

Planning for the Boom and the Inevitable Bust

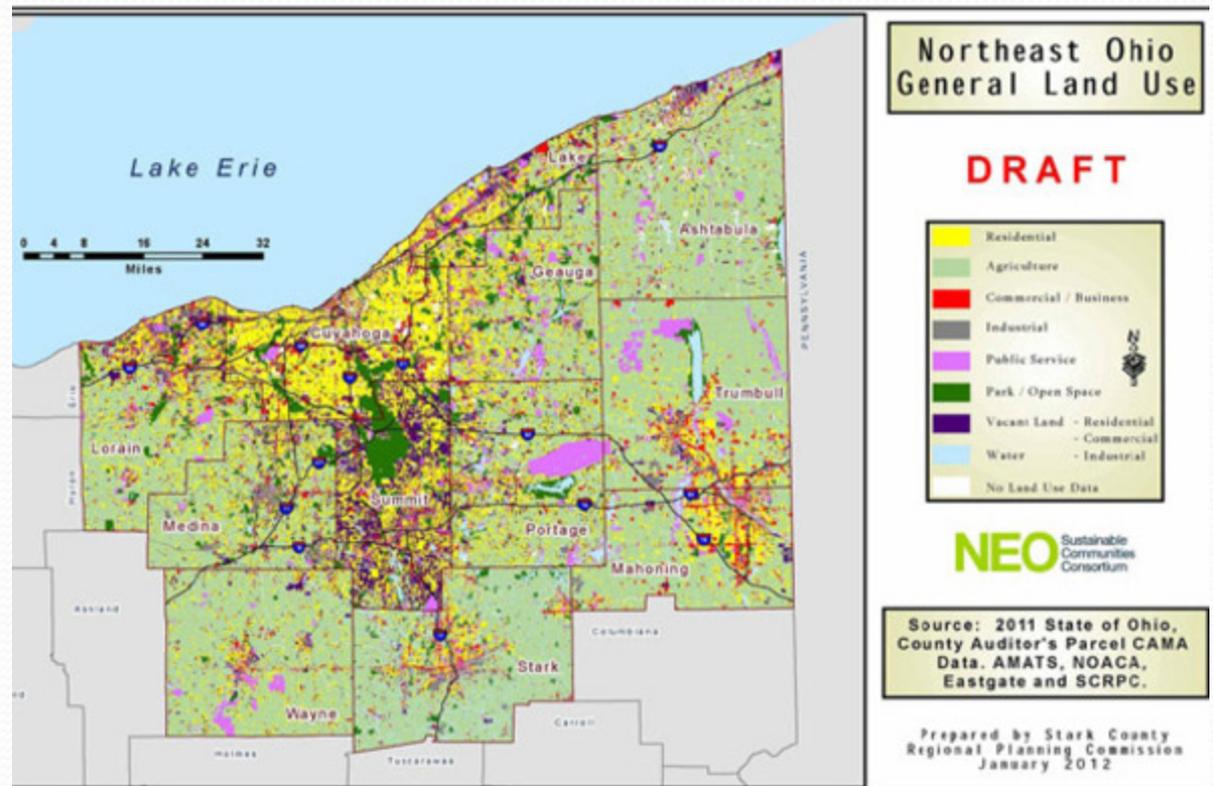
January 11, 2013

Portage County Regional Planning Commission

Todd Peetz, AICP
Director

Linking Land Use and the Economy

Where is Portage County?



Linking Land Use and the Economy

Utica Shale

Current Production:

