

**MINUTES OF MEETING
BOURBON COUNTY JOINT PLANNING
COMMISSION MEETING
THURSDAY, FEBRUARY 16, 2017**

The Bourbon County Joint Planning Commission met at 6:30 p.m. on February 16, 2017 in the District Courtroom at the Courthouse in Paris, Kentucky.

Chair Guy Bowman called the meeting to order. Roll Call: Dennie Ferrell, Dianna Faust, John Gorrell, John Hutchison, Robert Clark, Wendell Curtis, Henry Lovell, Doug Witt, Guy Bowman. We have a quorum. Ralph Hensley, Wayne West, and Kate Ott called in and their absences are excused. We do have a new member tonight: Doug Witt. At this time we are going to have you sworn in. Doug Witt was sworn in. Mr. Bowman said welcome, he is representing North Middletown and we thank you for your service here.

Mr. Bowman: At this time we will consider the minutes. Let me know if anyone has any changes or questions about the minutes. Hearing none, I will entertain a motion to approve. Mr. Gorrell? (Made the motion to approve the minutes. Dianna Faust seconded the motion.) Vote by a show of hands. All those in favor of the minutes as presented, raise your right hand? (All present raised their hand to approve the minutes.) Any of those not approving the minutes as presented? Any abstentions? (Doug Witt abstained.) Mr. Bowman stated that the minutes passed as presented.

Mr. Bowman: At this time we are going to sound the agenda. We will hear the agenda in order. We have two items on the agenda. The first item is an Agricultural Land Division ALD 17-01. Agricultural Land Division request submitted by Joe David Faulconer for property located on Escondida Road in Paris, Bourbon County, KY. Property owned by Joe David Faulconer. A division of 5 acres.

Ms. Lacy: Okay, this application for Agricultural Land Division 17-01 for Teresa Faulconer, 504 Escondida Road, this is obviously zoned A-1 Agricultural. The application date was January 17, 2017. The proposal is for an Agricultural Land Division of 5 acres which is noted as Parcel 1 on your plat in front of you. From the parent tract of 128.39 acres leaving 123.39 acres, which is shown as Parcel 2. The Technical Review Committee met on Monday, January 23, 2017 and recommended the application for approval by the Commission. The Parent Tract has road frontage of 1077.87 ft. and that is Parcel 2, and Parcel 1, the divided parcel has road frontage of exactly 250 ft. There is an existing entrance on the proposed land division, which is Parcel 1. There is a proposed entrance for the parent tract on Parcel 2. The notification was a legal ad put in the Bourbon County Citizen on Wednesday, February 8, and my staff recommendation for this application is to approve the Agricultural Land Division Applicant complied with the regulations of the Bourbon County Zoning Ordinance and Subdivision Regulations. This approval is pending the approval and certification of the County Road Supervisor.

Mr. Bowman: Is everyone clear on the action for this item? Okay? No questions? I'll entertain a motion to approve or deny ALD 17-01.

Dennie Ferrell: I move to approve.

Henry Lovell: I'll second.

Mr. Bowman: I have a motion and second. We will vote by roll call.

Commissioner Curtis	Yes	Commissioner Hutchison	Yes
Commissioner Faust	Yes	Commissioner Clark	Yes
Commissioner Lovell	Yes	Commissioner Witt	Yes
Commissioner Bowman	Yes	Commissioner Ferrell	Yes
Commissioner Gorrell	Yes		

Mr. Bowman: Pass

Mr. Bowman: Second item on the agenda is the presentation of the 2017 Comprehensive Plan. This this will be a public hearing and we do have a number of people who have signed up to speak tonight, we are going to do a time limitation on this, for five minutes. If you don't mind. If you have, we want to hear everyone's concerns and questions, this is truly a public hearing, we want to get your comments and if you are saying the same thing as someone has already said, you could, if for just time expediency, if you could just acknowledge that you have those same concerns or questions, but we do want to hear everyone, we do want to get their items on here. So. The Task Force has done a tremendous job, has done, put in a lot of hours, has between the research, the surveys, big help from the Chamber, from EDA, from various leaders in the community, from Mayor, County Judge, Fiscal Court, City Commission. It's a good work in progress. So, at this time Andrea will do the presentation and that will give you the overview of the Comprehensive Plan, it's been out of our website for about a month, we've had it in the paper, hopefully people have taken a look at it, and, I know, obviously this community is very interested in it, and they should be, so, thank you all for coming, I appreciate your attention to it, and certainly, if you have any questions, let us know.

Ms. Lacy: First and foremost, we are going to get the screen set up so, it is going to take a minute or two. Bear with us. (Screen set up for PowerPoint presentation. Background noise.) Okay. Let's see how this will best work since we have so many people here. First, I am going to start with a letter that I put together for the Planning Commission because I want to, I want to start with putting the whole thing in to context a little bit. From my perspective, as a new staff member here, so this is what I just passed out to the Planning Commission. I will read through it for everybody to hear. [EXHIBIT 1] Dear Planning Commissioner and the community as well, as you know, over the past four years the Comprehensive Plan Task Force has worked hard to reach a majority consensus on the proposed 2017 Comprehensive Plan. This has been a long time coming as the last Plan was adopted in 2004. 13 years ago. Per state requirements, each jurisdiction with Planning and Zoning must update their plan once every five years. What does this mean for us? We are long overdue! We are a little behind. In my nine months as your first full-time Planning Administrator, I have observed and absorbed the deep-rooted generational dynamic of a Community that values its agricultural land though has so longed to provide it residents adequate and affordable housing. This challenge is among the most difficult to navigate as inherent adversarial relationships only create an environment for regression, not progression. While the Plan

that is being presented to you is the culmination of the first four years, including my nine months here of effort as a new Planner to your community, I want you to consider this plan as our launching pad, as our starting point. Staff, Legal Counsel, and regional advisory partners at the Bluegrass Area Development District have mulled over KRS to ensure the proposed Plan is in accordance with the law. It is reflective of the process that was undertaken to develop it, both before I was here and after I was here, its reflective of that process. While historic data says one thing, asking the community what they want to see in the future is equally as important. The crux of planning is balancing the quantitative with the immeasurable wants, desires, and surrounding complex political forces of the community. Those immeasurable things. With that said, for the purpose of your review and to accompany my presentation, I am providing several tables which we will go through after, after I go through the PowerPoint, we are going to go through some of these tables in the following pages in more detail. These table provide the “grading criteria” for which the Commission will be considering during its deliberation, review, and subsequent vote on the 2017 Plan. Whether tonight or another night. With the creation of planning workgroups and opening our arms up to the surrounding Community Stakeholders that have not historically been engaged, we will continue to refine and update the elements of the plan in the coming months and years. But for now, we have to have a Plan in place in order to function. I encourage you to take these considerations into account as we discuss and further refine this barebones Plan to the Commission’s and the Community’s satisfaction. Nine months is not a long time. It’s a short period of time to get caught up on a long history. It’s such a great history, too. So, I don’t read this letter to bring up negative points. I read it to put things in to perspective of how we got to where we are now and that through building consensus and including larger aspects of the community that haven’t been historically engaged, it’s going to be better for us in the future. So, that’s my, that’s my intro here. I’m going to go through the PowerPoint presentation, which is not quite as engaging as the last one, the last one was very introductory in nature, the who, what, where, when and why of comprehensive planning and so I talked a lot about all the things that we would like to do and we are going to focus on but tonight I am going to be talking more along the lines of KRS and get in to the nitty-gritty of the plan. So, that we’re all, we are being transparent about our review of these requirements. For those of you that I have not met before, which actually quite a few of you I think, the majority of you, I’ve been working pretty closely with, which is great to see, because you all are representative of a lot of different areas of this plan. And, so.... I’m Andrea, I’ve been here about nine months. My husband is from Scott County, he has a farm out there with his parents, and we live here in town, currently. We are looking to buy a house here, so we are looking to settle down a little bit. So that’s me. This plan, for those of you that have looked at it pretty closely and actually, the essence of the Joint Planning Office and our Interlocal Agreement between the Cities and the County is that we are representative of the cities of Millersburg, North Middletown, Paris and the unincorporated areas of the county. I like planning quotes. I especially like Mark Twain. One quote of which is: To plan for the future, because that is where you are going to spend the rest of your life. And that’s where your kids, and your grandkids, are going to be spending their lives, too. So, that is a really important aspect of why we do comprehensive planning, why I have gone into this profession here is so that we can focus on making the lives of our future generations healthy and happy. Our agenda tonight, I’m going to talk through the planning process we’ve gone through so far. Tonight is about the state requirements. So, we will be talking through some

