



LAND USE WORKING GROUP

Meeting 2

October 15, 2019, 6:00 – 8:00 p.m.

Paris-Bourbon County Library, 701 High St.

Envision 2040 Comprehensive Plan



Attendees:

Vanessa Logan
Stan Galbraith
Anne Fuller
John Hutchison
Dustin Mallory
Doug Witt
Bart Horne
Mike Williams
Gordon Wilson
Betty Willmott
Ann Haley Morris
Bob Fuller
Catesby Simpson
Sam Clay IV

Ryan Sandwick, University of Kentucky CEDIK

Daniel Kahl, University of Kentucky CEDIK

Andrea S. Pompei Lacy, Bourbon County Joint Planning Office

Agenda

1. Welcome Presentation: Andrea S. Pompei Lacy, Bourbon County Joint Planning Office
2. Introduction to Infrastructure: Andrea S. Pompei Lacy, Bourbon County Joint Planning Office
3. Learning Exercise: Thinking About Infrastructure at different densities. Ryan Sandwick, University of Kentucky CEDIK

Welcome presentation by Andrea S. Pompei Lacy, Planning Administrator, Bourbon County Joint Planning Commission:

What is comprehensive planning?

What is planning? Planning provides a vision for the community today and what we want our community to be in the future.

Who plans? Individuals, families, organizations, public sector entities, private entities, non-profit organizations, religious institutions.

Who do we plan for? Everyone. All inclusive: existing and prospective residents, employers, employees, visitors, vulnerable populations, future generations. The

heart of planning is to equitably serve people regardless of their race, ethnicity, social, and economic status in a manner that is sustainable to the environment.

Why do we plan? Good health, economic well-being, public safety. Sustainability. To be equitable. Required by KRS 100.183-.197. It is in our best interest to plan.

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

Flow of information for comprehensive plan:

Community engagement information (On the Table, Focus Groups, Surveys) → Working groups → Legislative Body → Planning & Zoning Commission. The Advisory Committee is involved throughout the entire process.

What is the role of a working group member?

Draft goals, objectives and action items. All draft items shall take into consideration the perspectives of the community (qualitative) and data and statistics (quantitative). The commitment is five (5) meetings over a four (4) month period.

What have we learned from the community?

Community Strengths: Natural resources, community facilities, local business, people, schools, history/architecture, small town vibe, community events, community groups.

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

What is Land Use Planning? The process by which citizens and local government identify the community's vision for future growth.

Recap from 9/25/19 Meeting:

Choose the housing type that is most attractive to your group. Then, think about where you would see these housing types supporting the best quality of life. Consider park access, food access, transportation to employment, schools, affordability, etc.

Districts, we looked at land use categories, densities and specific locations that were identified for potential future growth.



Other comments from the group: Multi-housing near Walmart. Consider converting comp care building at Legion Park into a rehabilitation center. Lower income options and storefront businesses downtown that people might be drawn closer to downtown. Multi-use pockets around the City and with quick amenities.

Infrastructure in Bourbon County, Andrea Pompei Lacy

INFRASTRUCTURE – The basic physical and organizational structures and facilities (e.g. roads, sewer, power supplies, sidewalks, etc.) needed for the operation of a community.

WATER – Community Water Systems – Water distribution systems that serve the same people year-round (in homes or businesses). Bourbon County Providers: City of Paris, Kentucky American, Harrison Water Association, and Judy Water Association.

