



COMPREHENSIVE PLAN AGENDA 3-15-2016

Executive Steering Committee Meeting

Georgetown-Scott County Planning Commission, 230 East Main Street, Georgetown, KY

1. 5:00-5:05 PM WELCOME & INTRODUCTION

- Introduce topics for the evening
- Approval of Minutes (2/16/16)

2. 5:05-5:15 PM SUB-COMMITTEE PROGRESS UPDATE

- Vision Statements & Fundamental Principles (see handout and online: www.greatscottplan.com)
- Comparable Cities Research (see online: www.greatscottplan.com)
- Participation Levels
 1. Number of members for each committee
 2. Is the structure working?

3. 5:15-5:45 PM GOAL & OBJECTIVES PROCESS

- An overview of the sub-committee work plans (see handout for next three months)

4. 5:45-5:55 PM MARCH SCENARIO PLANNING MEETING UPDATE

- An overview and discussion of the scenario planning meeting:
 1. Purpose of scenario planning
 2. Update to agenda
 3. Recruitment/Participation – Would like to see more steering committee participation, also ask additional committee members to attend
- Scenario Meeting: March 28 from 5-7pm at the Scott County Extension Office

5. 5:55-6:00 PM LOGISTICS, DETAILS & DATES

- Comp Plan Public Website: www.GreatScottPlan.com
- Next meeting is April 19 from 5-7pm at the Planning Office

Georgetown-Scott County Planning Commission
Comprehensive Plan Executive Committee Meeting Minutes

Date: Tuesday, February 16, 2016

In Attendance:

Rob Jones, Chairman

Megan Chan, staff

Alaina Hagenseker, Staff Dale Perry

Christie Robinson

Rick Hostetler

Kandice Whitehouse

Mike Hockensmith

Joe Kane, Director

Matt Summers, staff

David Lusby

Polly Singer Eardley

Claude Christensen

Stephen Price

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

Welcome and Introduction

The Committee approved the minutes from the previous meeting on January 19th, 2016. Motion by Christie Robinson, second by Polly Singer Eardley.

Introductions and Public Meeting

Joe Kane discussed how the first sub-committee meeting went and how the first three months of each meeting will play out by working on the goals and objectives. There will be a website that will be tied to the six sub-committees to host information stated in the meetings and anything else important. During the public meeting there was a lot of interest and volunteers for the sub-committees. Joe discussed how most of the feedback was the need for parks and trail systems.

Sub-Committee Summary

Work plans are on schedule to be completed by the end of the year.

Draft Vision Statements & Plan Name

The committee helped to choose the name and the vision statement of the 2016 Comp Plan. The motion to accept the name "Great Scott! 2016 Comp Plan" and the vision statement was motioned by Polly Singer Eardley and seconded by Christie Robinson.

March Scenario Planning Meeting

Matt Summers discussed the scenario planning and the activity that will take place on March 21st at the Scott County Extension Office. Matt explained each scenario and talked about how this is a good idea to have the community be able to come up with ideas about how to combat those issues that may arise. Possibly getting a table from Sadieville and Stamping Ground at the Scenario Planning meeting might be a good idea.

Logistics, Details, & Dates

The Executive Steering Committee talked about possibly meeting again in February after seeing the attendance and involvement from the sub-committees meetings in February.

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

Rob Jones, Chair

Draft Vision Statements

2016 Comprehensive Plan Update

Revised 2/23/16

Scott County / Comp Plan Overall

Vision Statement:

In 2040, Scott County is a sustainable, vibrant, safe, and healthy community of urban and rural areas. We have quality and affordable growth, a diverse economic base, high standards of living, lifelong learning resources, and abundant opportunity. We invite creative solutions and welcome new people and ideas to adapt to future needs. From the winding Elkhorn to historic downtowns to the scenic bluegrass farmlands, we value and take pride in local natural and cultural resources.

Land Use

Vision Statement:

Scott County's urban areas provide: 1) Diversity of uses – which allows interaction and connectivity between land uses and transportation modes, 2) Distinct neighborhoods – which have strong character and equitable access, 3) Dedicated focus to our downtowns – which are the heart of each of our three cities, 4) Employment centers – where industrial and commercial activity are able to thrive and produce for the county and region, 5) Accessible institutions (schools, etc.) – which are distributed throughout the community, allowing for integration and collaboration, and 6) Natural and open spaces – which are identified and protected through acquisition, stewardship, and responsible site planning, and which are incorporated as vital components of our infrastructure and economy. 7)

Transportation/connectivity with multi-access points between residential neighborhoods and community areas.