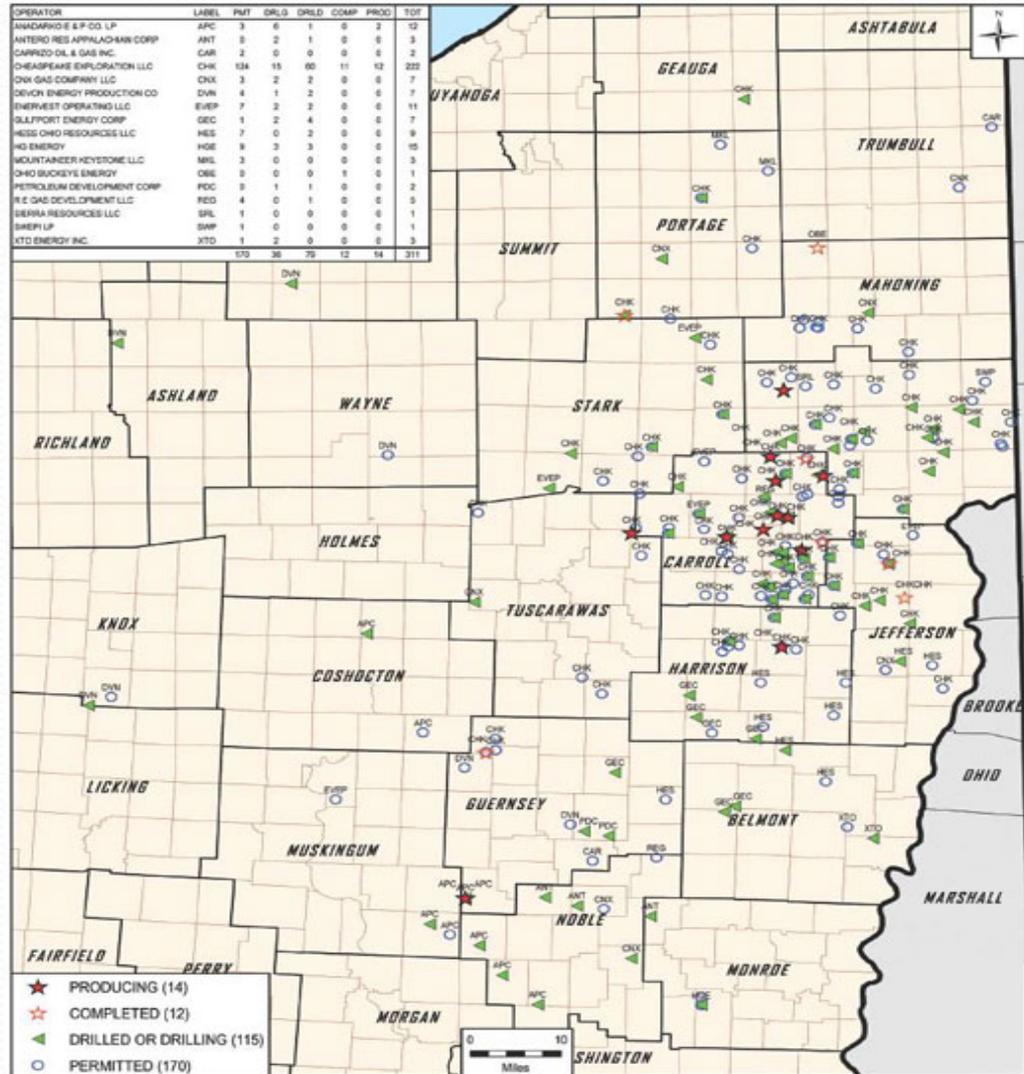
Portage County:

3 Producing Wells

14 Drilled/Permitted

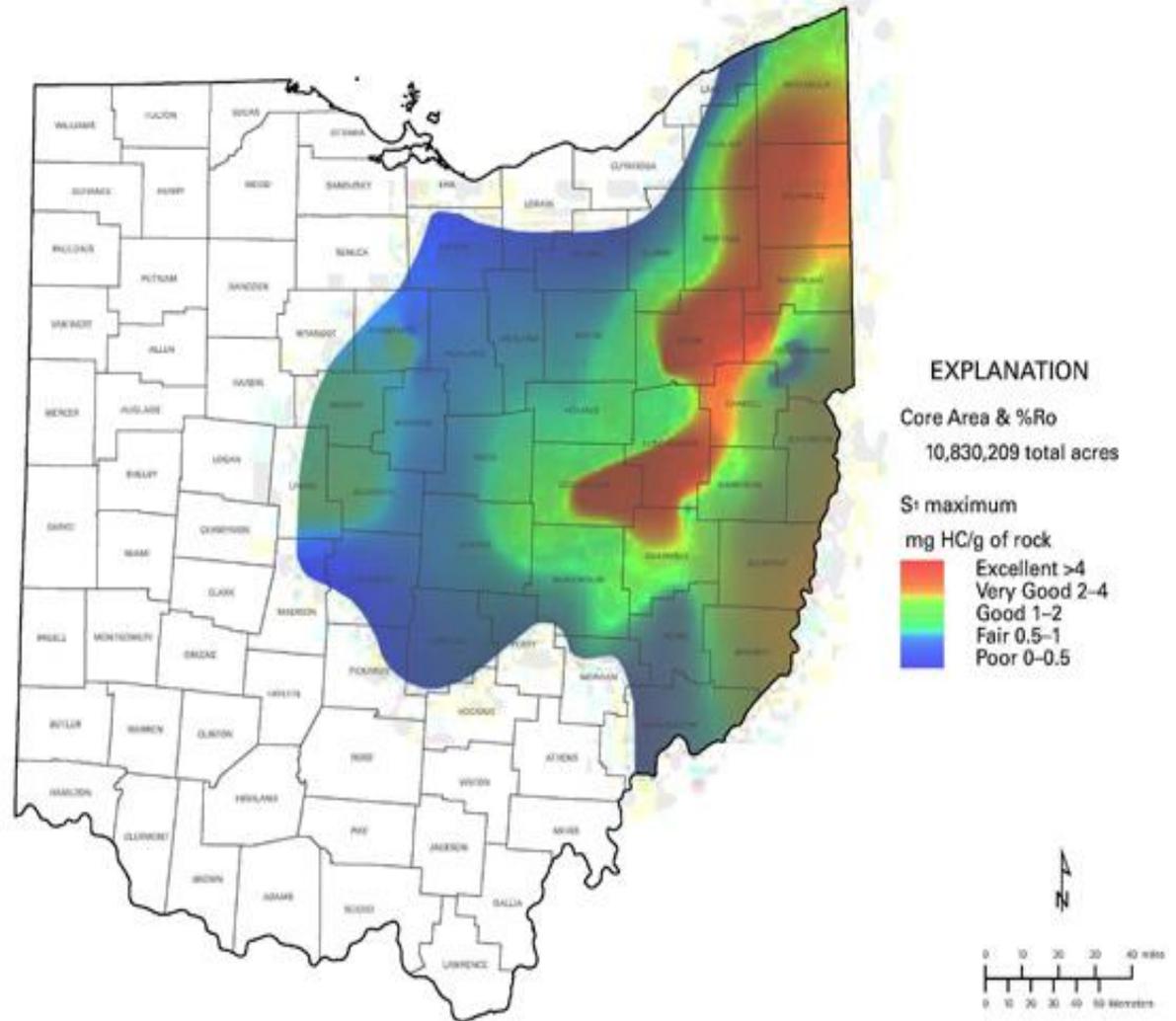
Potential 2,000 Wells

3 Generations or
Production



Linking Land Use and the Economy

Utica Shale Map:



Linking Land Use and the Economy

Utica Play:

