

ON THURSDAY, MARCH 10, 2011 THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION COMPREHENSIVE PLAN COMMITTEE HELD A WORKSESSION AT 5:30 P.M. TO DISCUSS THE COMPREHENSIVE PLAN UPDATE.

Chairman Traugott commended Mrs. Wilson on the work she has done.

Chairman Traugott stated that he has no comments on Woodford Resources other than there were a couple of typos.

Mrs. Wilson stated that as far as the Trends and Issues it has been discussed moving this to the Future Land Use Section and she does not really have that. She questioned if she took the three paragraphs from the Summary if that would be a possibility or would they prefer she write a true summary? Mrs. Wilson stated that she noticed that Conservation Easements are not documented in the Plan and that is a land use issue. The Planning Commission recommended it and the Fiscal Court created the Woodford Rural Land Board. Our Woodford Land Board and agencies like the Bluegrass Conservancy when considering Conservation easements do look at the Comprehensive Plan to see if there is any support for those programs. It was mentioned in that section previously but is no longer in there. She felt that perhaps they should recognize those properties that have donated easements. That could be easily created as a map and Ms. Lefever would be able to do that. Chairman Traugott questioned if it could be done with a map and a brief paragraph? Mrs. Wilson stated that they could. Chairman Traugott stated that he would be fine with that.

Mr. Parrott stated that he has reviewed this and has a few comments. The last paragraph on Page# 189 talks about sinkholes and storm water. It says, "Increased storm water flow in the stream valleys could have the effect of accelerating sinkhole formation activity – to the possible harm of affected property owners." Mr. Parrott stated that his view on that is sinkhole formations occur over geological time that could be measured in hundreds of thousands of years. He felt the paragraph should be deleted. He stated that a sinkhole is like a cave and you could have an enlargement of a hole that leads to an underground cavern, but the actual sinkhole or cavern is not something that can be addressed.

Mr. Parrott stated that on Page #195 at the bottom, it lists some plants, animals, freshwater mussels, insects, etc. that are threatened or on the endangered species. He questioned what this has to do with Planning and Zoning. He felt that sentence should be removed.

Mr. Parrott stated that on Page #196, the first paragraph, Mr. Parrott did not see the need for the last sentence in that paragraph. Chairman Traugott stated that he could agree with that but felt the rest of the paragraph should remain.

Mr. Parrott stated that the first paragraph under Water Resources, in the last sentence he felt that reference to people, agriculture, cattle, horses and countryside should be removed. He felt it should simply say, "These resources have readily sustained the needs of Woodford County, usually without restriction."

Mr. Parrott stated that in the watershed table on Page# 198 it says there are 14 Discharge permits in Woodford County and he stated that he would like to know who holds those.

Mr. Parrott stated on Page #200, the last paragraph, is true and appropriate; however, there is no such similar requirement or consideration given to agricultural buildings. There are some very large barns that are built on agricultural land. Mrs. Wilson stated that when a subdivision is planned in the county it is a consideration. Mr. Parrott stated that he thinks that perhaps there should be consideration on very large agricultural structures as well because many of them do create a great deal of impervious surface that affect water runoff.

Mr. Parrott stated that on Page #201, the last paragraph, he felt it should be entirely deleted. Mr. Parrott questioned if this means that they are going to get involved with water management strategies in other counties? Mr. Parrott did not believe that Woodford County would want other counties getting involved with our water management strategies. This probably came from the Mercer County marina issue that was opposed by a lot of Woodford County people. Chairman Traugott stated that we do have to accept the fact that there are a lot of run offs up in the mountains that ultimately is the pollutant of the river. Mr. Parrott stated that what is interesting is that in the areas where there have been pollutant problems due to faulty sanitation systems, it changes as you move downstream. There were plenty of times when Boonesboro Beach was cited as not being fit for anyone to get in the water. That is way up stream. Mr. Parrott stated that he is not saying that there are no problems upstream, but is not sure how Woodford County is suppose to take a leadership position on this. Mrs. Wilson stated that flooding can be a problem. It can be water quality, but also water quantity. When they opened the lock at Dix Dam that is when we got a lot of flooding last May. Mr. Parrott stated that he would just hate for someone to cite our Comprehensive Plan and think that we should be getting involved in other counties water management.

Mr. Floyd stated that the previous conversations they had, they said that they wanted to take the opinions out of the Comprehensive Plan and make it all factual. He felt that this paragraph is along that line. He agreed with Mr. Parrott because in another section they took out getting involved in a regional concept. Although we are affected by other communities, we do not necessarily need to get involved. Mrs. Wilson stated that perhaps it should be worded that we are consciences of it. Mr. Floyd stated that the first part of the paragraph is the acknowledgement. Mr. Parrott stated that they do not want to try and oversee the job of the Kentucky Division of Water. Mr. Parrott stated that a few years ago there was a free water testing program and he tested a spring on a piece of property he has in the county. It was nine pages of chemical values of water. The point is there is an expertise to overseeing that and we are not equipped to do that.

