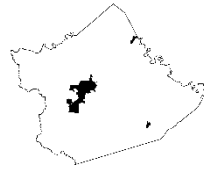
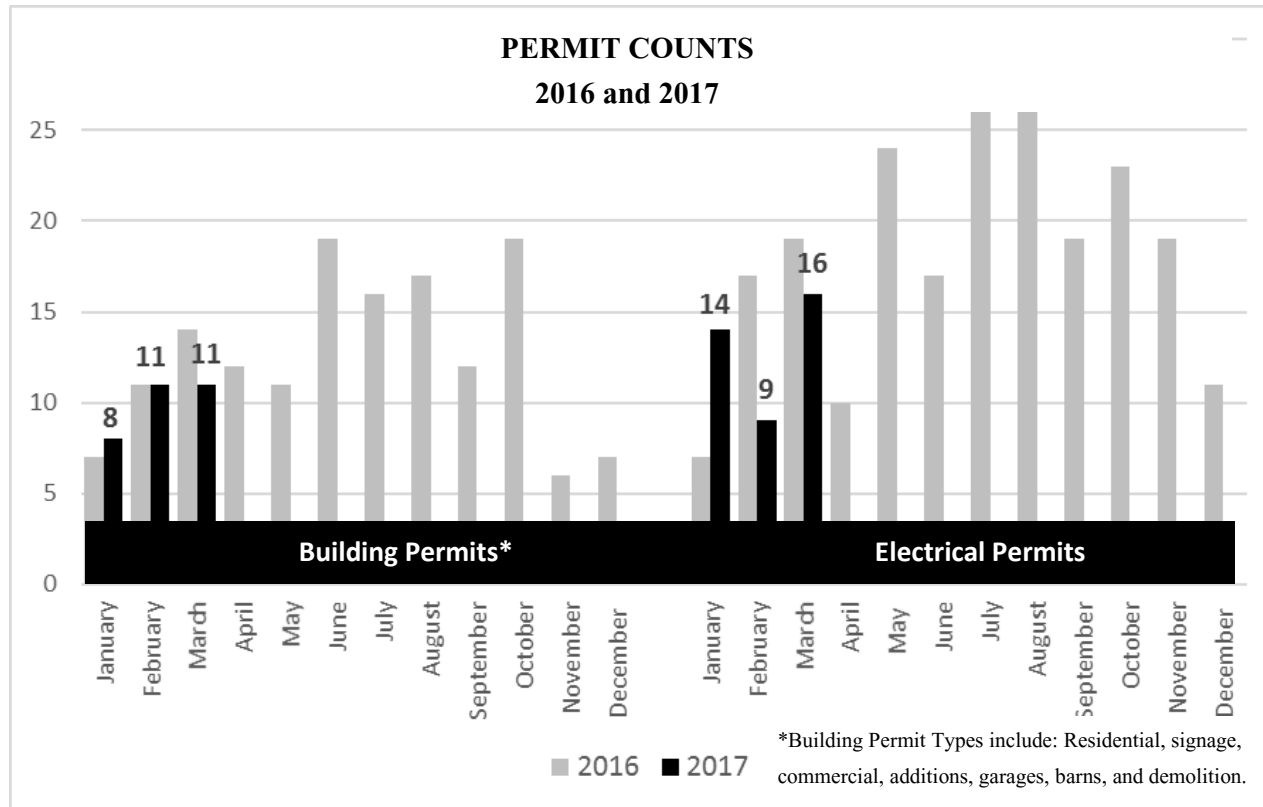


UPCOMING DATES:

April 11, 2017 Bourbon County BOA Meeting
 April 17, 2017 May Application Filing Deadline
 April 20, 2017 Planning Commission Meeting
 April 24, 2017 "On the Table" Community Meeting



BOURBON COUNTY JOINT PLANNING OFFICE
2017 REPORT OF ACTIVITY
 As of March 31, 2017



PLANNING & ZONING APPLICATIONS

2017

TYPE	COUNT
Agricultural Land Division	5
Minor Consolidation	1
Minor Subdivision	1
Development Plans	2
Zoning Text Amendment	0
Zoning Map Amendment	0
Variance	1
Conditional Use Permit	0
Cell Tower	0
Total Applications	10

P&Z Fees Received	\$1,500
Permit Fees Received:	\$7,126.25
Copies:	\$40
GRAND TOTAL	\$8,666.25

Building Permit Statistics

- Single Family Dwelling Building Permits issued in the first quarter of 2017 (January – March): **7 (4 - Bourbon County, 3 - City of Paris)**
- The average new construction cost of single-family dwelling: **\$379,495.22**
- Average new construction cost for single-family dwelling in Houston Oaks (2017): **\$320,250**
- The average new construction cost of multi-family per unit (2016): **\$81,250**

