

ON THURSDAY, APRIL 14, 2011 THE COMPREHENSIVE PLAN COMMITTEE HELD A WORK SESSION AT 5:00 PM IN THE WOODFORD COUNTY COURTHOUSE 2ND FLOOR COURTROOM.

Mr. Traugott questioned if anyone has comments on any of the past sections they have worked on? Mr. Floyd stated that he is really not going to commit any brainpower to it until they get through all of it and then go back through it again. Mrs. Perry stated that is how she feels as well. Mrs. Wilson stated that she did go back in and make the changes that were discussed, but did not think that it was necessary to make all those copies again at this point.

Mr. Traugott stated that they do have a lot of conforming to do with Preserving Town and Country. Mrs. Wilson stated that she is working on that.

Mr. Traugott stated that he needs to understand what use some of this has in the Comprehensive Plan. Mr. Traugott stated that Policies and Guidelines will be the main thing to consider.

Mrs. Wilson stated that she thinks it needs to be divided into three sections; existing facilities and services and then one for existing land use and one for future land use. Mrs. Wilson stated that she has spent time since the last meeting working on existing facilities and services and that she has contacted, the School Board, the Water Dept., the Police Dept, the Fire Chiefs, etc. and she has received information from most of them but others are still getting it for her. Mrs. Wilson stated that she also included information on other service type agencies, including businesses such as horse farms, wineries, Woodford Reserve, KCTCS, Woodford County Library, the Senior Citizens Center, etc. Mrs. Wilson stated that she was looking for information on any type agency that provides services to people. Mrs. Wilson stated that some of the information in the Plan for water and sewer was from 1994 and not even from the 2000's, but Mr. Southworth is working on that for her.

Mr. Traugott stated that is very important and it can be used almost as a marketing tool. That needs to be kept in mind. Mrs. Perry stated that there is so much fluff in this section that means nothing and that part needs to be taken out. They need to simply talk about what they have and what those places offer. Mr. Floyd agreed and stated that it should be in a brief and concise manner.

Mrs. Wilson said she does have maps showing the water line and storm sewer infrastructure, so there may be a couple of new exhibits to add. Mrs. Perry stated that would be good.

Mr. Floyd stated that he has only had a chance to Read Chapter 1 and there is so much commentary. He would like to see only the facts stated. When you get into the Tables some of those could be consolidated into one chart.

Mr. Traugott questioned if the historical stuff serves any purpose? Mrs. Wilson stated that it was copied out of the 1997 Plan. She stated that her thought was to just write a paragraph stating that the Historical information can be found in the 2005 Plan. All the old plans will still be resources that can be referenced. Mrs. Wilson stated that she had pretty much stricken all the text from that whole section and said to consolidate the tables. Mrs. Wilson stated that she did update the one on page #239 and it will reflect 2011. Figures 52, 53, 55, & 56 should all stay in the Plan and be updated. They need some work as far as color indication. In Midway there was 31 acres brought into the Urban Service Boundary and that needs to be updated.

Mr. Floyd questioned on page #245 where it references People, Jobs, and Housing in the forecast, if that was reforecast? Mrs. Wilson stated that it was forecast previously but she is talking to the State Data Center about helping with that section. Mr. Floyd stated that on page #246, if you go to the Midway Urban Service Boundary chart and then go to the first paragraph the numbers are not the same. Mrs. Wilson stated that she corrected a lot of those type things and things such as pictures that did not have the correct street names, etc.

Mrs. Perry stated that on Page #245 there are several types of methodology available to produce available land forecasts, etc. Mrs. Perry stated that they just need to state the methods that we use and get rid of all that. Mr. Traugott questioned if this is where Mr. Butler comes in to assist them in determining what methodology they should use? Mrs. Wilson stated it is, but if it something that they do not need to revise they can just refer to the methodology that was used in this Plan.

Mr. Traugott questioned if Mrs. Wilson can explain the Land Use Districts on Page 364? Mrs. Wilson stated that the pages before those maps from Page 360 to 363 are descriptions of each of our land use districts. That section is really full of new urbanism and all that needs to be taken out. Mrs. Wilson felt that they really need to take a lot of time to study the language because those descriptions match the colors on the land use maps. The descriptions are very very important in determining if someone is in compliance with the Plan because everyone usually looks at the map first. Mr. Traugott stated that these are Guidelines and not Policies. Mrs. Wilson agreed. Mr. Traugott stated that is also an issue. Mr. Traugott questioned the requirements on the downtown district/workplace district, etc. and if they are only Planning Commission requirements and not statutorily required? Mrs. Wilson stated that you need to have a land use map and you need to have categories. Mr. Traugott questioned if you have to have a Small Community District or a Preservation District? Mrs. Wilson stated that you do not, but whatever categories you decide to have you need to have the map color designations correspond. Mrs. Wilson stated that we have about sixteen to nineteen land use categories but some were blended together so they were more general. Mrs. Wilson stated that they really need to think about that and perhaps look at other communities that you like or dislike.