Mr. Parrott stated on Page #204 in the Summary, the second paragraph again states that Woodford County should be getting more involved... Mr. Parrott stated he felt that should be deleted. Mr. Parrott also felt that the last sentence in the last paragraph should be removed. Mr. Parrott stated that preservation of the palisades occurs over geological time and he could not imagine how anyone could damage the palisades even if they tried.

Mrs. Wilson questioned what they are deleting on Page #201? Chairman Traugott felt that the second sentence being removed is a good compromise. You are giving acknowledgement to the issue and then you leave it there. Mrs. Wilson stated that she did not hear the decision on Page #195 regarding the endangered species. Mr. Parrott stated that needs to be deleted. The other members agreed.

Chairman Traugott stated that they will look at Transportation next and noted that they took any reference to mobility out of that and simply say transportation. Mr. Parrott stated that he will have to reserve the right to comment because he has not read this yet. Mr. Floyd stated that he has not reviewed what Mrs. Wilson has consolidated, but had given her his comments. Mrs. Wilson stated that she had already copied the document when he dropped off his, but did look at them and they were pretty much on the same page. Mrs. Wilson stated that her intent was to go back through this again.

Mr. Wolf stated that he spoke to Mrs. Wilson about his thoughts and she talked him to something else. Mrs. Wilson stated that basically he wanted to add some opinions, which could be in the future chapter. Mrs. Wilson stated that mainly she cut out all the huge elaboration of all the studies and tried to write a summary of each study by pulling out the main recommendations of each study that were factual. Mrs. Wilson stated that she also included some information from the new study. Mr. Perry stated that she felt it was all too confusing. Mrs. Wilson agreed and stated that the studies are still the studies. Mr. Floyd stated that it refers to 2005 and 2007 and the 2010 plan and it was just confusing. He questioned if they

are still in the Appendix somewhere? Chairman Traugott questioned if they still need them since they have a precise summary? Mrs. Wilson stated that she can footnote them. Chairman Traugott stated that the studies have some value, but they are long. Mrs. Wilson stated that she updated the existing, such as bike paths and she had Ms. Lefever update maps to show those things.

Chairman Traugott questioned if she took out all references to the Master Plan? Mrs. Wilson stated that she did. Chairman Traugott stated that on Page #2 in the fourth paragraph where it talks about the MPO, that Jessamine County needs to be added. Fayette County and Jessamine County are the only two in that. Chairman Traugott stated that was his only comment. Mrs. Perry stated that she has read it and has no comments.

Mrs. Wilson stated that the rail information was amazingly wrong. Mrs. Wilson stated that she got the waterways update from the Kentucky River Authority. Some of the airport information was not correct and she was able to get the correct information quite easily.

Chairman Traugott questioned if the fellow from the University of Louisville is optimistic about being able to update the information? Mrs. Wilson stated that he is. He did ask about our timeline and he also said that there are community surveys that are done every year and they continually update census data annually. He felt there should be some really good data for us to use. Chairman Traugott stated that he does not have a problem referencing survey data as long as you can cite the subject. Chairman Traugott stated that they received Census Block data in his office but he was unsure what that was. Mrs. Wilson stated that the County is divided into census blocks and there is data associated with each of those blocks. That is also how magisterial districts are calculated for voters, when they start shifting those districts. He also said that he would have information on in migration and out migration on jobs. He did not think that it would be a problem.

Chairman Traugott stated that in People, Jobs, and Housing on Page #5 Table 12 that information was the biggest lag because it did not come out until 2002. Mrs. Wilson stated that she is hoping that he will be able to give her a table by table run down of what they can and cannot do. Chairman Traugott stated that when the summary is updated on Page 6 it will be after those statistics are updated. Mrs. Wilson stated that is correct. Mrs. Perry stated that she assumed that a lot of the summaries would be updated once the new data was obtained.

Mrs. Wilson stated that as she goes through this she is also trying to take out the we's and our's, etc. Mrs. Wilson stated that she will have to do a find and search to get rid of them all.

Chairman Traugott stated that on Page #56 the unemployment rates need to be adjusted. Mrs. Wilson stated that will happen when the tables are updated with the new information

Mr. Parrott questioned on Page #61 if there is a reason why they single out the Percentage of Households with incomes above \$100,000.00? Mrs. Perry stated that she was questioning that too and did not think that was necessary. Mrs. Wilson stated that it is one of those commentary things. The members agreed it should be taken out.

Chairman Traugott stated that on Page #67, Table 34 there is a reference to 55 units in 2010 and in Table 35 it says 58 units. Mrs. Wilson stated that the data in Table 34 came from the Market Edge and the data in Table 35 came strictly from our office. Chairman Traugott felt that they should use the date from our office. Mrs. Wilson stated that they come in and get the data, so they could make a typo or something. Mr. Parrott stated on the same page in the first paragraph, if we do or do not know whether the permits issued are in the Urban Service Boundary or not? Mrs. Wilson stated that we do. When issuing permits we put a Census Code on them, but the Urban Service Boundary is bigger than the city limits. We do not

keep separate data for the area around the city limits. Those outside the city limits are considered in the county. Mrs. Wilson stated that she has no idea how the writers of this plan came up with those estimates because we do not track that. Mrs. Wilson stated that is one of those paragraphs that need to be rewritten once the tables are updated.

