

**Infrastructure and Facilities Sub-Committee  
Comprehensive Plan Update**

Tuesday, June 28, 2016  
5:00-7:00pm  
230 East Main Street, Georgetown, KY 40324

**AGENDA**

<b>Time</b>	<b>Topic</b>
5:00-5:05pm	Welcome
5:05-5:20pm	Review Comments from the Public Meeting
5:20-6:00pm	Review Level of Service (LOS) Concept and brainstorm ideas on how to maintain desired LOS and reserve property as growth occurs
6:00-6:30pm	Review service area maps for accuracy
6:30-7:00pm	Open Discussion

**Homework:**

Next Month. Local Transportation focus. Think about local deficiencies and needs in the local transportation network. We will gather data and discuss sidewalks, trails, public transportation needs, policies, airport, rail, etc.

**UPCOMING DATES**

**Next Sub-Committee Meeting: *Tuesday, July 26<sup>th</sup>, 2016 from 5:00-7:00pm***  
Planning Commission Office, 230 East Main Street, Georgetown, KY 40324

## **Georgetown-Scott County Planning Commission**

### Infrastructure & Community Facilities Sub-Committee Meeting Minutes

Date: Tuesday, April 26, 2016

In Attendance:	Steve Smith, Chairman	Joe Kane, Director
	Matt Summers, staff	Ryan Cooper, staff
	Alaina Hagenseker, staff	Daryl Mulder
	Michael Hennigan	Eric Colson
	Phil Logsdon	Nick Moran
	Curt Woodson	Mike Bradley
	Stephen Smith	Ruth Rowles
	Mike Craft	Steve Roggenkamp

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The meeting convened in the Planning Office at 5:00 p.m.

#### Welcome & Introductions

Joe Kane welcomed everyone to the meeting and provided a recap of the process and the framework for the update. The process started with big picture planning and setting an overall community vision. We then narrowed down into six sub-committees, and created separate committee visions and fundamental principles. Then, we are moving down into more specific goals, objectives, and methods for implementation within each of the six areas. We are working from a broad-based vision to specific implementation strategies. Instead of our standard meeting in May, we will instead distribute draft goals and objectives for committee review in writing. We will bring the revisions to our steering committee in May and then the public in June.

Joe reviewed our definitions of goals and objectives as we will be using them in this plan. Goals are big picture, objectives are more specific, measureable, and have defined completion dates.

#### Goals Introduction

The sub-goals for tonight's discussion were:

1. Public Facilities and Services
2. Infrastructure
3. Utilities
4. Water and Sewer
5. Parks and Recreation
6. Impact Fees/Sustainability
7. Stamping Ground

## **Infrastructure and Community Facilities: Goals by Category:**

### **PART 2: PROPOSED**

#### **Public Facilities and Services**

1. Ensure adequate public facilities and services are available to serve the needs of businesses and residents.
2. Ensure that county-wide capital improvements programs are effective, cost efficient, cooperative, and complementary.
  - 2.1. not duplicating, running counter to each other.
3. Planning and provision of public facilities and services should be consistent with the Comprehensive Plan and Future Land Use Map.
  - 3.1. Including the Green Belt in the FLU.
4. (trash pickup and recycling) adding infra for recycling capabilities, remodels, transfer stations to offset the cost of taking things to the dump.  
safety side-burning mattresses etc,- help community encourage efficient, cost effective solid waste collection and recycling
  - 4.1.

#### **Infrastructure**

1. Coordinate Public Infrastructure investments with the Future Land Use Map. ( same with #3)
2. Each municipality creates a Capital Improvements Plan and coordinates review by the Planning Commission.
  - 2.1. How to keep it to just coordination and not the technicalities of it.
  - 2.2. reviewed by the staff, and update from planning commission?
3. Review new growth for its (impact) and contribution to the fiscal sustainability of the cities or county
  - 3.1. True costs
4. Maintain and improve existing public infrastructure to allow to (encourage) for redevelopment and continued vitality in existing urban areas (and also following the future land use map.)
  - 4.1. designated high density areas needing additional upgrades
  - 4.2. What policies encourage back development (infill or redevelopment) instead of acquiring new land to prevent sprawl.
  - 4.3. Old Kroger building- after a vacancy, pay extra taxes or lift restrictions (competition)

#### **Utilities**

1. Strive for the availability of High-speed affordable internet access to all citizens.
  - 1.1. throughout the county. Southern half of Scott Co.-ATT doesn't have to provide landline service, so can't get home phones, so dependence on cell tower and not guaranteed on the type of service. Developer needs to take into account the access to communication
  - 1.2. telephone lines replaced with cable lines.

