



HOUSING WORKING GROUP

Envision 2040 Comprehensive Plan

Meeting Date

Monday, May 20, 2019

Monday, June 3, 2019

Monday, June 24, 2019

Monday, July 15, 2019

Monday, August 19, 2019

Meeting Place

Annunciation Hall, 1018 High St.

Paris-Bourbon County Library, 701 High St.

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Monday, June 3, 2019

5 – 7 p.m.

Paris-Bourbon County Library, 701 High Street, Paris, KY



Attendees:

- Lauren Biddle, Paris-Bourbon County Chamber of Commerce Director
- Ron Carter, Hopewell Museum – Historic Paris-Bourbon County
- Mary Clay, MAI, Resident
- Jenna Hedges, Resident and
- Tim Lizer, Bourbon County PVA
- Vanessa Logan, Resident
- Catesby Simpson, Resident
- Shanda Smith, Bluegrass Federal Savings and Loan CEO
- Catherine Wells, Resident
- Dan -----, University of Kentucky, CEDIK
- Guy Bowman, Bourbon County Joint Planning Commission Chair
- Andrea Pompei Lacy, Bourbon County Joint Planning Administrator
- Michelle Thornsburg, Bourbon County Joint Planning Commission Building Inspector

Agenda

1. Recap from Meeting 1.
2. Come to consensus on goals.
3. Crafting our objectives (Break-out groups)

4. Next steps

Welcome/Introduction: Andrea Pompei Lacy

Recap of previous meeting.

What is Comprehensive Planning?

Who plans? Individuals, families, businesses.

Who do we plan for? Everyone. All inclusive.

Why do we plan? Economic well-being, public safety. Sustainability. To be equitable.

Required by KRS 100.183

Community Engagement: Artwalk events; Chatauqua Days in Millersburg, On the Table Events, Focus Groups, surveys.

Community Strengths: Small town vibe, community events, natural resources, local businesses, our people, community facilities, schools, history, architecture

Challenges: Housing, infrastructure, Blighted and abandoned properties, mindset, economic sustainability, entertainments activities, education and training, drugs, crime rate, health care, local businesses.

Flow of information for comprehensive plan:

Community engagement information

Working groups

Advisory Committee

Planning & Zoning Commission

Legislative Body

Role of Working Group members: Draft goals, objectives and action items. There are five meetings schedules over four months.

What did community/data tell us?

Community: Overwhelming interest in SFD with larger lots. Interest in suburban or rural living.

Shortage of multi-family dwellings – lower maintenance housing. Need for affordable housing, housing for middle-aged, senior housing. Infill housing. Substandard housing.

Housing shortage in Fayette County could be opportunity for Bourbon County. Could range from 40 to 400 based on in-commuters.

What is a goal? Big picture with focus on outcomes. Objectives are more short-term.

SMART goals: Specific, Measurable, Achievable, Relevant, Timely

CHASE Principle: Connected, Healthy, Authentic, Sustainable, Equitable.

Introduction of Dan ---- , PhD. Executive Director, Community and Economic Development Initiative of Kentucky (CEDIK). Professor, Department of Agricultural Economics.

Review of goals from Meeting 1. Are we on the right track? Goals were evaluated and scored by a show of hand on a scale of from low to high of 0 – 5. Each goal was presented with sample objectives:

1. Expand and ensure a diverse range of housing choices.

A. Varieties of housing types and densities are promoted

B. Coordinate and plan housing for millennial population of Bourbon County

- C. Encourage the expansion of affordable and middle-income housing opportunities and integrate new units throughout the community
 - D. Establish an information clearinghouse for financial and technical assistance for stabilization and renovation of urban and rural housing.
 - E. Consider incentives to encourage creation of affordable- and middle-income housing.
 - F. Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.
 - G. Flexible zoning/design regulations encourage diverse housing options.
 - H. Energy-efficient development practices and resilient design features are encouraged.
 - I. Residences are designed for users of all abilities to have convenient and safe multi-modal access to jobs, education and services.
- 2. Support infill and redevelopment within existing infrastructure as a strategic component of growth.**
- A. Identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.
 - B. Improve the environmental condition of blighted and deteriorating areas within the county.
 - C. Bring properties into compliance with the building code.
 - D. Explore opportunities to combine development efforts with historic preservation and natural resource conservation.
 - E. Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.
 - F. Implement innovative programs, such as public infrastructure and land bank programs to facilitate sustainable development, including but not limited to, housing, affordable at all income levels, and commercial and economic activity.
 - G. Create materials that educate the public about infill and redevelopment.
- 3. Provide well-designed neighborhoods while demonstrating sensitivity toward natural resource conservation.**
- A. Plan the development of new residential areas around the neighborhood concept by developing new areas as a neighborhood within itself, or by integrating it into an established neighborhood.
 - B. Provide an opportunity for more compact residential development, including townhouses and condominiums, apartment buildings, as well as commercial centers and work places within areas designated for future growth.
 - C. Plan for the development of existing rural settlements through the provision of approved sanitary systems and water supply.
 - D. Encourage traffic calming techniques for Neighborhood/Subdivision streets in order to produce safer and more livable streets for motorists, pedestrians, bicyclists, and neighborhood residents.
 - E. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development.
 - F. Incorporate adequate greenspace and open space into all development projects, which serve the needs of the surrounding population.
 - G. Strive for positive and safe social interactions in neighborhoods, including but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.
 - H. Minimize disruption of natural features when building new communities.
 - I. Promote, maintain, and expand the urban tree canopy throughout Bourbon County.

Break out activity to review goals and objectives:

- 1. Expand and ensure a diverse range of housing choices.**
 - A. Infrastructure must be in place and/or ready for extension.
 - B. Housing types should reflect the needs of interchangeable demographic groups to insure a sustainable supply of housing.
- 2. Support infill and redevelopment within existing infrastructure as a strategic component of growth.**
 - A. Identify and inventory areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.
 - B. Improve the environmental condition of blighted and deteriorating areas within the county.
 - C. Use infill but delineate historic districts and develop design standards in alignment with established architectural styles.
 - D. Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.
 - E. Implement innovative programs, such as public infrastructure and land bank programs to facilitate sustainable development, including but not limited to, housing, affordable at all income levels, and commercial and economic activity.
 - F. Create materials that educate the public about infill and redevelopment.
- 3. Provide well-designed neighborhoods while demonstrating sensitivity toward natural resource conservation.**
 - A. Plan new residential areas with connections to community facilities to existing neighborhood and between developments.
 - B. Provide an opportunity for more mixed development, including townhouses and condominiums, apartment buildings, as well as commercial centers and work places within areas designated for future growth.
 - C. Plan for the development of existing rural settlements through the provision of approved sanitary systems and broadband.
 - D. Encourage traffic calming techniques for Neighborhood/Subdivision streets in order to produce safer and more livable streets for motorists, pedestrians, bicyclists, and neighborhood residents.
 - E. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development and redevelopment.
 - F. Incorporate adequate greenspace and open space into all development projects, which serve the needs of the surrounding population.
 - G. Strive for positive and safe social interactions in neighborhoods, including but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.
 - H. Minimize disruption of natural features when building new communities.
 - I. Promote, maintain, and expand the urban tree canopy throughout Bourbon County.

Next meeting: Monday, June 24th from 5-7 p.m. at Paris-Bourbon County City Barn. Plans are to:

- **Finalize objectives**