March Planning Office Activities

- **March Code Enforcement: 26 Building Inspections. 19 Code Enforcement site visits.**
- Submitted updated Community Rating System (CRS) Report for continued participation in the National Flood Insurance Program (NFIP). City/County site visit expected by Kentucky Division of Water (KDOW) in Summer 2017.
- Developed and preparing to mail “Floodplain Information” brochure to 60 repetitive loss (RL) properties located within the City of Paris (Attachment A). Plans to distribute same brochure to other areas of the County and the City of Millersburg.
- Floodplain Issues: Violations in County requiring site visits and follow-up meetings (325 Hawkins Cummins Rd and 2316 Levy Rd)
- Email sent to local representatives regarding Floodplain Issues (Attachment B)
- Notable Meetings:
 - March 1: Visit from University of Cincinnati professors to explore opportunity for sponsored studio project in Fall of 2017.
 - March 2: Land Development Meeting at University Kentucky.
 - March 7: Meeting with Bluegrass ADD and Nicholas County EDA to discuss TIGER Grant Opportunity. Grant would fund separated bike path that connects the City of Paris with Millersburg and Carlisle in Nicholas County. Follow-up meeting scheduled for April 11th in Carlisle.
 - March 15: “On the Table” Regional Planning Meeting for LFUCG Comprehensive Plan.
 - March 16: Planning Commission Meeting (Packet materials located at www.bourboncounty.planning.com)
 - March 21: Bluegrass ADD Regional Planning Council Meeting. Next meeting: May 16th, discussion topic agricultural land divisions.
 - March 27: Technical Review Committee Meeting
 - March 29: Meeting to discuss “placemaking” with Chamber, Tourism, and Main Street Business Owners

April-May Planned Activities:

- Submit 2017-2018 Joint Planning Office budget proposal.
- Research then produce draft update of Sign Ordinance for all jurisdictions.
- Review and seek guidance from legal counsel and inter-local committee on Joint Code Enforcement Board.
- Co-facilitate “On the Table” Community Meeting to brainstorm community planning projects to celebrate notable Bourbon County natives. (Attachment C)
- Continue to work with City of Paris, Chamber, and Business Owners to identify “parklet” sites and placemaking opportunities around town.

Flood Information

Bourbon County, Kentucky

Floodplains – We need them!



Image Source: Kentucky RiskMAP Portal, Stoner Creek

Floodplains play an important role in providing necessary functions to all of Bourbon County, the Cities of Millersburg, North Middletown, and Paris. Floodplains that are left undisturbed provide many benefits

Floodplain: An area of low-lying ground next to a waterway that is subject to flooding

to people and places. They naturally control runoff and erosion so flood damage is lessened. Stoner Creek, Houston Creek, Hinkston Creek, and other creeks and streams help filter runoff from farms, residences and other developed land. As a result, these unaltered areas remain healthy for people, plants, livestock and wildlife. Also, floodplains often contain historic and archeological sites that provide an opportunity for education and learning.

Keep Drains Free and Clean

Keeping ditches and streams free of debris can improve the ability of low-lying areas to collect and absorb water. Clean waterways also prevent water from backing up due to blockages. It is illegal to dump materials into any waterway and violators may be fined. If you see someone in the act of

dumping or see debris in one of Bourbon County's waterways, please contact the Planning Office at (859) 987-2150.



Know Your Flood Risk

Historically, many floods have affected Bourbon County. For example, in 1997, it rained six to ten inches in a 24-hour period. Stoner Creek crested at 30 feet (flood stage is 18 feet). Countywide flooding caused over \$3.5 million in damage to many homes and businesses.



Structures that are located within a floodplain are at the greatest risk to flooding, but a flood can happen anywhere. These floods can result in property damage, injury, or even death.

Is your property at risk to flood? If you'd like to learn more:

1. Call or visit the Bourbon County Joint Planning Office for more information. Online maps are available to look at as well as other flood-related information.
2. Visit: www.watermaps.ky.gov/riskportal and search for your property's address online.

Protect Your Property

If your property is at risk to flooding, there are many actions you can take to protect it:

- Watertight seals can be applied to brick and block walls to protect against low-level flooding.
- Installing flood vents can reduce pressure on foundations.
- Utilities (heating, air conditioning, and water heaters) can be elevated to higher floors or on raised platforms.
- Take temporary measures such as moving furniture to higher floors or sandbagging exterior openings.

Flood Insurance

If you don't have flood insurance, talk to your insurance agent.

Homeowners policies DO NOT cover flood damage, including building contents. Flood insurance must be purchased separately from homeowners. Flood insurance is only available to those participating communities in the National Flood Insurance Program (NFIP). The City of Paris and the unincorporated area of Bourbon County are part of the NFIP. Additionally, the City of Paris participates in the Community Rating System (CRS). The CRS gives property owners a 5% discount on insurance premiums currently.