2. Ensure communication towers and other utility infrastructure are located to minimize impacts to historic, cultural, and environmentally sensitive areas.
  - 2.1. residential (future communication towers)

### ***Water and Sewer***

1. Maintain and improve existing public infrastructure to protect and enhance water quality.
2. Through wastewater treatment and facilities. Ensure clean/safe drinking water is available for all residents.
  - 2.1. lower level engineering and design.
  - 2.2. Replace package treatment plants with city sewers. (not be allowed for future development)
3. Create Master Plans and capital budgets for provision of public sewer (and water) service which are in agreement with the Comprehensive Plan and support growth that follows the Future Land Use Map.
  - 3.1. Georgetown Sewer

### ***Parks and Recreation***

1. Reserve or acquire appropriate land is reserved to meet the open space and recreation needs of the growing population.
  - 1.1. Follow master plan
2. Utilize a trails master plan to guide land acquisition and trail development activities.
  - 2.1. bike ped plan utilization.
3. Strive for balance in recreational planning for full utilization of uses (not just parks or trails)
  - 3.1. for the entire county

### ***Impact Fees/Sustainability***

1. Manage growth so that the cost of providing long-term maintenance and public services to new development is fairly distributed to those creating the need.
  - 1.1. discussion with GMWSS about impact fees and tap fees with the new development
2. Develop Transportation and Public Facilities Master Plans and coordinate with the future land use map to determine the timing and cost of public investment needed to serve future growth.
  - 2.1. local roads planned for in FLU
  - 2.2. master plan in development to shop connectivity
  - 2.3. privilege fees

### ***Sadieville***

1. Encourage growth in Sadieville that will lead to improvements in infrastructure and public services, the local economy, and the quality of life. Assist Sadieville in becoming a more self-sufficient community.
2. Sadieville's current road, water, and sewer constraints should not be a barrier to growth. Focus on the best locations for development within the capabilities of public infrastructure and services. Find positive alternatives that allow development to occur, without compromising public health and safety.

3. The City of Sadieville, Scott County, and the utility companies should work cooperatively to improve infrastructure and services in Sadieville. Special consideration should be given to Sadieville's needs in capital budgets, grant programs, interlocal agreements, and joint service programs.
4. Improve access of Sadieville residents too recreational, cultural, child care, health, and educational services.

### **Stamping Ground**

1. Encourage growth in Stamping Ground that will lead to improvements in infrastructure and public services, the local economy, and the quality of life. Assist Stamping Ground in becoming a more self-sufficient community.
2. The City of Stamping Ground, Scott County, and the utility companies should work cooperatively to improve infrastructure and services in Stamping Ground. Special consideration should be given to Stamping Ground's needs in capital budgets, grant programs, interlocal agreements, and joint service programs.
3. To keep services adequate for all residents, while finding ways to improve water supplies and water and sewer facilities.
4. To upgrade police and fire protection for Stamping Ground and surrounding areas.
5. To increase the variety of activities and amount of park and open space in Stamping Ground.
6. To address existing deficiencies of Stamping Ground's current road system and upgrade it to accommodate growth.

### Moving Forward

Joe Kane discussed the homework for next time, which is to review the goals and objectives and to send any comments to staff.

### Logistics, Details, & Dates

The next meeting will be on June 14<sup>th</sup> from 5-7PM at the Scott County Extension office for the Public meeting and the next sub-committee meeting will be on Tuesday June 28<sup>th</sup>, 2016 from 5-7PM at the Planning Commission Office.

There was no other business to discuss and the meeting was adjourned.

# Infrastructure and Public Facilities

Chapter Symbol: Utility pole/tower, etc.