Fundamental Principles:

- Growth management and land use regulations positively impact the overall quality of life throughout the County and achieve a proper balance between the property rights of individuals and the rights and needs of the general public and community.
- The greenbelt acts as a land use buffer between urban and rural areas.
- Growth should occur predominately within existing urban areas.
- Urban centers should be strengthened through incentives, infill and adaptive reuse of existing buildings, incremental and sustainable growth.
- Main corridors into urban centers in Scott County should be planned to provide aesthetically pleasing and functional entryways.
- Neighborhoods should have diverse housing that is both high quality and accessible to varying income levels. Affordable high/low split commercial centers, parks, and other public spaces should be integrated to create dynamic neighborhoods with access to daily needs.

Agriculture & Environment

Vision Statement:

Agriculture and environmental protection provide Scott County with a sustainable and vibrant future. Prime farmland and environmentally sensitive areas are protected and preserved from sprawl and development. Scott County agricultural areas provide access to locally grown and produced goods. Recycling, re-use, and composting reduce waste and demand on natural resources.

Fundamental Principles:

- Development outside of the urban service boundaries should be at a scale appropriate for the density and character of the rural landscape.
- Water quality can be affected by all land use and development activities. Water resources are interconnected with all other aspects of the environment and are important aspects of land use and development and review.
- Environmentally Sensitive Areas include: creek conservation corridors, property zoned C-1, minor waterways, Scott County reservoir protection area, aquifer recharge area, wetlands, significant trees and fence rows, steep slopes and clay soils, sinkholes, cave areas, major rock formations and outcroppings, springs, floodplains/floodways, landfills/refuse areas, prime farmlands, significant natural habitats for plants and animals, and scenic and historic rural resources.

Heritage & Urban Form

Vision Statement:

Scott County is a vibrant community that welcomes new residents, visitors, and businesses while retaining its small-town charm, rich culture, and heritage. Pride is apparent in our commitment to an urban form that reflects preservation, human-scaled design, aesthetic appeal, and dynamic civic spaces.

Fundamental Principles:

- Local heritage is an asset to the community; our heritage includes cultural resources and knowledge, history, traditions, historic buildings, and historic sites.
- Maintenance and preservation of historic districts, sites, and structures helps retain our local culture and heritage.
- New construction and renovation should complement the existing character and form of its surroundings. Quality materials, craftsmanship, and consistent design add value to the community as a whole.
- Downtowns play a major role in our cultural identity, local governance, and economic activity. Care should be given to retain and enhance our downtown buildings, public spaces, corridors, and gateways.
- Our community is designed for all, with consideration for aesthetics, accessibility, and design at the human-scale. Design with these characteristics in mind enhances user experience.

Growth & Economic Development

Vision Statement:

Scott County and its communities have a distinctive local and regional economic impact. A diverse economy encourages growth and provides consumers with an array of locally produced goods and contributes to the quality of life of the community. Local schools, job training resources, and a robust transportation network make Scott County a premier location for employers and employees.

Fundamental Principles:

- Economic and population growth should occur in a manner that allows for a fiscally healthy community.
- Educated and skilled citizens drive growth and attract employers.
- A variety of industries and commercial properties creates sustainable development.
- We promote a sustainable economy by encouraging a variety of industrial community entities.
- Diversified agriculture production allows sustained employment and local agricultural commerce. We are proud of our agricultural heritage.
- Technological infrastructure that is compatible with future economies improve our natural resources and improve opportunity for our community.

Infrastructure & Community Facilities

Vision Statement:

Scott County residents, visitors, and businesses benefit from a safe, efficient and well-maintained multi-modal transportation network. Public utilities and services are available at appropriate urban and rural scales throughout the county. Community facilities and gathering spaces are effectively located consistent with future land use plans and are accessible to all.