of those specifics. Then we will have discussion and public comments, so like I was explaining, we will have, for those of you who have signed up, we'll, we will listen to you and address your concerns at that time. The planning process has been the culmination of a particular work group that has joined together for several meetings over the past four years to develop this plan. That is the Comprehensive Plan Task Force. Throughout the past four years, the Legislative bodies in all of the communities that have participated in this plan have adopted goals and objectives, they have each voted and approved those goals and objectives, and they have voted on the land use maps that are going to be presented to you this evening. So that is one thing to keep in mind about this sequence in which we have been working with is that the goals and the maps have already been formally adopted. At this point, it's a matter of considering and adopting the entire Comprehensive Plan document. So, now we are at the point where we hope to finalize the Plan. These are the Task Force Participants. We have representatives from the Planning Commission: Guy Bowman. Some magistrates: Cecil Foley and Mark Offutt. Marty Goins has been our legal support for the Planning Commission and both for the Comprehensive Plan, as well. Gordon Wilson of the Economic Development Authority. Mary Clay. Stan Galbraith. And Mike Withrow. So, these are our regular members of the task force. Now, since I joined on, the approach with the task force has also been to bring in some new, new folks to partake in the conversation. So, Debra Hamelback, thank you for your participation in the plan development. A lot of times bringing in some new, fresh faces kind of pushes the group a little bit further to make better progress. So, in Kentucky Revised Statutes there's several aspects of KRS 100 that we need to meet in order for the plan to be considered as approvable. So, first and foremost, I want to point to the fact that we need to demonstrate interrelationships among the various elements of the plan. And when we talk about the different areas of the plan, the center point of it all are really the land use policies that we're taking advantage of so that we can improve transportation and access, improve our community facilities that we are offering, making sure that we have the capacity to serve the existing and future community, providing housing that's needed and desired by the community, and also, for the sake of economic development and looking at those environmental factors, and those are some of the most important things here, I mean those environmental factors here in Bourbon County, we have such great farmland here, so these are all considerations toward choosing what types of land use policies we want to partake in. These interrelationships and the conversations that have occurred early on, those also have lead in to the goals and objectives that were chosen by the task force that were wordsmith and adopted. So that is a requirement of Paris is to develop goals and objectives. Now this particular group has chosen to adopt goals. Just overarching goals. Of those goals, we have eight different topic areas, those are the topic areas that were shows on the previous slide. And within those topic areas, we have 15 goals. So, the first goal related to environmental resources, is to maintain and improve the air, water and soil quality. Our economic resource goals: to stimulate growth and stability, and to recognize agribusiness, and plan for future vitality. I might argue that we would want to look at smaller scale farming operations, as well, in addition to agribusiness. Cultural resources: to preserve and protect historic and cultural resources here in the county. To provide adequate public facilities to our residents. To provide park facilities and greenspace. To provide adequate infrastructure. These are all, you know, commonsense goals that we should be working toward as a community. Coordinate the expansion of infrastructure upon new development. Coordinate countywide multimodal transportation systems supports. Economic Growth. I

must have typed something wrong there. Provide adequate and safe pedestrian access. And support the Paris Pike Corridor Small Area Plan. We are obligated legally to support Paris Pike Corridor Plan. For our housing resources: to provide an adequate supply of safe and affordable housing to our community. Lastly, and this is overarching, to use planning to direct growth in our County, and encourage growth through that subsequent land use planning. Provide adequate capacity of land to facilitate growth in all land use types. Okay? So you are going to hear about providing adequate capacity again later on as we look at the land use maps. So, again, all of these areas are interrelated and I want to point this out, too, to further iterate that we all have commonalities between our focus on preservation, that's a way to grow although you might not, technically, be providing greenfield development, so new houses out in the periphery. Focusing on these different areas allows you as a community to grow. So, we all have commonalities. So, I'm going to go through these different aspects of KRS, this is really dry, I'll warn you, and then once we get towards the end of the presentation, what we can do is really hone in on these various sections or address your questions about these different sections. So, I'm going to bounce around. First talking about the research requirements, so as far as looking at the economic development portion of our plan, we first have to conduct an economic survey and analysis of the major existing public and private businesses. Additionally, forecast future economic levels, including a forecast of anticipated necessary actions by the community to increase the quality of life of its current and future population through the encouragement of economic development. So, first and foremost, we have an economic development director. We have someone that is dedicated, day in and day out, to trying to influence job growth in our city and county. One aspect of that in particular that I want to address, is that, is related to the future job projections. Because we had some difficulty locating data that aligns with the past few years of job growth that we have experienced, so, my comment on here, and this is on page three, is that while future projections have projected a 14% job growth rate between 2012-2022, which I took out of the plan, the actual job growth rate from 2002-2012 was 4.63% over a 10-year period or an increase in 296 jobs. So, almost 300 jobs. Over the past 3 years, from 2012-2015, the job rate has, job growth rate has actually remained stagnant. Okay? So, I want to get that out there. However, over the past ten years, the County has seen a shift in occupations; a decrease in the Construction and Extraction workforce by 39% between 2002-2012, you can take a wild guess of why that happened, while an increase has occurred in occupations in the categories of Sales and Related Occupations by 32%, Healthcare Practitioners and Technical Occupations by 19%, Food Preparation and Serving Related Occupations by 16%, and Education, Training, and Library Occupations by 10%. I bring this up because I want to bring up some specific examples from here in Bourbon County. With the construction and expansion of the Bourbon Community Hospital with on-campus facilities, and food related businesses that over their time from initial establishment to now, such as Mingua Beef Jerky and Hunt Brother's Pizza, and even the expansion of the Library here in town, these are all example of a shift in growth as the data implies in jobs that could and should consider focusing on training and development in this area of demand in the future. Okay? So, I'm bringing up these examples to consider as the economic survey in this analysis that needs to be incorporated into the plan. As listed above, those that I just read off to you, much of the job growth in the County has historically stemmed from businesses that already exist here. The Economic development efforts of the city-county staff will continue to accommodate existing and prospective locally-based businesses. Light industrial

enterprises continue to inquire about land within the Economic Development Authority's Industrial Park, which has 80% or 285 acres of the land for sale off Georgetown Road. With the possible large land needs of prospective businesses, additional land has been designated on the future land use map for areas to consider for light industrial and commercial development when the Industrial Park reaches its land capacity. Okay? So this is explaining, this is part of the rationale to adding land for the industrial areas that you will see on the future land use map. As Gordon says time and time again, when people inquire, when businesses inquire about land within the Industrial Park, they don't want just a couple of acres, they want 30-40 acres, in a chunk and what this does is, in a very quick period time, if Gordon has a couple of interested and prospective businesses or manufacturing facilities that want to locate in his park, he very quickly needs to figure out well, where else do we want to be thinking about future land for these uses? Okay? And so that's, that is the rationale behind what you see as far as industrial land. But, by bringing up these examples, it allows us to figure out, you know, what areas we want to further provoke growth in. Okay? So, housing, environment and cultural resources. I grouped all these together. Not, not as a way to say they are less important than the others. Okay, I want to preface with that. However, according to KRS many of these areas are supplementary to our initial foundational analysis. So, we include cultural resources because it's something that we value as a community, we historically, generations-deep, from initial settlement, we value our agricultural land, we value our preservation here. And that is so evident by all of the efforts of Historic Paris-Bourbon County and various other private landowners who make the choice to conserve their land throughout the county and allow it to remain farmland. So, environmental resources in the section, in the plan itself, we have information about hazards that effect our community. I think next week the Bluegrass Area Development District is going to be having a meeting for their Hazard Mitigation Plan. And we are included in that Hazard Mitigation Plan. We have action items that are incorporated into that plan, so whether it's for the sake of natural hazard mitigation, applying for grant funding, that's really the crux of why we produce hazard mitigation plans is so that we are eligible for FEMA funding, but these thing we want to understand so that we know from the Planning Office's perspective where not to encourage development to occur at. Like in the floodplain, like in the floodway. So that we are continuing to look out for the health, welfare and safety of our community members. The housing aspect of the plan, that's a foundational element. And so we will talk about that a little bit more here in a few moments. The transportation plan element, that is a required element of the plan. So, within that we want to look at our existing infrastructure, road infrastructure and make a proposal, or at least take in to account where we are looking for expanding that infrastructure or widening certain roads, and the subsequent development that might result. That's not just focusing on automobile transportation, its focusing on other aspects of transportation, as well. Freight, waterways, navigable waterways, which I don't believe we really use the creeks for that other than recreation at this point. Our closest airport, even though we don't have publicly accessible airports within Bourbon County, it's important to look at things from a regional perspective. Especially from an economic development standpoint as you are trying to get businesses to locate here. Mass transit. We do have some aspect of a mass transportation system here. And I believe it leaves from the Wal-Mart parking lot, if one wanted to commute down in to Lexington, there is an option here in Bourbon County, whether you knew it or not. Bicycle access. We all know that we have some bike lanes that are located along Main Street and some other areas of town, well

