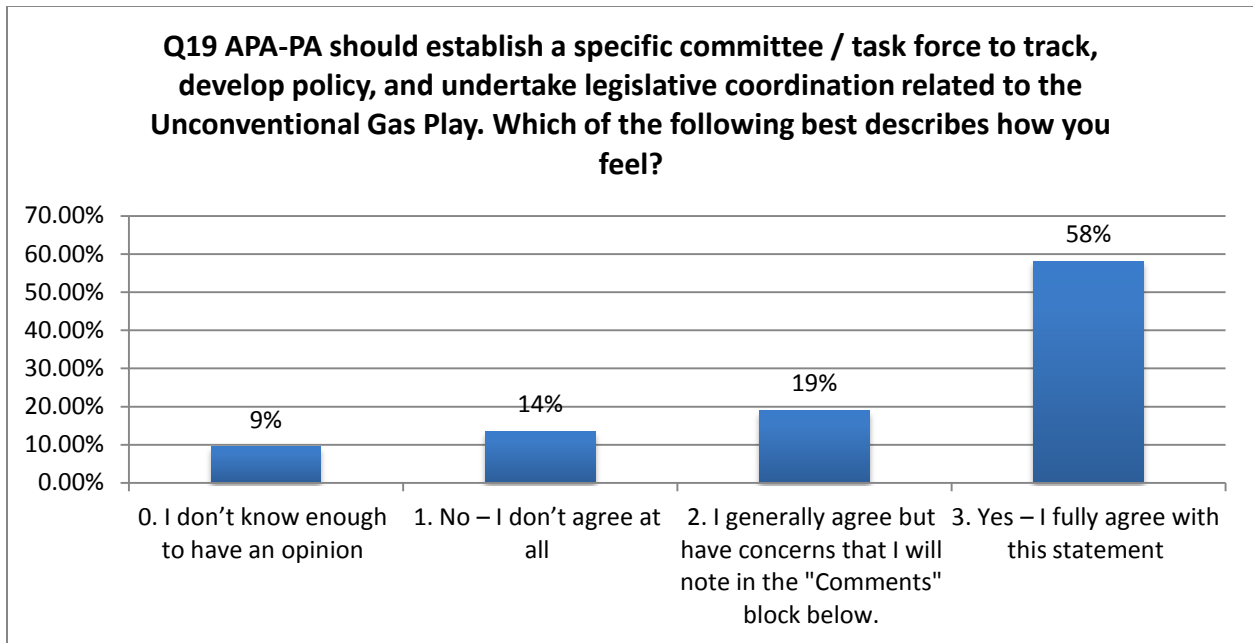


Figure 42 - Q19 - Web Participants Only

Cross-tabulation Analysis

None performed.

Comments from the Survey Participants

The actual comments are provided in Appendix A. Comments made in regard to question 19 were quite variable but similar to the comments for question #18. In addition some felt that there were other important issues that may warrant a special committee and that finding and developing a qualified committee that represents diverse interests could be difficult.

Workshop Session 2 Panelist & Attendee thoughts about questions 18 & 19

The panelists generally agreed that APA-PA does need to focus on this issue. A balanced energy policy that includes energy alternatives should be part of the discussion.

SOME FINAL THOUGHTS AND RECOMMENDATIONS

Based on my review of the results from the Unconventional Gas Surveys administered during the APA-PA Conference on October 21, 2013 and via the APA-PA Website through November 20, 2013, I do believe that it is warranted for APA-PA leadership to consider developing a policy or position on unconventional gas development and possibly establish a specific committee or task force to address this issue over the long-term. Depending on the question asked, approximately 25 Individuals participated in the Gas Session Survey on October 21st and approximately 88 individuals participated on the web-based survey that closed on November 20th. The following table summarizes the results of the surveys.