Fundamental Principles:

- Investment decisions should result in a safe and modern transportation that serves all citizens of Scott County.
- Infrastructure and facility planning should consider social, economic and environmental, historic, and cultural impacts.
- Capital improvement planning should be a collaborative and coordinated process used to identify new infrastructure & facilities installation and maintenance needs. We prioritize and address existing deficiencies in existing areas to improve the quality of life and efficiency and spur reinvestment.
- Cost of new infrastructure expenses should be primarily borne by those creating the need. Future land use plans shall seek to promote growth utilizing existing infrastructure capacities in an efficient way.
- We strive to maintain or improve level of service of infrastructure and community facilities.
- Community facility needs shall be coordinated with the Future Land Use Plan so land needed for future community facilities can be accommodated when new development is proposed.
- Future growth incorporates sustainable practices. Locally provided sustainable energy production, green infrastructure, environmental responsibility, and open space planning shall be encouraged to reduce community-wide impacts of future growth.
- Modern communication should be available throughout the county.

Human Services and Community Building

Vision Statement:

Scott County is a community based upon values and respect for all and benefits from high quality of life, accessible public services, and collaborative community partnerships. Our community supports resources to improve equity and access for everyone. Community members have diverse and welcoming locations and opportunities to work, gather, play and learn together, and support each other in times of need. Affordable housing is available, accessible, and kept in good condition. Low-Income, homeless, and disabled individuals have access to housing, food, and workforce training.

Fundamental Principles:

- All Scott County citizens should have access to a high standard of living and human services, including but not limited to: arts and cultural enrichment opportunities, quality housing, shelter, public transportation, food, health care, education, employment, and senior care.
- All Scott Countians should have safe and sanitary housing to meet the needs of a diverse population with varying income levels, household size and type, and special housing needs.
- The community values its numerous "Quality of Life Partnerships," which promote and nurture strong, diverse, and safe environments where people have opportunities for cross-neighborhood interaction.
- Scott Countians should have access to quality education and workforce development opportunities throughout their lifetime.
- Funding for partnerships and opportunities comes from a variety of sources, i.e., city, county, college, private business and industry, and participants in the many activities.
- Every citizen should have access to artistic, cultural, educational, financial, health and wellness, and parks and recreational programs.

Human Services and Community Services Goals and Objectives (a jump start for later):

- This “Coalition” of community partners has established a track record of working to ensure the best use of available resources and working toward the elimination of unmet needs, as they arise in the community. (Goal to create, fund, and maintain.)
- Scott County, Georgetown, Stamping Ground, and Sadieville each have responsive and dependable Health and Human Services delivery systems that exceed national standards for a community of its size. Scott County proactively assesses, measures, evaluates, addresses, and acts upon identified health and human services needs through an on-going collaboration among community partners.
- Low and moderate income housing and homeless shelters should be: 1) available for those in need, 2) affordable, within a variety of pricing ranges, and 3) kept in good-condition and regularly inspected to ensure safety and code compliance.

Goals & Objectives Process Review
Notes for Staff Lead
All Sub-Committees - March Meetings 2016

What is our process?

- **BIG PICTURE:**
 - We started working with each committee at the large-scale, with big picture type thinking. We established a working vision statement and fundamental guiding principles to help us describe where we want to head, and the values/principles we want to use to get there.
- **NARROWING SCOPE:**
 - Now, we are shifting into a more narrow/specific sub-set, and working our way into more detailed aspects of the plan. This next step is goals. Goals are still big picture, but they are the next step down on the ladder (so to speak). In a couple of months, we will then narrow down our focus to objectives, measures, and finally implementation.
 - One of the things we want to make sure of, is that we follow-up the Comp Plan with updates to the Zoning Ordinance and The Subdivision and Development Regulations. This is important for two reasons; first, we need to actually make sure we implement things, and second, we need to acknowledge the different levels of details, and what should be in the Comp Plan versus the Z.O. or Sub Regs. We are NOT rewriting the Z.O. right now. But, we do need to give ourselves clear guidance so that we can follow up. Or, we can specify the different components and general direction we would like to see in a new proposed ordinance, etc. to be developed later.
- **CLUSTERS:**
 - For each of the sub-committees, we have grouped the existing goals into clusters. We did this by reviewing what is existing, but also looking back at the vision statement and fundamental principles that we have established as a group. Combining both the existing goals and new topics of interest, we developed clusters of the goals. We will work through the review and revision to the goals in the following clusters.
 - List the clusters for each committee.