we want to look at improving that bicycle access for people that continue to move in to the city's core and want to get from point A to point B through that mode. And then those that want to walk from point A to point B, as well. So, these are all aspects of the plan that we need to take into account. In the Comprehensive Plan, has that overarching look at many of these things, however, we've got the Economic Development Authority working closely with the Transportation Cabinet to ensure that with, for example, the expansion of 460, and that we are looking forward to, anxiously looking forward to in the next couple of years, how that will impact the way we that will develop in the future. Again, the expansion of 460. The construction of the Millersburg bypass and how that will affect the City of Millersburg and what type of growth considerations does Millersburg need to take in to account? Possibly for future annexation. And then the close vicinity, if we want to talk about North Middletown, the close vicinity to I-64. So these are all things that we take in to consideration as we look at each municipality, and the county as a whole. We also list community facilities that exist in our county. So that may be our existing parks and recreation facilities, schools, other educational or cultural facilities, such The Hopewell Museum, the library in town, the YMCA, churches and religious institutions, our hospitals and social welfare facilities, and the utilities and fire stations that we have that are located throughout the community. So these are, again, aspects of what we look at in comprehensive planning. So, as it exists one of the considerations in adding more land on the future land use map had to do with the capacity of the existing water treatment facilities in the city and the fact that we do have excess capacity to serve additional households. The land areas in particular, the other consideration is, are those gravity, those that will be best served through gravity fed sewer. I'm only, I only speak enough to be dangerous on this topic. So, but, that is lot of the rationale behind the land that was chosen for various areas in the City. And then I just want to note that a concerted effort should continue to occur among all of the existing facilities, the schools, all of the cities within, the county, the police, and fire to ensure that on a case-by-case basis per development plans that come through that they can adequately provide the services that will be required based on the proposal. Internet accessibility. I just want to bring this up because I don't know, I don't have a map that shows access to different areas of the county, but that is something that in the Comprehensive Plan we want to bulk up that section a little bit more and figure out how we can provide better access to our citizens. This is another aspect of the Plan I'm going to bring up as something that should be amended to it. The accommodation for military installations. So, if the military ever needed to come in and set up shop, in our community, we are required to work with them to figure out where those land areas will be. So, the proposal is to acknowledge that in the future, if this were to occur, that we would work closely with whatever military establishment it is to identify where those areas would be so that there would be minimal impact on the residences within the community. So. Another foundational aspect is understanding what's the makeup of our community right now, what are the current demographics of the community. What did it look like in the past, what does it look like now, how is it projected to be in the future? Something we've understood through this process is that Bourbon County's projected population is actually projected to decline, actually if you look at this year's population, 2015's population, that is the projected peak. Now, to, even though the data shows this, we are working to market our community towards those that currently reside outside to locate here, to relocate to Paris and Bourbon County. And so there are deliberate efforts that are occurring. I might raise my hand as one example of those that have chosen to set up shop here and relocate because

you all have such a great community and you didn't need to market that to me, I mean I just needed to come to town and meet people, but that's one aspect of the demographics that I want to bring up. I also want to bring up that over the next ten years we are actually supposed to have an increase in the number of households, so even though our population is projected to decrease some, our number of households is projected to increase. If we look at 2016, the previous year, we actually issued 39 building permits or 39 new housing units, rather, so, this includes single-family dwellings, mobile homes, we had 2 mobile homes, and we issued building permits for 12 multi-family units, these were all duplexes. So, I bring that up because our construction in the county is actually over 700% what it was back in 2011. Back in 2011, it was very, very few houses were built in 2011. Following the recession. But, I bring it up to show that there is growth occurring comparatively from previous years. The other aspects of requirements for the Plan, and this is another area that we will have to amend as another addition to the plan, is showing prime agricultural land that is of state significance. And I had some trouble at the beginning accessing that information, over the past couple of days I actually, I found the map, it took a while to find it, but there is a really great mapping application that, that an online server has, and so I downloaded those maps. And KRS requires that we identify where those lands are, well the thing is a lot of the county is prime farm land. Until you get out to the Little Rock area. Still farmable, but just according to the map, it's less farmable. So, this is one thing that we want to make sure we get into the plan just because it is important, it's so important, and we've already looked at land conservation in the County so for me bringing it up now, I'm not saying that this is just now coming important, just now, we've been talking about land conservation throughout our conversation among the task force. So, prime farm land obviously according to very much the soil type. So these are essentially soils maps that are publicly accessible online actually and I will be adding them to our Planning website for anybody that is interested. So, the land use portion. The Land Use Element according to KRS is supposed to show proposal for the most appropriate, economic, desirable, and feasible patterns for the general location, character, extent and interrelationship of the manner in which the community shall use its public and private land as far into the future as reasonable to foresee. There are a lot of words in there that are left up to interpretation.

TURN THE TAPE

Ms. Lacy: ...okay, and for purposes of comparison here, I'm showing you first and foremost the 2004 Future Land Use Map (City of Paris map displayed). I apologize for the resolution on it, however, things to point out about the map are that the yellow represents the residential areas, purple industrial areas, and per the previous plan, the peach colored or orange colored parts of the map are vacant land. Green of which is preserved or public, public or greenspace type land. So, the vacant land, this parcel that's shown right here, 317 acres, what you'll see on the next map is that has been added to the, what we are calling the 2017 Future Land Use Map. The Industrial acres 228 acres, and residential 639. And what I was going to say earlier, is the aspects of my presentation here I would like to refer directly to the plan for questions about, you know, specific numbers and comparisons, so, because I don't have things memorized. The future land use map, I put X's in those areas that are new to this map. Over here, off of North Middletown Road, that's what it's called, right? Is a parcel that has been designated for mixed use. That is 639.57 acres. Industrial land that's been

added, there are, there's one parcel off of the bypass, so, from the task force's perspective, these are some obvious areas for, that already have good vehicular access. So, naturally, for future growth would make sense for being near the bypass. Residential, that parcel that I pointed out before, that 317-acre parcel is among the land that's been added for residential. In Millersburg. Again, I apologize for the resolution, because I went off of hard copies of these maps, it's really, it's not as good as I would like, but you can reference the plan if you want to look at any of these maps that I am going over, and you have the hard copies out in the hallway. So, in Millersburg, with the construction of the bypass, the consideration for the City of Millersburg has been 'well, how do we accommodate these areas that will be open maybe for commercial development, future residential, industrial, and parks and greenspace.' So, these parcels are color coded and shown here. This is not north facing, obviously, but the bypass is shown up at the top portion of this aerial photograph, and then along these different areas that are considered interchanges or intersections, is shown as commercial. Industrial land has been identified; as well as some residential within the bypass. Again, I want to reiterate these, this map went before the city council, it was looked at by the City of Millersburg, it was reviewed and voted on by this group. In North Middletown, the same process was brought about. And several parcels of land were identified for future land use. Residential is yellow, mixed-use orange, and then we have some commercial/industrial land that is show here. So, the point that I want to make about the future land use maps: this is not a zoning map. This is not dictating to a property owner what they have to do with their property. This is not forcing them to do something different with their property. All its purpose is for is for our own long-range planning purposes. So, between those representatives of this community and looking at these different environmental factors, being road access, being buildable land, located outside the floodplain, this is why we create future land use maps. Just because we put the colors here, it doesn't necessarily mean it is going to happen there. I mean, down the line. But, we have to look down the road, and we do have acres of land that are currently zoned for these different purposes, we do, and those are going to be the ones to receive preferential treatment with development, because they are more closely located to public facilities, infrastructure. So, as a planning office and as a developer, for that matter, what's the easier thing to look at for development? If it's a land that's already currently zoned that way or is it the land that's out here and we have to go through the arduous process of rezoning? So, we have the ability as a planning office, as representatives of the cities and county, to ensure that the development that's occurring is in a manner that's sustainable for our community. We will continue to do so. But, we do need to look down the line at where future land would, and should be developed. Lastly, I'm going to talk a little bit about implementation. So, as a group, what we would like to do with the task force is to further build out and actually focus on our implementation strategy, and focus on these areas that we don't have enough information and we need to get better info to be able to make policy decisions. There are also lots of policy proposals in the plan to consider so that we are looking at both sides of the coin, so that we are looking at both infill development, which we do, we want to promote construction within the existing urban cores because that's the most supported. So, creating an inclusive process as well is something that we want to shift gears on in the future. We want to get more participation from more members of the community, so that it's not the same old group making the same decisions for the community at large. And that's why I went in to planning. Really. Because, that inclusive nature of it, that's what makes the plan real.