Natural Gas

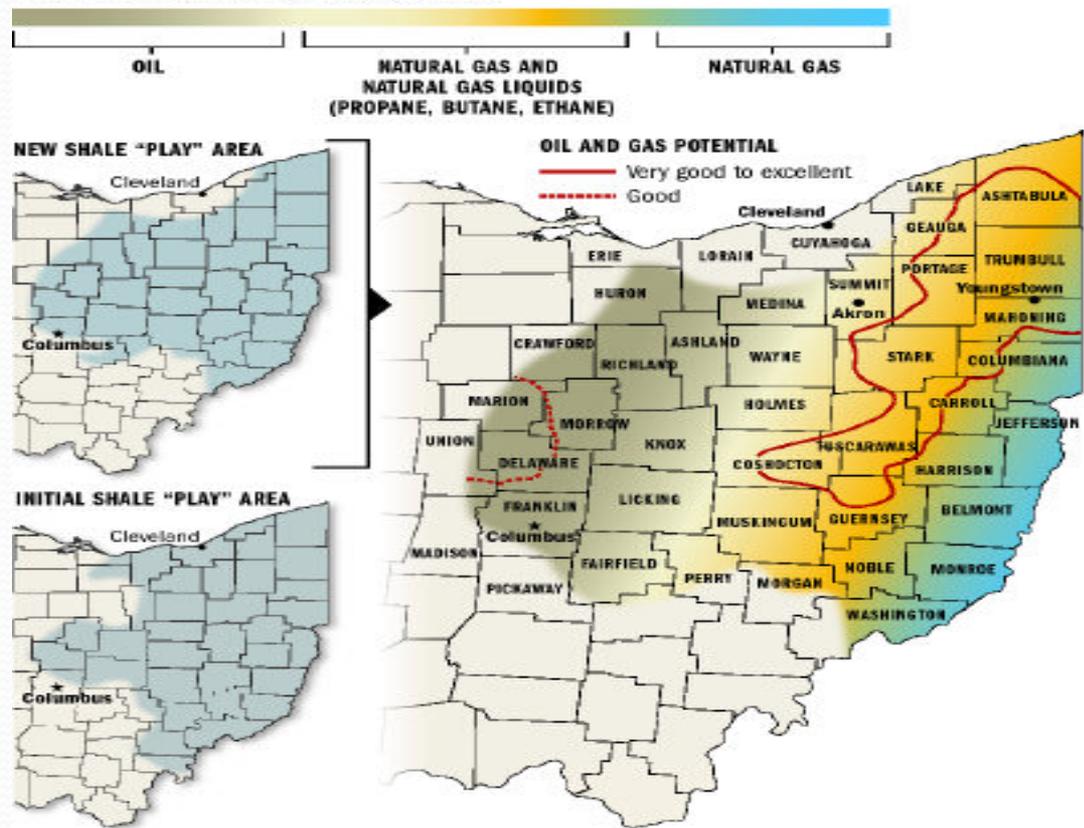
Gas Liquids

Oil

Changing Utica shale's "play"

Ohio geologists have changed the boundaries of the Utica shale "play," the region believed to yield the most potential natural gas, propane, butane, ethane and oil. The changes follow new data from shale wells and lab tests performed on Utica shale cores drawn from existing conventional oil and gas wells.

WHAT THE UTICA SHALE COULD YIELD



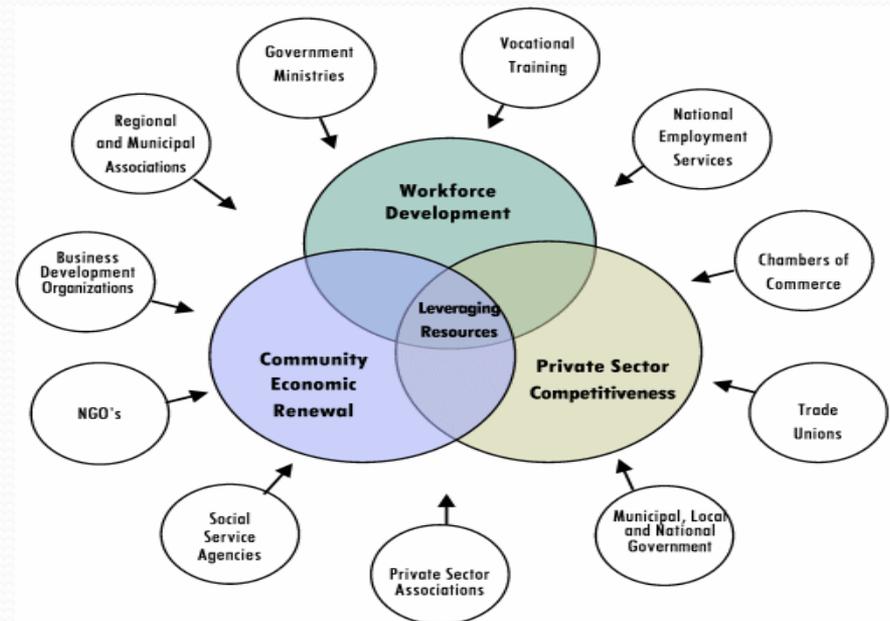
Linking Land Use and the Economy

Local Government
Innovation Fund Grant



3-Pronged Approach:

Collaboration
Education
Economic Development



Linking Land Use and the Economy

Collaboration:

County Engineer

County Health Department

County Water Resources

Regional Planning Comm.