Timeline for the Next 3 Months

We'll be approaching the review of the Goals and Objectives clusters in phases, over the next three months before sharing them with the public.

- At the Sub-Committee meetings:
 - March – Goals: Part 1 Clusters
 - April – Goals: Part 2 Clusters
 - May – draft Goals and Objectives
- In between the Sub-Committee meetings:
 - Staff – will email out draft goals and objectives for further review
 - Committee – review updated goals & objectives, and send comments to staff
 - In general, think about: How do the G&O coordinate with the vision and fundamental principles? Is the information still relevant? What might need to change? Is there anything you would add?

- Tonight (at the March Sub-Committee Meeting):
 - Goals (Part 1) – explain the clusters you have established for your committee, and which ones you will focus on in tonight’s meeting.
 - We are going to give you an overview of existing goals, as well as our thoughts and recommendations as planning staff
 - After that, we will give you a 15 minute break to read through your handouts before we start digging in
 - Then, we will spend the rest of the meeting reviewing our draft goals within the first cluster we have for tonight.

What are goals and objectives? How are we planning to use them?

So, to get more specific about what we are doing and to start working on the actual text, we first need to make sure we are using the same definitions. We have defined goals and objectives as the following (reference poster on the wall and/or printout in the committee packet):

- *Goals:* Goals are general outcomes that explain what you want to achieve in your community. Goals are usually long-term and represent global visions such as “protect public health and safety.”
 - We want to evaluate existing goals. First off – are they goals that meet our definition? Are they appropriate for our community? Is anything missing? Should anything be consolidated?
 - Then we may propose some new ones as staff.
 - Emphasize that this is the work for the committee meetings in March and April.
- *Objectives:* Strategies or implementation steps to attain the identified goals. Unlike goals, objectives are specific, measurable, and have a defined completion date.
 - While we are saving the discussion of objectives to primarily our May meeting and later, we do want you to start reviewing them outside of the committee meetings.
 - Between meetings, planning staff will send you the draft goals and objectives for your review and comments. We’ll compile all the feedback and prepare a draft document of all goals and objectives for review in May.
 - By the end of the May meeting, we should have a decent idea of where we are heading, although we may not be finished. The staff lead and committee chair will work to develop the most updated version of the document that we can prepare to share with the Executive Steering Committee for review. The Steering Committee will review and help staff update if necessary before the public meeting, tentatively scheduled in June.

Then, Dig into Goals Cluster #1

- Existing
- Proposed
- Reading Break
- Revisions

Work Plan Updates: March-May

March 2016

During Committee Meeting:

- Goals & Objectives (G&O) Categories overview
- Review existing goals, and propose changes
- Goals (Part 1):

Post-Meeting:

- Staff – will email out draft goals and objectives for further review
- Committee – review updated goals & objectives, and send comments to staff
- In general, think about: How do the G&O coordinate with the vision and fundamental principles? Is the information still relevant? What might need to change? Is there anything you would add?

April 2016

During Committee Meeting:

- Review existing goals, and propose changes
- Goals (Part 2):

Post-Meeting:

- Staff – will email out draft goals and objectives for further review
- Committee – review updated goals & objectives, and send comments to staff
- In general, think about: How do the G&O coordinate with the vision and fundamental principles? Is the information still relevant? What might need to change? Is there anything you would add?

May 2016

During Committee Meeting:

- Review staff assembled draft G&O
- Compare draft G&O to the Vision & Principles
- Narrow in on the Objectives or whichever categories are most difficult

Post-Meeting:

- Staff & Chair to prepare version of G&O for the steering committee and the public
- Steering Committee will review our draft G&O
- Public will have access to review during June public meeting



Scenario Planning

Scott County Extension Office

March 28, 2016 5-7 PM

This joint sub-committee level exercise will enhance the Comprehensive Planning process by expanding the scope of trends examined by the sub-committees beyond a projection based on the last 30 years to include additional plausible scenarios. It will also provide a valuable collaboration for the different sub-committees to see areas where they overlap with other sub-committees, and identify areas of commonality.