## Intro

## Issues

## Goals

### **1. Ensure adequate public facilities and services are available to meet the needs of businesses and residents.**

- 1.1. Access to adequately staffed and equipped Police, Fire and Emergency Services is maintained for all citizens and is considered by the Planning Commission as new development is approved.
- 1.2. Develop parks and recreational opportunities to meet the needs of our growing population.
- 1.3. Strive for the availability of high-speed affordable internet access to all citizens.

### **2. Build, maintain, and improve public infrastructure.**

- 2.1. Ensure clean/safe drinking water is available for all residents.
- 2.2. Encourage cluster development and increased construction standards for new roads to reduce the length of roads and future maintenance costs for county roads dedicated for public maintenance.
- 2.3. Design stormwater infrastructure to be environmentally friendly and multi-functional.
- 2.4. No new large scale development on private package sewer treatment plants should be approved in the county.

### **3. Ensure that new growth contributes to community prosperity and is well planned.**

- 3.1. Ensure that county-wide capital improvements programs are effective, cost efficient, cooperative, and complementary.

## Summary

### **Action Items (for Implementation Matrix)**

#### Policy Changes

- Ensure utility infrastructure is located to minimize impacts to historic, cultural, and environmentally sensitive areas.
  - New Telecommunication towers should be sited so as to avoid negative impacts to historic and environmentally sensitive areas.
  - The Planning Commission should develop the appropriate technical support necessary to effectively evaluate a cellular tower application.
  - Zoning Ordinance should be amended to require co-location or use of alternative reasonable locations when towers are proposed for environmentally, historically or culturally sensitive locations.
  - Planning Commission should adopt new uniform zoning standards for towers that meet the previous objective after careful study and public input.

- Develop policy to reserve or acquire appropriate land as development and subdivision approvals are granted to meet the open space and recreational needs of the growing population.
- Develop policy for Planning Commission and City/County consideration of fiscal impact of zone change and/or major subdivision, and development plan requests.
- Develop a “Complete Streets” policy for city streets and support Strong Towns concepts (place-making and accessibility).
- Update Stormwater Manual to be environmentally friendly and multi-functional (see text).
- Continue to fund the updating, improvement and implementation of the Scott County Hazard Mitigation Plan.

#### Partnerships and Education

- Update Public Sewer Plans and capital budgets for provision of public sewer and water service consistent with the Comprehensive Plan to encourage and support growth that follows the Future Land Use Map.

#### Research and Studies

- Study the fiscal impact to the cities and county of long term maintenance of new public infrastructure and services. Recommend a method of balancing the cost/benefit to the cities/county of new development.
- Conduct a downtown Georgetown parking study.
- Develop high-speed internet-related action item.

#### Physical Projects

- Each municipality creates a Capital Improvements Plan and coordinates review and comment by the Planning Commission on its conformance to the adopted Comprehensive Plan and Future Land Use Map.

**Comprehensive Plan  
Infrastructure and Facilities Sub-Committee  
Work Plan**

Updated: June 13, 2016

June 2016

1. Revise Goals and Objectives based on public feedback.
2. Work on defining existing Level of Service (LOS) for all Departments and discuss desired LOS goals to maintain as new growth occurs, Work on Public Facilities Master Plan, mapping existing and desired locations for future facilities in growth areas infrastructure maps for accuracy.

July 2016

1. Local Transportation focus.
2. Identify local deficiencies and needs and prioritize local transportation for inclusion in Transportation Master Plan.
3. Sidewalk and trails projects.
4. Discuss Transportation safety issues.
5. Discuss public transportation needs, policies or study. Airport, railroad, policy for new growth.

August 2016

1. Refine Public Facilities Map and Policy. Cell Tower recommendations
2. Open Space and Parks Map and Policy.
3. Transportation Map and Policy.

September 2016

1. Shift focus to implementation, measures, follow-up, etc.
2. Staff begins compiling draft Comp Plan

October-December 2016

1. Public Meeting #3 – Draft Plan
2. Receive public feedback on the draft
3. Review and revise draft Comp Plan Element
4. Final review and endorsement by the Steering Committee
5. Public Hearing at Planning Commission
6. Bring to legislative bodies for adoption