That's what makes the plan representative of the community. And so we will continue to do so. And in saying that, we will continue to work on this plan. Again, this is a launching point. So, with improving the information that we have, and the decisions that we want to make as a planning office, and as the planning commission, most importantly, we will amend the plan elements as they're further expanded. Lastly, I just want to mention that the plans on our website, so, and I will pull the plan up and we can talk more specifically now. Have some more discussion and field questions.

(Screen and Projector being put away.)

Mr. Bowman: I'm going to do this a little bit different this time. What we are going to do now is, first we are going to ask for some comment, if the commission members have any questions about the presentation before we take public comment. At this time, we will open up the public comment and we are just going to go in order as you signed up. And the questions directly related to the presentation or plan, be sure to voice those and want to hear from you. First up, we have Josh Cook, I know you signed up... (Noise) So, Mike Williams.

Mike Williams: Thank you Mr. Chairman, thank you Andrea, thank you all for your service, always. I know I tell you that individually, but I really appreciate you being here. I wanted to offer my congratulations, some of the members have been recently reappointed, Mr. Gorrell, Mr. Curtis, Mr. Hutchison. Congratulations. And congratulations to Mr. Witt for, I'm sorry, Doug, that I failed to mention that the most important meeting probably in the 21st century would be your very first meeting. (Laughter) Don't want to put any pressure on you for consideration, we are all very happy that you are here. Thank you for being willing to serve. I want to offer my support and advocacy for the plan, the task force, and certainly Andrea and her leadership, as well as others who were involved over the last several years for supporting that plan. This has been a joint effort by entities involved in the communities and it is very important that we move forward. There is a lot of history here, and we could go through all that, and I would say that there is probably people here in this room that will be very supportive of what you are going to consider and there are people in this room that will be very much against what you are going to consider. In my role as County Judge-Executive, I have a responsibility for everyone who lives in this County. Whether you live in Millersburg, or North Middletown, or Little Rock, or anywhere in Bourbon County, we are all as Fiscal Court members responsible for the wellbeing and livelihood of those individuals. The population of Bourbon County hasn't changed hardly over the last century. That's a remarkable statistic. And that has been intentional. That has been by design. I am 65 years old. In my lifetime, the consensus has been that the community, some elements of the community worked very hard to keep exactly where we are. And the fact of the matter that this community, or any community, or any entity in life, is that if you don't grow and prosper, you are going to eventually go in the other direction. And we are on that edge. Certainly compared to many of the other communities surrounding us. A story that I often share with folks that, when we are talking about economic development, my 30 years at IBM I had the privilege to travel to Armonk, NY many times and I would visit the archives of IBM. I did find in the archives of IBM where Thomas Watson, Jr. went to the Board of Directors of IBM and requested that he be allowed to purchase land in Bourbon County, KY to build a manufacturing facility to build typewriters. And they approved that purchase; he did purchase that land under an assumed name and began to make preparation to build a factory

to build Selectric typewriters in Bourbon County. He met with such opposition from elements of the community, not the entire community, that they basically threw up their hands and said we're not going to do this. Their business plan was to build a factory in communities of 20,000 people or less, so had no intention of going to a city as large as Lexington, but when they were stymied at every direction, when walls were put up and people were very resistant to that growth and that possibility of that factory being built here, they went elsewhere. Obviously, we know the history of that. Now you may have different opinions whether that would have been a good thing or not, for IBM's factory to be built here, but that's beside the point. The point was, that there were individuals and groups in Bourbon County at that time that went out of their way to keep the community from growing. While they may have touted that as protecting Bourbon County, the truth of the matter was they were doing it for very selfish reasons. They were trying to protect the labor market, and make sure that the folks that they hired in their business or their farm, whatever the case may be, there was no competition for that labor, so they could keep the labor market artificially down. One of the things that archive indicates that was ideal about Bourbon County was the crossroad of US27 and 68, we were truly, back in those days, one of the greatest, we were at the crossroads of two of the busiest roads in the United States, coming through Bourbon County. That was, as you know, before the days of the interstates, and that was very important at that time. Now, fast forward to now. Again, I was 4 years old when that all happened and I'm 65 now and not a lot has changed. Our population has not changed. Because many of those same elements in our community have worked very hard to keep us from growing, at all. I have a deep and abiding love for Bourbon County, I assure you, and please don't ever doubt that. This is where I want to live but I will tell you that I still grieve that my 2 sons could not stay here and make a living. There were no jobs for them. There's no housing for them. So they are both in Frankfort, Franklin County, and they are raising their families there, and they will never come back to Bourbon County other than to sell my property whenever that day comes. But, I still grieve over that, and I know that many families of many people of my generation still feel the same way. You, in your current position, are in some of the most important seats in Bourbon County today. Amongst elected official, appointed officials, while your role may not be legislative, your consideration and the ultimate recommendation that you make about this plan, is one of the most important decisions that will be made in many decades in Bourbon County. Again, Mr. Witt, I don't mean to put any pressure on you for your first meeting. (Laughter) You can change this community by recommending that this plan be accepted. You already recognize, I know, that we have an incredible talent in Andrea, for all that she has done in the short time she has been here, she's a part of this community and she's a professional planner in every sense of the word. We, for the first time, maybe in decades, have someone guiding us through these types of activities that will make a difference in Bourbon County. Our chairman is someone that I admire greatly because he stays here in Bourbon County, he could go, if you think about his vocation, he could go anywhere in the state of Kentucky, literally anywhere in the country, and do his work, but he chooses to be here because he also has a deep and abiding love for Bourbon County. Many of us do, and that's why we're here, and I know all of you do, that's why you are willing to serve. Now there will be many people here that might speak today that will criticize anything I might say, and contradict or disagree with what I might say. There will be people here, possibly, who may say if you approve this plan or if you recommend this plan, we will bring suit against you. Mr. Foley and I served on the school

board many years. I had 135 lawsuits filed against me while I served 12 years on the school board. I assure you, that there's nothing that any lawyer can say or do to me that hasn't already been done before. That doesn't frighten me as a member of the fiscal court, at all. I hope it doesn't frighten you as a member of this commission. I encourage you to prayerfully in your heart and in your mind do what's right for Bourbon County and I know that you will. That's why you are serving. I know each and every one of you will. Again, it may be one of the most important decisions that's made in this community in a long, long time. Nothing else can be done until you have an opportunity to decide to move this plan forward and then at some point the government entities that are involved in the Interlocal agreement will also have to go through that consideration process. Again, you can change our community, you can give our high school seniors of the future, not the ones that are going to graduate in May, they're going to go somewhere else to live, they're going to go somewhere else to work, they're going to go somewhere else to college because they can't do that here in Bourbon County. One of the statistics that's mentioned many times here lately over the last few months is of the teachers in the Bourbon County High School of 66, or whatever the number is, Debra, only 6 of them live in Bourbon County. For the most part, the reason is they can't find a house to buy in, within the boundaries of Bourbon County. You all can change that, you can take a step towards that, this isn't going to happen overnight, it's not going to happen in a year, but you can help us step in the right direction and I appreciate your consideration, I appreciate your service. Thank you all very much. Thank you, Mr. Chairman.

Mr. Bowman: Thank you, Mr. Williams. Appreciate that. Next on the list we have Sam Chanslor.

Sam Chanslor: I really didn't intend to speak, but ...I wanted ...brieflyto say one thing. Historically, even though Millersburg is an incorporated area of this county, we have been rarely consulted or informed about decisions being made. And we appreciate the fact that the goals and objectives were brought to us, and that we have been made aware of this whole process, and we hope to be included in the rest of it. Regardless of what you all decide to do; it's going to affect everybody. Millersburg right now is struggling. I don't make any bones about that. When you had one major industry and it's no longer there. But, we're hoping to become a place, a destination for people, to fit within the plan of what you all are talking about. So, I appreciate your consideration, I appreciate what all of you do, we look forward to working with Andrea and the rest of the Planning and Zoning Commission. But, we appreciate being considered and that Millersburg is being included. I say that publicly. Thank you.