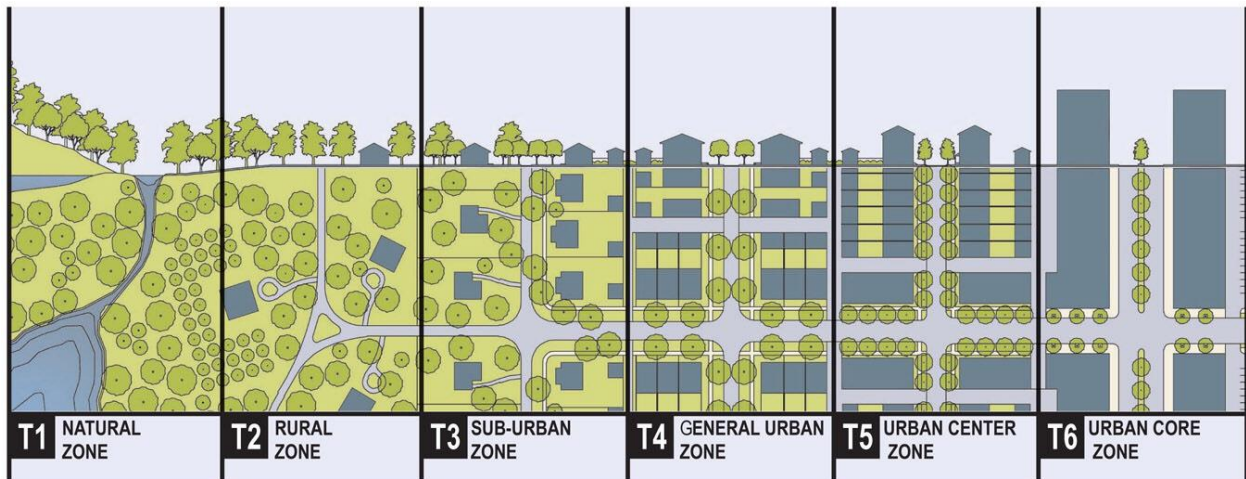
WASTEWATER – Centralized Wastewater System – Centralized systems treat wastewater in a single, centralized location. Sewers collect municipal wastewater from homes, businesses, and industries and deliver it to a treatment plant for processing. After it is treated, it is discharged into surface water.

FIRST RESPONSE – City of Paris Fire Department, City of Paris Police Department, City of North Middletown Fire Department, Bourbon County Fire Department, Bourbon County Sheriff's Department, EMS/911.

Introduction of Ryan Sandwick, University of Kentucky CEDIK

Cost Trends in relationship to neighborhood form

How does density affect quality of life and cost of services? Group Activity: Discuss pros and cons of land use development patterns.



Natural Zone (T-1)

TOPIC	PROS	CONS
SOCIAL/ COMMUNITY	Some communities provide social centers, but others only have churches or fire departments.	Transportation, cost of gas, limited social gathering places.
INFRASTRUCTURE	Road Maintenance and Repair (Repaving, Restriping, Fog Lines, Snow Removal)	No shoulders on county roads Different providers/variety No cable Who? State or county
EMERGENCY SERVICES	Community first responders Vested in community Volunteers rated county very responsive	Little or no presence. Higher insurance.
ENVIRONMENT	Clean/Green	

Rural Zone (T-2)

TOPIC	PROS	CONS
SOCIAL/ COMMUNITY	Possibly stronger neighborhood ties.	Distance to services/shopping Possibly bad neighbors
INFRASTRUCTURE	Possible low cost of development, no gutters/sewers/sidewalks.	Possible lack of amenities, sidewalks, street lights.
EMERGENCY SERVICES		Distance to/from
ENVIRONMENT	Relative low impact	Variable use Lack of consistency

Sub-urban Zone (T-3)

TOPIC	PROS	CONS
SOCIAL/ COMMUNITY	Neighbors Close services Church, shopping, schools, local business zones	Need vehicle to most service But there are option (?)
INFRASTRUCTURE	Good access to wifi, cable, reasonable amount of residences per foot, sewer, water, street, curb, sidewalks, main roadway	Storm drainage potential during large rains due to density.
EMERGENCY SERVICES	Convenient to services	Reasonable for our community cost.
ENVIRONMENT	Good balance for our community.	Storm water combines with oils, street contaminants.

General Urban Zone (T-4)

TOPIC	PROS	CONS
SOCIAL/ COMMUNITY	Know all of our neighbors.	Possibly noisy and nosey neighbors.
INFRASTRUCTURE	Lower maintenance cost.	Aging infrastructure.
EMERGENCY SERVICES	Faster response. Cheaper insurance.	Closeness of Housing in fire cases.
ENVIRONMENT	Takes no less land – more greenspace	Possibly no off street parking.