Be sure to check your policy to ensure you have adequate coverage. If you are building inside the floodplain, the purchase of flood insurance is mandatory if using a federally regulated/insured bank for a loan. Final determinations are made by lending institutions. If in disagreement, an application can be made for a Letter of Map Change (LOMC) to have the structure removed from the floodplain administratively.

Ask Before Building

Applications must be made prior to doing any work in a floodplain area. Please contact the Bourbon County Joint Planning Office to receive information about development in the floodplain. If you see questionable activity that is within the floodplain, please call us immediately at (859) 987-2150.

Call (859) 987-2150 if you are planning to do work in a flood-prone area:

- Build a new structure
- Remove trees
- Excavate/fill
- Install fencing

Flood Warning Systems

Many times, flooding along the Stoner Creek or Houston Creek can be predicted, giving enough warning time to prepare and evacuate. However, in the event of a flash flood due to a large rain event, you may be the first to notice the oncoming situation and have only hours to execute your plan. Notify the Police

Department at (859) 987-2100. You will see regular interruption on local radio and television stations advising you of the situation.



Sign up for **CODE RED** alerts on the City of Paris' homepage at www.paris.ky.gov

For More Information:

Visit www.ready.gov for preparedness information.

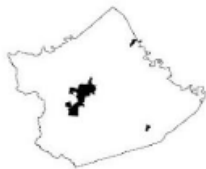
Look up your property's risk at: www.watermaps.ky.gov/riskportal

Receive updates on current water conditions: <http://water.usgs.gov/waternalert/>

Contact us!

Bourbon County Joint Planning Office

Serving Bourbon County, the Cities of Millersburg, North Middletown, and Paris.



(859) 987-2150
alacy@paris.ky.gov
www.bourboncountypplanning.com

Office 127
Paris Municipal Center
525 High Street
Paris, KY 40361

Flood Safety Tips

⚠️ TURN AROUND, DON'T DROWN!

More people drown in cars than any where else. Do not drive around barriers and through a flooded area.

⚠️ DON'T WALK THROUGH FLOWING WATER.

Currents can be deceptive. Six inches of water can knock you off your feet.



⚠️ STAY AWAY FROM POWER LINES AND ELECTRICAL WIRES.

If your house is about to be flooded, turn off the power at the service box. Electrical current can travel through water. Electrocutation is the 2nd leading cause of death during floods.

⚠️ BE ALERT TO GAS LEAKS.

Turn off the gas to your house before it floods. If you smell gas, report it to your gas company. Do not use candles, lanterns or open flames if you smell gas or are unsure if your gas has been shut off.

⚠️ KEEP CHILDREN AWAY FROM THE FLOOD WATERS, DITCHES, CULVERTS AND STORM DRAINS.

Flood waters can carry unimaginable items that have dislodged themselves. Culverts may suck smaller people into them rendering them helpless.

⚠️ CLEAN EVERYTHING THAT HAS BEEN WET.

Flood water will be contaminated with sewage and other chemicals which pose severe health threats. Replace items such as carpeting, drywall, insulation, and furniture if wet during a flood. Mold will begin to grow very quickly in these items.

⚠️ LOOK OUT FOR ANIMALS.

Small animals that have been flooded out of their home may seek shelter in yours.

⚠️ DO NOT USE GAS ENGINES, SUCH AS GENERATORS, OR CHARCOAL FIRES INDOORS DURING POWER OUTAGES.

Carbon monoxide exhaust can pose serious health hazards.



Bourbon County Joint Planning Office
Floodplain Coordinator
Paris Municipal Building
525 High St
Paris, KY 40361

Attachment B: Email Regarding Floodplain Concerns

All,

As we approach the rainy season, residents may take ad-hoc measures to reduce their risk to flood and control stormwater runoff. While this is understandable for property protection, it is required that each property owner obtain a stream construction permit from the Kentucky Division of Water (KDOW) IF the property is located within the **floodplain**.

I'm contacting you as our local representatives of the Bourbon County Community to encourage you to:

- Contact the Planning Office if you hear/see questionable construction and/or excavation in a **flood zone**.
- Please pass out the Planning Office's contact information if you receive questions about such topics.

859-987-2150

Bottom line, it's better to be proactive rather than reactive and have to issue a violation! We are willing and happy to assist anyone that is trying to protect their property and help work through the proper steps.

Thank you and please get in touch with the Planning Office if you have any questions.

Have a great weekend!

Andrea

Andrea S. Pompei Lacy, AICP
Planning Administrator
Bourbon County Joint Planning Office

859-987-2150
alacy@paris.ky.gov

Paris Municipal Center
525 High Street
Paris, KY 40361

on the table



April 24

organize.
create.
invent.
take action!

Celebrating Garrett Morgan

Join us for a presentation and
community conversation.



Monday, April 24

6:00 - 8:00 p.m.

**Paris-Bourbon
County Library**

**701 High St.
Paris, KY**