Mr. Bowman: Thank you, Mr. Chanslor. Next up we have Mary Clay.

Mary Clay: Mr. Chairman, I need about seven minutes and I would like to borrow a couple of those from maybe ... if that's....

Mr. Bowman: Go ahead.

(Handout being passed around; map being spread out. Handout – letter – is EXHIBIT 2)

Mary Clay: You also, if it is easier to see, you also have that map at back of your letter. And I also I want to just say, also, that any numbers that I mention are also attached to the letter. The back. So. My name is Mary Clay and I am the only citizen member of the current

Comprehensive Plan Task Force. I am also a plaintiff in the law suit filed by Citizens for Progressive Growth and Development against the Planning Commission regarding the 2004 Comprehensive Plan. There are several issues that, in my opinion, the Planning Commission should be aware of with respect to the proposed 2017 Comprehensive Plan before they make their decision to approve or amend it. The text of the plan, up to and including Chapter 7 Housing Resources, is appropriately researched, documented and written; and I appreciate the changes and additions that were made at my suggestion particularly with regard to Rural Historic Districts. However, what could otherwise be a well-executed plan falls short with Chapter 8, Land Use. The land correctly states on Page 57 that: 'the Land Use Element is the culmination of all the section of the Comprehensive Plan.' The result of the Land Use Element is the Future Land Use Map. The problem is that there is no relationship between the research and analysis of facts presented in the first seven chapters and the map, as required by KRS 100. This lack of analysis regarding the proposed map and text concerns me because it was the reason for the 2004 Comp Plan law suit. Judge Robert Johnson, in his 2007 opinion concluded "that the Plan's substantial overage of land planned for residential growth far exceeds General Growth and Redevelopment Goal 3, Objective 2, as adopted and approved by the legislative bodies within Bourbon County. This violates KRS 100.197(1)." Judge John's own calculations estimated a surplus of 281.93 acres. The Court ordered "Paris-Bourbon County Joint Planning Commission amend the 2004 Bourbon County Comprehensive Plan to come into compliance with KRS 100.197(1), and include with the amendment the necessary information to calculate said compliance.' This 2004 order was implemented by the Planning Commission and at the time the 2007 Comprehensive Plan began, CPG appealed to Judge, to the Judge that the 2004 Plan not have to be amended, but that the new Plan should incorporate his order. Despite my urging to follow Judge Johnson's order throughout the current process, this was not done. The Comprehensive Plan Task Force responsibility to prepare the Plan, after that it should say map, or map and the plan, was contravened by an ad hoc committee of the Paris-Bourbon County Economic Development Authority in early 2015, when they presented a professionally prepared future land use maps for approval by the Task Force. These are the maps currently in the Plan. With the exception of me, it appears that all other members of the Task Force are members of the Paris Economic Development Authority and were on the ad hoc committee. It was revealed at the last Task Force meeting on February 18th that the maps, which were prepared out of context of the plan, were intentionally done so without my involvement, in addition to being prepared without regard to the Court's order. It concerns me that the other task force members all have government related positions and prepared the end product, the future land use map, without any official input from the public. Moreover, they have left the Planning Commission in the potential position of defending their actions in court. The significance of the land use map with respect to the court order is that not only did the ad hoc map committee members not reduce the number of acres from the 2004 land use map, they added 1,236 acres. The total available, the total land available for future development is 4,271 acres. This includes 1,751 acres within the city limits and available to sewers. 1,284 acres remaining from the 2004 land use map and the 1,236 acres added this year. In order to put the 4,271 acres of land for future development for Paris in context it is useful to compare it with Lexington. Paris has a population of 8,553 and a total county population of 19,985 and proposed vacant land for development of 4,271 acres. Lexington-Fayette County with a population of 318,000 has a current inventory of 6,228 acres of vacant land available

for development inside their Urban Service Boundary. Fayette County is currently commencing work on their comprehensive plan and some argue that no additional land will be needed since the 5,400 acres were added 20 years ago. Bourbon County currently has demand for 20 housing units per year. Based on the residential demand alone, the Comp Plan provides for over 800 years of inventory. Comprehensive Plans typically consider 20 years of housing needs and are revised every five years to accommodate changes in the economic structure. I'm also recommending that the planning commission, to the planning commission that they include the current zoning map that's right on, that you have, on these tables, let me say that sentence again. I'm also recommending to the planning commission that they include the current zoning map that designates the 1,751 acres within the city limits available for development. I was unable to convince the other members of the task force that its inclusion would be helpful to potential developers or businesses considering Paris. Moreover, its inclusion should have been the very first step in the process of estimating demand for additional land. The reason cited for not including is that it could be used to object to adding additional land for future development – and well it should.

Mr. Bowman: Ms. Clay, that's, do you want to summarize the rest and submit this for the record? Your 7 minutes are up.

Hank Graddy: Mr. Chairman, I'm ...scheduled to speak I'm going to speak for 1 minute and give her an additional 4 minutes.

Mr. Bowman: Okay.

Mary Clay: The fact that Paris has not grown is a concern to everyone. Stagnation is not good for any reason. However, there are demographic reasons why we aren't experiencing the growth we had in the 1990's with Bourbon County's population projected to decline through 2050. This is not unique to Bourbon County. In fact, the US official population is projected to increase 0.6 percent annually until 2060. Some economists are projecting only 0.27 percent due to falling birth and immigration rates. Baby boomers continue to retire en masse with unprecedented debt. The millennials remain burdened by excessive student loans and tighter lending standards so their spending is curtailed. Productivity is near-record low as and will remain that way for decades as the baby boom generation gets less productive. Workforce growth is projected to be negative in the next several years and then only near zero, on average after that. The solution to our lack of growth, espoused by other members of the Planning Task Force, is to add even more land to provide for a variety of competitive land for future use. They maintain that it is not necessary to absorb existing vacant land before more land is added. Also, it's their opinion that the owners of the undeveloped land within the city limits do not really want to sell and are holding Paris 'hostage.' Adding land without regard to the cost of extending sewer, services, fire, police protection, schools, hospitals is counter-productive and misleading to the public and results in lost credibility and confidence by the public in our, by the public in our government officials to act responsibly and prudently. Adding land without considering prior absorption is the antithesis of planning. These members of the task force are ignoring the principles of planning, of supply and demand that are the economic drivers for the effective or profitable absorption of land. Developers must be able to sell enough lots within a required time frame to make an acceptable return or banks won't lend them money. Assuming there is effective

demand, the supply of land must be in equilibrium or the developer will go someplace else where there is balance. Creating too much supply is not helping the property owner because this results in lower land values, as well as driving developers away because the rate of absorption is unacceptable relative to demand. With respect to their claim that the property owners do not want to sell, this is simply not true. Of the 1,571 acres of undeveloped land within the city limits at least 1,113 acres have for sale signs on them or are on multiple listings. On page 54, the Plan states 'almost half of the undeveloped land that is zoned for residential development are on lots that are not considered affordable to the Community that are owned by a few.' This statement is not correct. When I asked the zoning administrator what 'unimproved land' she was referring to and at what price was considered 'not affordable,' she referred to the 532-acres near of the rear portion of the Houston Oaks with lot prices of \$60,000. This portion of Houston Oaks has not been priced with respect to lots and is currently on the market as an entire tract. She then speculated that she was referring to the existing lots at Houston Oaks. With respect to the Houston Oaks lots, currently 68 are on the market. This includes 11 lots priced from \$24,800 to \$39,900; 14 lots priced from \$47,888 to \$49,900; 23 lots priced from \$54,770 to \$59,998; and 20 lots listed from \$63,000 to \$69,000. Despite the listing prices, conversations with realtors indicate that the sale prices are approximately \$10,000 below asking prices. An analysis of the last three years of lot sales indicate 4 sales between \$35,000 and \$39,500; 6 sales between \$44,000 and \$49,500; 2 sales between \$50,000 and \$52,000; and 1 \$60,000 sale. With respect to competitiveness, the Houston Oaks lots can be compared to recent Squires Point lots ranging in sale price from \$30,000 to \$40,000. This is a rural subdivision in Clintonville with a lagoon system. Considering these differences, the less expensive lots at Houston Oaks within the city limits and on sewer are more than competitive. The planning administrator maintains that the additional land is justified because of staffing changes and proposed programmatic changes at the Chamber of Commerce and Economic Development Authority. Unfortunately, no matter how the current reorganization activity is implemented, it will not alter the demographic realities of our current economy. It is my suggestion to the Planning Commission to send the proposed Comprehensive Plan back to the Task Force with instructions to remove the current future land use maps and adopt the future land use map that reflects only the residual land remaining from the 2004 plan. Although I realize this does not reflect Judge Johnson's order to remove 291 acres, as a plaintiff, CPGD has the right to appeal to the Court to request this is in the spirit of compromise. This would provide Paris with a total of 3,035 acres for future land use and still have 50 percent of what Fayette County has for such development. Thank you for your consideration on these issues.