Mr. Traugott stated that he has given some thought to the Agricultural Preserve District and it appears to him that people are saying that northern agricultural is better than southern agricultural. Mrs. Perry stated that she does have a problem in distinguishing this because agricultural is agricultural. Mr. Traugott stated that agricultural is not equine. Mrs. Perry stated that is correct and Woodford County is more versatile than just the one district. Mr. Traugott stated that this district is untouchable because it is horses and not tobacco or cattle. Mr. Wolf stated that there are horse farms in the southern part of the County as well.

Mr. Floyd questioned the significance of the Historic Preservation District? Mrs. Wilson stated that is a national district. Mr. Traugott stated that he realizes that is a nationally recognized district. Mr. Floyd stated that these historic roads are sign posted. Mrs. Wilson stated that those are our local historic districts, not scenic byways. Mr. Floyd stated that he was talking about scenic by-ways. Mr. Traugott stated that designation comes with no perks out of Frankfort. Mr. Floyd questioned what agency of the County designates the Historic Preservation Districts? Mrs. Wilson stated that on the original zoning maps they were shown, so when they implemented county zoning they were there and that was in the 1970's.

Mr. Traugott questioned what the master planned areas mean? Mrs. Wilson stated that they did an analysis of vacant land in the Urban Service Boundary of Versailles and then they evaluated that land for its susceptibility to change. For instance, say if a property was 100 acres some considerations could be if part of it is floodplain and part is in a view shed corridor, has steep

slopes, availability for water and sewer, etc., and they would decide by using a point system whether there is susceptibility to change. They looked at each one of those large areas and created an illustrious plan, or a plan of what it could look like if it were to be developed. It was not to be the only solution, but just an idea. In each one of those areas they applied the guidelines and that was their way of showing potential use and potential corridors, protection of blue line streams and wetlands, acknowledging the view shed corridor along US 60 from the prior Plan and many other factors to create the illustrious plan. It is based on the methodology and market factor and it puts it all together to give an idea of how it could work. Mr. Traugott questioned if these have been cited in any zone change request? Mrs. Wilson stated that it was in the Rubloff property and is what drew them in to having to do certain things to comply with the guidelines.

Mrs. Wilson stated that there is no master plan for Midway, but when they looked at the nursing home property the one policy about the Urban Service Boundary to the Rural Service area where you would have to have a buffer came up as something that needed to be addressed.

Mr. Floyd questioned who defined the Urban Service Boundary? Mrs. Wilson stated that one of the chapters is totally on the history of the Urban Service Boundary and how they evolved to the different Comprehensive Plans. Mrs. Wilson stated that it is very detailed and explains how they came up with the Urban Service Area and they did not want to name the area outside of that. Today we call that the rural service area. It was originally defined by the first writer of the Comprehensive Plan, Steve Mooney, and they got a HUD grant to do that plan. That was back around 1969. Since then the Urban Service Boundary has been re-evaluated with each Comprehensive Plan and it has been expanded. Mr. Floyd questioned if it is the Planning Commission who has the responsibility to define it? Mrs. Wilson stated that is correct.

Mr. Traugott questioned if he read correctly that Lexington was the first to define an Urban Service Boundary? Mrs. Wilson stated that is correct and they were the first in the nation to do so. Mr. Traugott stated that back in the Goals and Objectives they did put in that they would not add to the Urban Service Boundary so any area they wanted to put in they would have to compensate by taking that amount out in another area. Mrs. Wilson stated that they can shift the boundary and they can also change the land uses within it. Mr. Traugott stated that with the presence of the Urban Service Boundary and all the talk about infill, you must pay close attention to that because you could tie the hands of those wanting to move forward. Mr. Traugott felt that they need to be accommodating.