#	Question Green = Majority with Positive Response Orange = Majority with Negative or No Response Note: Questions 1 through 6 were general demographic questions	% Affirmative Response October 21 st Survey	% Affirmative Response Web Survey November 20 th
7	Shale Gas development is an economic game changer the likes of which we have not seen since the lumber and coal eras.	96%	78%
8	Natural Gas will continue to play and increasingly important economic role in PA over the next 50 Years.	100%	79%
9	Gas production and usage is increasing and will continue to increase world-wide and nationally. This is a trend our communities need to focus on.	100%	73%
10	Communities need to have a plan and communicate their vision in order to help the industry sustain this economic engine over the long-term.	100%	65%
11	The current Act 13 Impact Fee Revenue Allocation Formula is fair and equitable distribution approach.	47%	29%
12	Impact Fee Revenues are allowing our communities to effectively deal with some of the negative impacts on housing and social services.	70%	38%
13	Impact Fee Revenues are allowing us to deal with the impacts on the transportation network.	67%	35%
14	Overall the Commonwealth has done a good job in providing the tools and resources to help us realize the benefits of the gas play and appropriately manage the impacts.	39%	20%
15	Counties should at a minimum be modifying their comprehensive plans and zoning to more specifically address unconventional gas development.	96%	79%
16	Communities need to have strategies for increasing gas utilization over the long-term as critical components of their economic development strategy.	92%	61%
17	Communities through regional cooperative efforts need to partner with industry to develop strategic plans to maximize the benefits, manage the impacts and minimize the costs.	100%	72%
18	APA-PA should have a specific policy on the role this organization will play in the evolution of the unconventional gas play.	90%	76%
19	APA-PA should establish a specific committee / task force to track, develop policy, and undertake legislative coordination related to unconventional gas.	91%	77%

From my review of the results including the specific comments provided by the survey respondents and workshop participants I offer the following thoughts:

1. Shale Gas development is having significant positive and negative effects on communities throughout a substantial portion of Pennsylvania and those communities are facing new planning issues for which they will need help over the long-term.
2. Most seem to believe that natural gas will play an important role in our energy supply and economy over the long-term. Thus, shale gas development should be considered in a balanced energy policy.
3. There appears to be a diversity of views on how effective Act 13 Impact Fees are in helping communities deal with the impacts of shale gas development. The results seem to show that the Commonwealth needs to think more about the impacts of gas development on the environment and communities and possibly provide additional resources to help communities manage the effects of shale gas development.
4. Most respondents felt that communities should be planning long-term and that will require partnerships with various stakeholders working together to develop a balanced approach that considers the needs of the community and the needs of the industry.
5. APA-PA has a responsibility to help the planning community deal with this new planning paradigm in order to appropriately serve our communities. But to do so the organization will face some important polarizing issues:
 - Diversity of views as to whether shale gas demands will continue to increase over the long-term and that the cyclical nature of the industry will create a boom and bust planning scenario.
 - Over the past several years an attitude of distrust of both the industry and the Commonwealth's current administration has developed in a substantial number of stakeholders that believe that the industry and the administration are not concerned about long term community impacts. The preemption of local zoning in provisions within Act 13 seemed to really focus this distrust.
 - While many believe that a balanced energy policy that equally addresses all energy alternatives is warranted, there is concern from some stakeholders that promoting shale gas development diverts resources away from needed focus and investments in renewable energy and climate change planning strategies.
 - The perception that the benefits of shale gas development occur to a relatively small percentage of the population while the long-term negative effects are not fully understood and impact a larger population.
6. Since energy is a cornerstone of economic development and plays a critical role in climate change and extreme weather events, APA-PA should develop a balanced energy policy and strategy. This will warrant the creation of a special internal task force to address this need. A critical task of this task force will be to address the potential need for modifications to the Pennsylvania Municipalities Planning Code to address this new planning paradigm.

PERSONAL VIEWS FROM THE AUTHOR

*“To date we have seen many initiatives at the state, county and local level designed to address this new evolving paradigm known as the Marcellus Shale Gas Play. Task forces and workshops galore continue to deal issue by issue with immediate concerns in order to keep unconventional gas development moving while maintaining functional communities. I refer to these efforts to date as proactive reactionary or tactical planning. But **“to do this thing the right way,”** we will need to transition from short-term focused planning to more long term strategic planning designed to maximize the benefit of Marcellus Shale Gas development while minimizing the adverse effects and managing the associated costs. While the Commonwealth of Pennsylvania is setting the framework in which the state will address the issues, it will be actions at the regional, county and local municipal level that will really make the difference over the long-term.”*

Dennis Auker, AICP, Principal

Auker Consulting
Mechanicsburg, PA

“Just as in personal strategic planning for retirement, investing requires discipline and sacrifices by those who will ultimately benefit. In this day and age of budget deficits, cutting programs and laying off personnel, the constant theme is that there is no money to do long-term strategic planning. But can we afford not to do long-term strategic planning in order to maximize the benefits of this potential economic opportunity? I don't believe that this Commonwealth can afford not to do long-term strategic planning. All stakeholders need to be at the table participating in a process, and committing resources in terms of time, personnel and money. Stakeholders need to address how the development of a balanced strategy could benefit them and then establish what they are willing to commit in order to create those benefits. This collaborative process needs to be facilitated by an entity with the administrative structure and political will power to make things happen. Leadership at the county level that wants to work both within and across its boundaries on a regional basis is what I believe is required”

Dennis Auker, AICP, Principal

Auker Consulting
Mechanicsburg, PA