Mr. Bowman: Next up, Hank Graddy.

Hank Graddy: Thank you, Mr. Chairman. (Handout being passed out) Mr. Chairman I have given most of time to Mary Clay. I am Hank Graddy. In 2004, we filed the above referenced lawsuit against the Planning Commission. The suit is identified in the top of the letter. (EXHIBIT 3) We filed it because the Comprehensive Plan 2004 did not comply with KRS Chapter 100 where significantly more acreage than is necessary was designated for future residential use. In two 2007 orders attached hereto, Judge Johnson agreed that the future land use map bore no relation to the projected population growth and ordered that the Planning Commission bring the Plan into compliance. Mary Clay has worked with you during

this Comprehensive Plan update process in order to assist in crafting a Comp Plan that will satisfy statutory requirements. We believe that the Commission has significantly improved the goals and objectives and that the text of the proposed Plan, through the area that Mary Clay identified in her comments, will comply with KRS 100. It's when you go beyond that, into the land use, that the problems occur. The proposed future land use map is not in compliance with KRS 100 and, I believe, contains worse errors than the Comprehensive Plan of 2004 which Judge Johnson ordered this Commission to remedy. The acreage proposed for future residential zoning, again, bears no relation to the projected population growth nor the needs of Bourbon County. We request that you remove this future land use map from the Plan, that's at page 59, and create a new future land use map, without, so that you will not commit the same legal error you committed 2004. I've attached below that the orders, I'll let you read them yourself, but I'm simply here to indicate that you have not complied with the prior court order, which you have in front of you, and page 59 compounds the violation. I would urge you to remove that and come in to compliance with the court's order. Thank you.

Mr. Bowman: We're good. Thanks Mr. Graddy. Next up is Leah Craig.

Leah Craig: Thank you all for allowing the public to come out tonight. My name is Leah Craig. I'm the Executive Director of Historic Paris-Bourbon County Hopewell Museum. I'd like to pass on that my board president, Gaylord Van Guilder, sends his regrets that he was unable to attend tonight. I would like to express our organization's support for historic preservation. Efforts in favor of historic preservation will help the community retain its unique identity for future generations and will put it in a better position to draw new residents, tourists and businesses that will grow and enhance the community's economy. We will partner with local government in any capacity in which we are able to do so on issues that promote efforts to retain the historic character of the community and educate the community about its rich history. Thank you.

Mr. Bowman: Thank you. Next up is Ron Carter.

Ron Carter: It's hard to follow Clay Clay and Hank. How are you all? We fought the Wal-Mart together, years ago. I'm a little disappointed that this process went on so long and you didn't ask a member of Historic Paris-Bourbon County to participate. And that's, disregard that, that's a complaint, done with, right? Because we are committed to Paris and Bourbon County, to making the world work. I think from my point of view, as a citizen, a lifelong citizen of historic, of Paris, and Bourbon County, the one thing that hasn't happened, that I think that Andrea is trying to bring about is a more positive participation from our local government. That to have a community that is sustainable, it requires your participation, not laissez faire, not letting people do what they want to do, as individuals....

TURN THE TAPE

Ron Carter: ... I walked down through Paris, last spring, 16, I see 21 empty storefronts. When a storefront is empty, the building suffers. The city suffers because those, those people that had businesses on the street, if there are three of them here that worked, then four of them next to them, it hurts their business. That needs to be solved. It takes a partnership to do that. It takes you all, it takes county government, it takes the City of Paris, it takes the Rotary Club, it takes Historic Paris-Bourbon County, it takes the Chamber of Commerce, it takes all

of to get together and make it work. And that's, I want to thank Andrea for her coming from us from another community objectively looking at this, and doing her best to get us together. Because we do fight, we do fight. And that's all good, but at the end of the road, we have to survive. To sustain ourselves. We have to make this work. I appreciate all your time and your all's energy, in volunteering and coming here to do this. I support the comprehensive plan.

Mr. Bowman: Thank you, Mr. Carter. Next on the list we have Pat Simpson, and I think you deferred your time to Ms. Clay, is that correct? (Audience talk can be heard about whether she gave all her time to Ms. Clay) If you want to make a statement, go ahead, you go ahead.

Pat Simpson: (Stood up at her seat to talk. She did not come up to microphone, therefore her statement is unable to be transcribed.)

Mr. Bowman: Thank you, Ms. Simpson. Catesby Simpson?

Catesby Simpson: I'm Catesby Simpson, and I'm a farmer. And as my mother said, she can't see so I read the whole plan to her, so I've been through it once and I will say it's 98 pages, counting all the maps. It's a lot to absorb at one time and I have not, what I have read is a draft and I was going to the City's portal to look at an updated one, and I couldn't get it that way, there was some kind of problem, apparently there was another place I could have seen it, but I'm not the world's most technologically adept person, so I haven't seen a corrected draft. There were a number of errors, some of them significant, some of them not, that may have been corrected in the final draft, but it seems to me, it's, I don't know how much chance all of the Planning Commission has had to look at the whole thing, it's seems to me we might do better to consider, consider it in chunks, it's one big hunk to swallow at one time. And I feel like some of it could use a pretty close look. If you adopt it, it's, if you get sued on some decision you've made, it's the legal basis for defending yourself, if there are errors in it, that's a serious problem. So, I'm not arguing with the County Judge that this is not one of the most important decisions you are going to make, I'm just saying, if possible, let's look at it section by section, and before you adopt the whole thing. Thank you very much.

Mr. Bowman: Thank you, Miss Simpson. Next up we have Mr. Wornall. Steve Wornall? (Audience member said that Mr. Wornall had left.) Did he? Okay. Stuart Burns? Mr. Burns?

Stuart Burns: Stuart Burns. Kind of reminds me of that old saying 'round of the usual suspects.' We've addressed this group before and I think we all know where I stand on it. My initial response is that I feel that the agricultural zone is worthy of as much protection as any other zone and I ask you folks to consider that. As we start our comments, I would like ask you to pause and reflect for a moment on the oath that we witnessed this evening, when Doug Witt stood before us and basically in two points swore that he would abstain from engaging in the act of dueling, and that he would adhere to the laws of the Commonwealth to the best of his ability. All of you have taken that oath. As we look at the material that Mary Clay has presented, there has been a tremendous amount of work done on this Comprehensive Plan, both by the task force and by Mary Clay. They present two rather dramatic, different pictures. This group is well within their rights and responsibility to challenge the numbers that Mary Clay has put before you. They are quite specific. They should be easily confirmed or easily disproved. If you go through those numbers, and those numbers are correct, then I ask you to think about the oath that all of you have taken and

adhere to the law. My initial ignorant assessment is that the task force either doesn't understand the law or they are willing to disregard it, that does not mean that our Planning and Zoning Commission should fall in to that same path. So, my request to you is examine the data carefully and adhere to the law, and that means you may have to go back and restudy some of the things that Judge Johnson has said but the law is the law and when we don't adhere to it, that's where we get tension and conflict. And there isn't any need for it, because we are all here together, we all have the best interests of Bourbon County in our hearts, we just differ on what we feel that future might be. But the numbers are there, study them, follow the law. Thank you.

Mr. Bowman: Thank you, Mr. Burns. Ms. Burns, are you ready to speak?

Jane Burns: Hi, my name is Jane Burns. I'm a farm owner on the Millersburg Road. Mary Clay and Dr. Burns stole most of my thunder, so I am going to skip through most of what I was going to say. But, I do need, I do want to reiterate the fact that my concern is that, I've been before this commission, I'm one of the usual suspects, 28-30 years ago, it's been a constant drumbeat of contention between farm owners and developers. And I just want you to know that it's not the position or the job of this commission to make sure that developers make a profit margin. But, it is part of their job to make sure they treat all the owners, all the members of this community equally. There is much talk about the value of farmland. The opening picture on the presentation tonight didn't show a subdivision. Why? Something to ponder. As you consider this plan, please take in to note the many acres of prime farmland that you are planning to convert to residential use. You did a little bit of that converting tonight when you passed that 5-acre land division. Consider how any acres of prime farm land that is already designated residential use and the large number that is being added in the plan. Is it necessary? Or better yet, is it smart? I am not against growth. I am just, it just seems that growth always seems to me taking prime farm land. One thing to remember, farm land, they are not making any more of it. When it's gone, it's gone. Thank you for your time.