Portage Development Board

Public Safety Providers



Linking Land Use and the Economy

Collaboration

Work with Producers to Achieve:

- Better Planning
- Coordinate Road Improvements
- Water Testing
- Traffic Control and Safety
- Promote Water Usage
- Assist Businesses with Service Delivery



Linking Land Use and the Economy

Collaboration -Experiences

- Mostly Positive
 - Generally good working relationship
- Timing an Issue
 - Rushed and can lose coordination opportunities
- Best Laid Plans
 - Reallocation of resources doesn't always work

Linking Land Use and the Economy

Education

Provide Links and Information for the Public

Business Planning for Investing or Expansion

Entrepreneurship to Start a Business

Kent State University

Hiram College



Linking Land Use and the Economy

Education – Experiences

Very Polarizing Issue

Either for or against

If you are against, do not trust the propaganda

Assisting with Expansion or Entrepreneurship

Those who are fortunate to be able to sell leases have been very private.

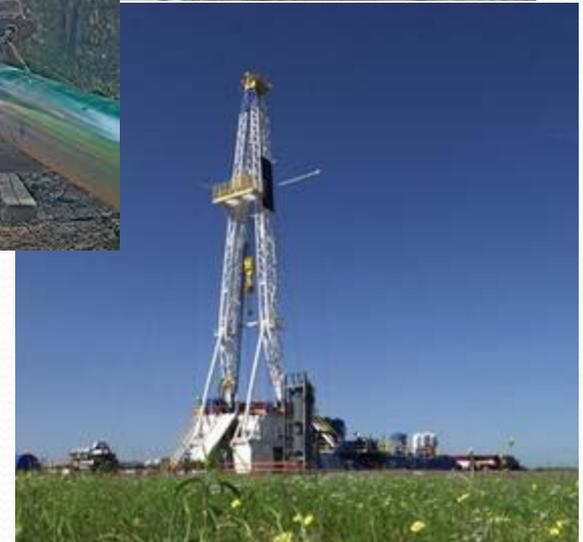
Royalties Payments haven't kicked in yet.

Linking Land Use and the Economy

Economic Development

Direct Benefits:

- Pipe/Steel
- Gravel
- Asphalt
- Truckers
- Welders
- Water Demand
- Housing Demand
- Injection Wells



Linking Land Use and the Economy

Economic Benefits

Mid Stream:

Pipeline Construction

Transmission and Distribution lines

Processing Especially Strippers

Methane, Ethane, Propane

Chemicals and Plastic Products

Food Processing/Baking Products

Metals

Natural Gas Buses and Trucks

Linking Land Use and the Economy

Economic Development

Tertiary:

Restaurants/Food

Retail Commercial

Housing Demand

More Housing and or More Cost

Linking Land Use and the Economy

Economic Development

Understanding the Life Cycle:

Pre-Drilling Securing Leases

Drilling/Fracking

Extraction/Distribution

Maintenance

Linking Land Use and the Economy

Economic Development

Housing Utilize Existing Housing /Hotels

Welders – not enough today or will it be too many tomorrow?

Plastic and Metal plants the vacant buildings of tomorrow? Pushing Brownfield Reutilization

Entrepreneurship encourage economic diversification

Sense of Place – We want to protect our communities.

Linking Land Use and the Economy

Planning Issues:

Currently limited by the ORC

But zoning still protects:

Housing/density

Noise

Lighting



Linking Land Use and the Economy

Issues:

- Contaminated water wells
- Man camps
- Noise
- Paving before we are reviews are complete
- Temporary Traffic Issues
- Dumping Solution
- Pumping from water sources
- Transmission and Distribution line replacement
- Lending/Mortgage issues
- Limited Home Rule
- Moratoriums
- Fear and more Fear

Linking Land Use and the Economy

Issues:

Experience with the Industry has been they want to be good neighbors. If an issue is raised it is quickly addressed.