Mr. Floyd questioned the 400' strip and why it does not just follow the road? Mrs. Wilson stated that the Planning Commission and the community wanted to have a view shed corridor along US 60. It was decided instead of it being a true view shed, which means as far as you can see from a car, that there would be some rigid distance and they decided on 400'. Mr. Floyd questioned if that is only on US 60? Mrs. Wilson stated that is correct, but there are some view sheds going in and out of other corridors, like going to Frankfort, but there is an Urban Service Boundary there and they decided in that area that it would follow the view shed. Mr. Traugott stated that the reason it does not go all the way down is that it is grandfathered in. Mrs. Wilson stated that it was only on non urban zoned property. It is on both sides of the road, but the Urban Service Boundary is only on the south side.

Mrs. Wilson explained that the acreage that is in the Urban Service Boundary is a policy decision. The Planning Commission needs to make a decision about a market factor. If you pick a market factor of one to one that means if you determine you need 100 acres of land for the next twenty years that property is probably going to cost a lot. If you have twice as much land as you need and some is not buildable, it would be a bit more affordable that if you have a one to one market

factor. It is based on supply and demand. Mr. Traugott stated that this is a very important decision. In 2005 when the last Plan was done the Planning Commission determined that there was adequate acreage in the Urban Service Boundary.

Mr. Wolf questioned who put the view shed in there? Mrs. Wilson stated that was a function of the 1997 Plan. Mrs. Wilson stated that it is along US 60 all the way to Lexington on both sides of the road and it is also on US 60 going to Frankfort. Mr. Wolf questioned if that is fair to the people who own that land? Mr. Traugott stated that is a good question that may be a topic for discussion later.

Mr. Traugott stated that he went to a Woodford Tomorrow meeting and they mentioned doing an inventory of vacant land in the Urban Service Boundary. Mr. Traugott stated that could be helpful but did not know if they would share that information. Mr. Endicott stated that it was his understanding that they did an inventory of land already zoned. There was some email chat about that today and the question was what do you do with that information? Mr. Endicott stated that there are seven or eight plats that they wanted copies of to determine what needs to be done and who needs to do it. Mrs. Wilson questioned if they are looking at commercial and industrial zones? Mr. Endicott stated that they are looking at commercial and what is already platted and has approved construction plans. The four to six hundred acres in the Comprehensive Plan that deals with agricultural land is not in that discussion.

Mr. Traugott stated that he would like to know the vacant land in the Urban Service Boundary. Mr. Endicott stated that there is a map that shows that. Mr. Traugott stated that it is going to be outdated. Mrs. Wilson stated that in the Versailles Urban Service Boundary there are 221 acres vacant out of the 4,462 acres. Mrs. Perry questioned if that does not include platted lots. Mrs. Wilson stated that is if you drive around and observe, there is nothing on the property. Mr. Wolf questioned if that includes subdivisions? Mrs. Wilson stated that it could be. Mrs. Wilson stated that through the GIS she can get those numbers very easily. In Midway there are 152 acres vacant out of 755 acres.

Mr. Endicott questioned if they will allow public comments? Mr. Traugott stated that he has no problem with it if the other members don't mind. Mr. Endicott stated that if there is anything to be said about the Comprehensive Plan, it is most importantly this land use section. He questioned if the Goals and Objectives are in there and are they connected to the same Goals and Objectives that have been approved? Mr. Traugott stated that these are the outdated ones in this section. Mrs. Wilson stated that in the beginning they were pulled out and put into the Summary. The Planning Commission has since amended those. Mr. Endicott stated that it would be fair to say that the Goals and Objectives now in this plan are outdated. There are Policies and Guidelines in this section. If there is a zone change that comes up in the future and it disagrees with any of the policies or guidelines regardless of what you say they are supposed to be they will show up in a Circuit Court brief. Mr. Endicott stated that if they are going to be in the Comprehensive Plan then the Planning Commission should believe in them and if they don't believe in them they should be taken out. Many of them have never come up so perhaps they should be taken out because there must be a reason they have not come up. Mr. Traugott stated that Mrs. Wilson is the expert and he would like her to look at them and decide what needs to go and what needs to stay. He felt that what they might consider fluff, could be something that would have some implications if removed. Mr. Traugott felt that this is something that could have real life implications. A lot of it was new urbanism related. Mrs. Wilson stated that is correct.