Chairman Traugott stated that on Page #68, Table 36, there is something glaring about that in five years we have lost 15% of the employees and accommodations in food services, yet the payroll has gone up 20%. Mrs. Wilson stated that she will call to see if she can get that information.

Mrs. Wilson stated that she did create a new table that looks at accommodations and food services comparing sales and payroll and the number of employees. Mrs. Wilson stated that if they believe that is helpful information she can insert that in. Mr. Floyd questioned it showing only one accommodation when we have four or five bed and breakfasts in town? Mrs. Wilson stated that is their survey results and she is not sure what that one is. Chairman Traugott was surprised that Anderson County was low on employees. Mr. Parrott stated that they have a hotel in Lawrenceburg. Mr. Wolf stated that they have a Wal Mart and a Tractor Supply. Mrs. Wilson stated that they don't account for food sales. Mr. Parrott stated that what he thinks might be interesting is per capita type numbers on this based on population. Mrs. Wilson stated that it is in the top of every table. Mr. Parrott stated that he always maintains that we cannot have more restaurants because we don't have the population to support them. Mrs. Wilson stated that she will add that.

Mr. Parrott stated that on Page #66, Table 32 there is no time frame on that. Mrs. Wilson stated that she will include that.

Mrs. Wilson stated that she also had another table suggestion because this is something that she uses a lot for staff reports. It will help with future land use. It is an assessment of vacant residential lots and probably should go after Table #35. The members agreed to add it. Mrs. Wilson stated that if they have any other thoughts for data, to tell her.

Chairman Traugott stated that he would like to see the information in Table 38 moved to the land use section. He felt it is more applicable to the workforce than community facilities and is a draw for perspective employers.

Mr. Parrott stated that on Page #68, the next to the last paragraph where it talks about tourism, it specifically talks about horse farm tours and no other occupation was singled out. Chairman Traugott questioned if Mrs. Perry has looked at the agri-tourism? Mrs. Perry felt that everything looked good.

Mr. Parrott stated that on Page #69 he questioned if those are things Mrs. Wilson was going to deal with? Mrs. Wilson stated that is correct, once she has information to update the tables.

Chairman Traugott stated that on Page #95, Table 41 the 1% tax on Versailles City taxes may need to be dropped down a row to Payroll tax. Mrs. Wilson agreed.

Mrs. Wilson stated that as soon as she can get the information back from Mr. Price on his timeline and cost she will let the members know.

Chairman Traugott stated that even though they will re-review and make sure of all the changes, he feels comfortable that they have a pretty good draft so far on what they have covered. The last chapter will be the bear. Mrs. Wilson stated that Mr. Butler will be assisting.

Chairman Traugott stated that they received a memo, which was a subject that Mr. Floyd has also brought up regarding the strike out and bolded version of the document. Chairman Traugott questioned how much more time it would take for Mrs. Wilson to do this? Mrs. Wilson stated that she would turn that over to Mrs. Conley if they feel it is necessary to do. Mrs. Wilson stated that she has tried to track changes manually by crossing out and writing in the margin the changes. That could be scanned and put on the website. It is very obvious what the changes are without doing all the mechanical strike outs and bolding. This is not a text amendment that requires that to be done. Chairman Traugott stated that was not done five years ago when this was updated. Mrs. Wilson stated that is correct. Mrs. Wilson stated that they could put it out there and see if the public is happy with it. Chairman Traugott questioned how the others feel about this?

Mr. Parrott questioned since this has never been done, are they going to have to follow through like this on every thing they do? Mrs. Perry stated that she feels it is just too early to put the information out there. They are just in the early stages of making changes. Mrs. Wilson stated that she will be going over the changes again and there could be more changes. Mr. Floyd stated that he has made very candid comments to his fellow committee members and he does not feel that he wants his notes scanned and put online. Mrs. Wilson stated that was not her intent at all. Mr. Floyd stated that memo calls this a simple request and it is not a simple request. Mrs. Perry stated that she feels it is too early to put this online. Every time they come to the table they revise this again and again. Mrs. Perry stated that she is thankful they are getting the data and getting closer to a final draft. Mrs. Wilson suggested that when the committee is done and are ready to make their final recommendation to the full Planning Commission for a public hearing is when it should be put on the website. Chairman Traugott stated that the public does need to see it in plenty of time. Mrs. Perry agreed because at this point people may want to comment on things that may change anyway. Mr. Floyd stated that now he is convinced that they do not do the mechanical track changes. Mrs. Perry stated that they have to have a document out there for the public to review in plenty of time. Mr. Floyd stated that he is saying that they should not put any track changes on the website. When they have their final draft they can put that on the website. The members all agreed that they will put their final draft on the website once they are ready to present it to the full Planning Commission for a public hearing.

Mr. Butler arrived and Chairman Traugott questioned if there are legal issues if they do not put a tracked version on the website now? Mr. Butler stated that all they need to do legally is make the final version available to the public to review before the public hearing.