Mr. Bowman: Thank you, Ms. Burns. Mr. Wornall? Mr. Wornall? Okay. Would you want to make a statement? You were signed up.

Steve Wornall: (From the audience) No, no. I'm mainly here to listen.

Mr. Bowman: Thank you, sir.

Steve Wornall: Thank you.

Mr. Bowman: Last on the list is Dottie Spears.

Dottie Spears: Thank you for the opportunity. I represent the old guard in my last name and I am honored to be here. I feel there has been a tremendous amount of work and whenever we discuss litigation, it is an anxious opportunity and it's difficult. I hope, and I'm posing questions. Honorably, Guy, that I would hope that we would certainly study the litigation in relationship to your proposal and that we certainly want growth, and we want this to be an honest perspective. And I hope that all of you had an opportunity to review it as an commission prior to this day and I appreciate how hard it is to suggest different changes, but I also see the point of the 13 years it's taken you to get here. And that concerns me. Some of the agricultural property and the Bluegrass Conservative of our interest in agricultural and

agri-tourism are very important, but it is also very important to offer housing. Please know that I am very firm in anything that this commission determines and I appreciate the time and effort that it takes to get here.

Mr. Bowman: Thank you. We've heard a pretty wide array of opinions, questions, it's good. We have a good cross section of the community here; we've had a good cross section of the community on our task force. We've had representation from governmental authorities, we've had representation from the citizenship, we've had people that have come in and out of our task force, there's been a tremendous amount of work, that's is for sure. There's been a lot of attention. And one of the statements was by Mr. Burns was that we all want the best for Bourbon County. We do, I'm not a developer, I have no stake in it other than I live here. Love this county, I grew up here. And the only reason I'm sitting here is because of that. That's it. So, that's why you are sitting here. You love this county. You're interested in the way it's treated, everybody wants to be treated equally, we're all citizens here, and we all should be proud of what we have here. And we are. So, that's my statement for what we have done with this Comprehensive Plan. The intentions of what we've done, as well, is we've looked to the future. We've looked toward what we consider growth. Now, numbers? Yeah, they do say a lot. Numbers can make or break a statement. Numbers can be manipulated anyway you want them to be manipulated. I've heard tonight that job growth is flat, it's actually declining. Nationwide, that's not a true statement. I can say that absolute factual, that it's not a true statement. Manufacturing is increasing. Economic development is selling this county to wonderful businesses. They are looking at our county. A lot of them are. Gordon's beating the bushes. He's not only doing it. People are approaching him to locate in our industrial park. So, people are looking, tremendously, at this county. It's up to us to help that long. Part of it is, they have a wonderful industrial park here, some of it is, some of the infrastructure outside the industrial park, housing, schools, amenities, things like that. So, that's one of the intentions of our growth. Some of this is unprecedented. We can't look at just the numbers, the projected growth, because we've had unprecedented programs implemented in this county over the past few years. Andrea alluded to the fact that we've programs, programs in itself, they don't really do a lot for growth, but what this county has done, and this includes, this includes involvement from the Fiscal Court, the City Commission, EDA, Chamber, all of those entities coming together along with Planning. Planning is, we're here to facilitate the growth. Along with the city government, county government is here to promote that growth. So, part of this plan is to help facilitate that growth and in a proper planned manner, not haphazard, not in a, you know, you hear urban sprawl, things like that, none of that. We take this very seriously. So, just the fact that Planning is now located right beside Economic Development, right beside the Chamber of Commerce, in the City Municipal Building, with all those entities that have, that have this County's heart in its hand, is the best that they are doing, they are doing a tremendous job. You see Debra Hamelback with the Chamber, I don't know if you are on the email list from her, but the amount of work the Chamber has put in to really bring this county together is outstanding. The opportunities provided bringing businesses in by Economic Development has been outstanding. Other business owners within this community that I see out here in the audience have been promoting this county in an outstanding fashion. So, I say that because there's, there are, there's a movement to provide a better quality of life here. And you can look at trends, trends don't take that in to account. Those are those intangibles that

Andrea talked about earlier. Those are those you can't really put a number to that. So, we do provide future projections. We also provide ways to accommodate those future projections as we are required to do. And that's what this Comprehensive Plan has done. I see many statements about historical preservation tonight. Many people are concerned about that. There's a fairly extensive section in here, how we talk about cultural preservation and historical preservation in the county, not only just within the city, not just a building, but lands out in the county that are historical, of historical significance. That is within this Comprehensive Plan. We understand, as a community, that that's an important thing to put in there. So, Andrea also alluded to the inclusion of prime farmland. Prime farmland, that's a jewel here and we do have preserve that. We do have to preserve it and accommodate growth. What that doesn't mean is that we disregard it because we certainly cannot do that, because we have an extremely unique opportunity here that other counties have destroyed. We can't do that, but we still have to grow. That includes our tax bases, because if we don't grow, all of our taxes are going up. And we can't support the infrastructure by ourselves. So, it's up to us, it's up to us to help that growth in a proper fashion. The, I see projections that are negative, all the way from years ago when IBM could have been here and like Judge Williams said, it may or may not have been a good thing for the county but it was certainly an opportunity that was missed. We can't miss opportunities like that. We have provisions for those opportunities today. We have an industrial park that is fully tooled for those opportunities and we're ready to go. We're open for business. We've got our schools in line with that. The schools have, have promoted work readiness and that's something that these businesses look for. That's a big jewel in the Chamber's hat. So, hat's off to that. So, that's my review of the Comprehensive Plan, just from a personal standpoint. I live here, love this place, you do, too. All of you. So. With that being said, we're finished with our public comment at the moment. We would like to open this up to the Planning Commission. Any questions about anything, so far? From the Commission?

Mr. Clark: Are we here tonight to vote this whole plan in?

Mr. Bowman: There's... the options are ... tonight, you could vote it. Now, we are a recommending body, so we would either recommend as it is, to go on to Fiscal Court and City Commission to actually vote on....

Joshua Cook: (from the audience) Actually, the Planning Commission is the body that approves the Comprehensive Plan, not the Fiscal Court and City Commission.

Mr. Bowman: My apologies. Correct. My apologies. I was incorrect about that. My mistake. So, you either vote it or if you have questions about it, there are sections in there, we can table it, got back and correct things, we can do more research, bring it back, so there are options, we don't It's not an all or nothing kind of thing.

Mr. Clark: I don't know if anyone else agrees with or not, we haven't heard anything on this Comp Plan other than what we are hearing tonight. So, we are supposed to vote on something we really, not been before us, we don't have any....

Mr. Bowman: It was presented last month and it has been available, publicly, for a month.

Mr. Clark: Excuse me?

Mr. Bowman: It was presented last month and it has been available, publicly, for over a month.

Mr. Clark: I had to get my copy of this, I had to call the Planning and Zoning office. It's not on the website. I couldn't get it to come up. And I tried, I just tried sitting here, and it did not come up again.

Audience: You have to go to the right website.

Mr. Clark: And what website would that be?

Ms. Lacy: BourbonCountyPlanning.com

Mr. Clark: I did that. I still couldn't get the Comp Plan to come up. It told be everything else but what I wanted to hear about the comp plan. That's the reason I called you all and got comp plan, you all emailed, yeah, emailed me the comp plan.

Ms. Lacy: Were you at the last Planning Commission meeting?

Mr. Clark: Yes.

Ms. Lacy: We distributed hard copies to all commissioners.

Mr. Clark: But there are no, in the hard copies we got there are no, there's no, these maps, we can't tell what these maps say and nobody's gone over it with us what these maps are about. And I thought, in times before, we've actually spent time most of a meeting on this particular map going over it, in specifics. We haven't done that with this.

Mr. Bowman: Okay.

Ms. Sosby: I'm getting it up on my iPad right now.

Mr. Clark: You got the Comp Plan?

Mr. Bowman: That's why we, that's why we have had it publicly available for a month. So we can observe the maps and those types of things, and ask questions about that.