Introduction 5:00-5:15 PM

- What is scenario planning?
 - *Scenario planning is a tool used to make flexible long-term plans. We will look at several futures for Scott County. Scenarios do not predict the future, but they do illuminate the drivers of change.*
- Purpose
 - *We want to acknowledge the unknown and unpredictability of the future. Many long range plans focus too much on a future based on past events. We want to identify key players and opportunities for collaboration across our diverse community.*
- Scenario Analysis
 - *Each sub-committee group will: examine how the scenario impacts the current environment, identify key actors and drivers for change, determine what, if any regulations need to change, and project how the group would plan to overcome obstacles to achieve the Vision by 2040.*

Scenario Break-Out Groups 5:15-6:45 PM

Scenario 1: Population Growth & USB Limits

By 2040, based on recent growth trends, the population will double. Sadieville, Stamping Ground, and Georgetown have determined they will freeze the Urban Service Boundaries and City Limits, effective immediately in 2016.

Scenario 2: Aging Population and Unemployment Changes

In 2015, 6.7% of the population was 70 years of age or older and median household income was roughly \$62,000. In 2040 20% of the population is 70 years of age or older, median household income has dropped by 15% to \$52,700, and 10% of the workforce is unemployed.

Scenario 3: Natural Disasters

In August 2016, an EF5 tornado with a 2-mile diameter hits Georgetown, and roughly follows the I-75 corridor to Sadieville.

Wrap Up 6:45-7:00 PM

- Sub-Committee Reports
- Facilitator Wrap-Up

Scenario Planning Meeting RSVP (Responses)

Timestamp	Full Name	Will you attend the meeti	Sub-Committee Member	Email Address
3/3/2016 8:26:46	Claude Christensen	No	Agriculture & Environment	christensen13@bellsouth.net
3/3/2016 8:39:11	Cindy King	Yes	Agriculture & Environment	scottconservation@yahoo.com
3/9/2016 19:47:12	Susan Byars	Yes	Agriculture & Environment	sbyars4092@aol.com
3/10/2016 18:16:40	Susan Byars	Yes	Agriculture & Environment	sbyars4092@aol.com
3/14/2016 14:09:51	Blanche Overton	Yes	Agriculture & Environment	overtob01@gmail.com
3/2/2016 22:02:23	Mike Bradley	Yes	Growth & Economic Development	mikeinsg@roadrunner.com
3/4/2016 21:48:53	Elhan Howard	Yes	Growth & Economic Development	Ehoward677@gmail.com
3/14/2016 9:40:45	Larry R. Boltom	Yes	Growth & Economic Development	lrbottom@att.com
3/1/2016 20:05:27	Polly Eardley	No	Heritage & Urban Form	polly.eardley@georgetownky.gov
3/9/2016 22:21:10	Cathy Mattingly	Yes	Heritage & Urban Form	cathy@mattinglymata.com
3/1/2016 16:50:53	Theo Leverenz	Yes	Human Services & Community Buildin	eppa@juno.com
3/1/2016 18:52:07	Yes	Yes	Human Services & Community Building	
3/2/2016 15:02:59	Kandice Whitehouse	Yes	Human Services & Community Buildin	schdirector@gmail.com
3/3/2016 8:42:02	John carter	No	Human Services & Community Building	
3/3/2016 11:08:26	J. Carter	No	Human Services & Community Building	
3/3/2016 17:22:39	J. Carter	No	Human Services & Community Building	
3/2/2016 13:50:45	Nick Moran	Yes	Infrastructure & Community Facilities	Nmoran51@yahoo.com
3/2/2016 18:12:57	Leigh Ellen Baird	Yes	Infrastructure & Community Facilities	Leighellen.baird@scott.kyschools.us
3/7/2016 14:04:17	Michael Hennigan	No	Infrastructure & Community Facilities	m.hennigan@scotiema.com
3/1/2016 17:10:48	Bret Halverson	Yes	Land Use	halversonbret@aol.com
3/1/2016 19:11:42	Christie Robinson	Yes	Land Use	christiem.robinson@gmail.com
3/2/2016 6:58:56	Roy Cornett	Yes	Land Use	roycornett@bellsouth.net
3/2/2016 15:15:08	Sable Snyder	Yes	Land Use	sablelf@hotmail.com
3/3/2016 11:04:51	Christina Rush	Yes	Land Use	Christina@rushtech.net