Mr. Clark: That's for the public. We're the commission. And I think that in times past we spent some time going over each of these sections. To see if there were any comments from the Commission or anything that needed to done. We've not had any input, maybe I'm wrong, has any of the Commission had any input on this?

Mr. Bowman: That was the intention over the month review.

Ms. Lacy: The previous month, yeah, the intention was to put it out there and to have those one on one discussions, if you all felt the need to. I, we have an open door policy, at any time, you to come talk about anything, at all, including the Comprehensive Plan, I will sit down with you and walk through it with you. I thought I made that clear at the last Planning Commission meeting. But...

Mr. Clark: But we, ... you have also said that we have some revisions that are going to be put in to the plan...

Ms. Lacy: I brought up. Yes.

Mr. Clark: What do we do about that?

Mr. Bowman: Hold on. Step up, please. Josh Cook, he's with Bluegrass ADD and he's helped us as a consultant over this plan, so

Joshua Cook: My name is Joshua Cook; I live here in Bourbon County. I'm also the Regional Senior Planner for the Bluegrass ADD. I've been a Planner for 17 years. If the committee, the Planning Commission, if they are concerned that they have not had a chance to go over the maps, I would recommend not deciding anything tonight. Hold a workshop where the public could come and observe, and then have it be between the Planning Committee, the Planning Commission, and have a discussion to go over the maps and any concerns they have and then hold another public hearing. That would be my recommendation.

Mr. Bowman: We can do that. That was, we have options. I mean, we are not trying to cram anything down your throat or anything like that, by any means.

Mr. Clark: Because we have just considered this as a whole tonight. With no consideration, I mean, I've always, with all the Comprehensive Plans I've been through, we've even had one upstairs...big thing...we always went through these piece by piece, and we had public input on each piece as we put it together. Public input.

Mr. Bowman: Okay. And we can do that. I'm not saying we shouldn't do that. If that's what the commission wants.

Mr. Clark: It's ultimately our responsibility for this plan.

Mr. Bowman: Okay.

Mr. Clark: Correct?

Mr. Bowman: Right. That's why we wanted.....

Mr. Clark: This is our...

Mr. Bowman: That's why we wanted you to review it over the past 30 days.

Mr. Clark: I did review it over the past 30 days, and I still have as many questions, I just, I'm not comfortable with it, at all.

Mr. Bowman: Okay.

Mr. Clark: And it's not that I'm saying that it's wrong.

Mr. Bowman: Right.

Mr. Clark: I'm just saying, I don't feel like that I have been presented enough of it, to make a good decision on what's going on. I've heard a lot of facts and figures from out here, but I always hear a lot of facts and figures.

Mr. Bowman: Right. So, well, hold on. Mr. Carter? Okay, that can be certainly a motion or proposal, not right at this moment, but...

Mr. Clark: But, that's my opinion. There's other people here.

Mr. Bowman: Absolutely. I mean, we are here as a commission, we have to come to a consensus on how we want to do this. So, we have to start somewhere. So, that's fine. So, any other questions or comments? ... with the commission, Mr. Carter. Any other questions at the moment? Do you want to say something? (Directed towards Andrea Lacy)

Ms. Lacy: No. I mean, again, you know, I want to reiterate that I do have an open door policy. I try to be as transparent as possible, given the task that has been assigned to me. In the short period that I've been here. And I'm more than happy to sit down in whatever capacity, whatever modality, with the Commission, if the Commission so chooses to do that.

Dianna Faust: ... sections, in parts at several meeting, and we have covered all in sections, and I feel like this is all of that put together. And we had 30 days to go over it, if I had any questions, I would have asked you. So I feel like we should have looked more prepared when we got here. So, I'm not quite sure what we can do to prepare people more for the next one.

Mr. Bowman: Yes, sir?

Mr. Gorrell: It's tough when you got people come in and say if you don't it exactly like this, we are going to sue you. Nobody likes to be sued. But this was in '04. I'm sure we have gone farther ahead that we were in '04.

Mr. Bowman: We don't make decisions based on that. We make decisions based on if we think this is a proper plan. We have to comply with KRS. Absolutely. Any other questions from the Commission? I will say that the public hearing for this section is closed. Now, pending on, pending any recommendations or motions from the Commission we may open up another public hearing at a later date to review additional information. Just want to make that clear. Any other questions by the commission? All minds are clear? Cloudy? We've got a little of both? One more time? Questions? Comments? Hearing none, I will entertain a motion on the 2017 Comprehensive Plan, and within your motion, make sure you identify what your terms are.

Ms. Faust: I would like to make the motion to approve as is, except for the two revisions that you mentioned in your presentation of the 2017 Comprehensive Plan.

Mr. Bowman: So the two revisions are the addition of the Prime Farm Land and Military Installations. So we have a motion on the floor. Do we have a second?

Mr. Gorrell: I second.

Mr. Bowman: We have a second. We will vote by roll call.

Doug Witt: Would you repeat that motion, please. As stated.

Mr. Bowman: Well, the motion was, is to approve the Plan as presented with the two additions of Prime Farm Land statistics Andrea stated before and the addition of the Military Installation acknowledgement. So, that's the motion on the floor, it's got a second. We do have to vote on it.

Mr. Witt: Can we open that for discussion?

Mr. Bowman: We can....

Mr. Clark: We can call for questions. Call for questions.

Mr. Bowman: We can call for questions; we can't change the motion. We have to acknowledge the motion. If you have a question about it, we can address that, before we vote.

Mr. Witt: Yeah, I mean, my understanding is that if there is a motion and a second, you can open it up for discussion.

Mr. Bowman: You can open it up for questions, discussions but the motion stays as it is. Are there any questions?

Mr. Witt: I just have a bit of discussion to bring up. I apologize, I'm late to the whole thing, and I, if the Commission decides to vote one way or the other, I certainly respect it, and I certainly respect all the work that the task force has put in to this. I guess I have a few concerns. I've looked over the whole plan, and I've looked over the revisions. A lot of it makes a lot of sense. I think the question of the legality is a concern. I'm not convinced that this plan solves all of our economic woes that we have here. I think, that as a community, we already have a lot of good things in motion with the Chamber of Commerce and Economic Development. I think we are moving in the right direction. Lastly, I think public comment leads to better understanding and you know, I think we are all hearing some comments tonight that we feel we need to think about a little bit, and I feel personally rushed to make a decision. I would feel rushed, if I had to make a decision tonight. So, my point would be that I won't be in favor of that motion.

Mr. Bowman: Any of questions about the motion? Discussion? Okay. We are going to call the roll. We are going to vote by roll call.

Commissioner Lovell	No	Commissioner Ferrell	Yes
Commissioner Gorrell	Yes	Commissioner Faust	Yes
Commissioner Hutchison	Yes	Commissioner Witt	No
Commissioner Clark	No	Commissioner Bowman	Yes
Commissioner Curtis	Yes		

Motion passes

Mr. Bowman: 6-3. It passes. So we will add those two additions. Folks, rest assured, our plans going forward, no, this is not going to solve every problem we have in this county. Rest assured, we have plans beyond tonight, we have plans to reach further into the community, we're, we are going to, over the next few years, engage the community, people outside the community, consultants, we have a lot bigger plans than what we have here. So, rest assured that's coming down the road, keep your eye on the paper. If you are on the internet, make sure you get on our website, there's always information out there and that's pretty much it.

Mr. Clark: I hope some information gets to us, too. In a meeting, in a formal setting.

Mr. Bowman: Yes, sir. Andrea, do you have any closing statements?

Ms. Lacy: I guess in closing; I have a personal statement to make. My husband and I, last April, we did 170-mile backpacking trip. Over the course of 17 days. I thought that was going

to be the hardest thing I would do. Turns out, this job has been quite challenging, too. But, in all seriousness, I understand that there is, there are two different sides of the spectrum, here, at odds with one another. I will continue working, and I am committed to working towards building better consensus. As transparently as possible. Okay, that is my MO. And I am going to continue progressing in that manner. So, I thank you all for consideration of the work that we've put forth on this, looking forward to continuing to improve, and the planning efforts in the city and the county.

Correspondence, Discussion, Reports

Mr. Bowman: Under discussion, the only thing we have right now, we have BOA on February 21st. TRC on February 27th. The next Planning and Zoning is March 16th. My wife's birthday. Thank you all for coming. I appreciate it. We need a motion to adjourn. Unless anybody has any questions.

Motion made to adjourn by John Gorrell. Seconded by Dianna Faust.

GUY BOWMAN
CHAIRMAN

DATE _____