Mr. Endicott stated that he believes that this present economy has a lot to do with the rewriting of this chapter. A lot of what is there now was related to the times then. Today instead of having

ten to fifteen items on the TRC agenda per month, you may have one. That is an indication of changing times and this should reflect that. Mr. Endicott stated that Mrs. Wilson indicated that she had contacted the utility companies and in Midway right now there is a Task Force evaluating water and sewer. Mr. Endicott suggested that she find out more about that and what the intentions are? Mr. Traugott stated that he does agree with the comments regarding the Plan reflecting the economy. Mr. Endicott stated that there are comments associated with the maps and he felt that they need to read those comments to see if they agree and if that is the direction they want to go in. If something attempts to go in one of those locations there could be problems due to those comments. Mr. Endicott stated that he is talking about the illustrative maps. Mr. Endicott stated that on the map that has the land use for the county on it the equine and agricultural area is green. He felt it was odd that right in the middle of horse country on Big Sink Pike there is a thousand acres there that is gray in color but that is prime agricultural land. Mrs. Wilson stated that the owners of that property opted out of the preservation area and that was back in the 1980's. Mr. Endicott stated that as you go out US 60 towards Millville that land is in the preservation area and it is not prime land. Mr. Endicott questioned if people opted to be in the preservation area? Mrs. Wilson stated that Ed Holmes did that with the Planning Commission back in the late 1980's when they created the Rural Policy Plan and she did not know all the details of that. Mr. Endicott stated that he knows of one farm that consists of about 300 acres and the owners do not desire to be in that preservation area. Mrs. Wilson stated that in the past there were applications taken from land owners on land use, but the last time they did the Plan they did not do that. Mr. Traugott stated that those specifics will be dealt with.

Mr. Endicott questioned if there is something in the Plan that says if you take land out of the Urban Service Boundary that you have to put that same amount back in somewhere else? Mr. Traugott stated that in the Goals and Objectives that were recently adopted, it says that you cannot expand the Urban Service Boundary. Mr. Endicott questioned if that was his idea? Mr. Traugott stated that he was not in favor of that, because he did not think it was responsible to do that before you looked at the uses. Mrs. Wilson read the objective, "maintain for the current planning period the acreage of the Urban Services Area, but allow for some limited adjustments while considering the needs met and impact of shifting the existing boundary." Mrs. Perry stated that their reasoning behind that was due to the economic situation they are in now and the fact that the Plan will be reviewed again in another five years.

Mr. Parrott questioned where the majority of the storm drainage from the Urban Service Boundary goes? Mrs. Wilson stated that it goes in several different directions depending on where the high point is. A lot of it goes towards Millville and the headwaters of Glens Creek is fed by a spring that comes out from under the courthouse. Some of it goes towards Big Sink which goes to Midway and ends up in Lees Branch. Some goes south to Clear Creek and Tanners Creek. Mr. Parrott stated that the reason he is asking this is whenever someone tries to do something in Millville those residents try to say that it will increase their flood problems, but actually any development that is on that side of town will have some affect on them and that includes agricultural operations that create a lot of impervious surface. Mr. Parrott did not think it fair that the agricultural development on farms with 10,000 square foot barns and a mile of driveway should have a total waiver on this with no questions, but someone wanting to build a 3,000 square foot home has to meet all the criteria. It seems it is a different methodology when the consequences end up being the same. Mrs. Wilson stated that the reason it kicks in for the house issue is the subdivisions. If land is being subdivided for development then they have to address storm water management because the Subdivision Regulations kick in. Mr. Parrott stated that he feels that anyone that is creating impervious surface should be held to the same standards. Mrs. Wilson stated that in the agricultural areas they are exempt from getting permits. Mr. Parrott questioned who they are exempt by? Mrs. Wilson stated that they are exempt by the State

and they do not have to get building permits. In the agricultural district they do not have to get a building permit for a house. We do require that they get a zoning permit which is a minimum charge of \$125.00, but it is their choice if they want to get a building permit. We used to require that they get a building permit and it was challenged and the State notified us that we cannot require it. Mr. Parrott questioned if someone is exempt from the permits, is that a State policy or our policy. Mrs. Wilson stated that it is a State policy, therefore it is our policy.

Mr. Harold Steele stated that he understood that it was said that the Urban Service Boundary cannot be expanded. Mr. Traugott stated that they may shift the boundary, but not add to it. Mr. Steele questioned if he was at a meeting in Midway for an Assisted Living Facility and at the same time they asked for an expansion of the Urban Service Boundary? Mr. Traugott stated that is correct. Mr. Steele questioned if there were subsequent meetings before the zone change? Mrs. Wilson stated that it was all done at one meeting, subject to the annexation of the property. Mr. Endicott stated that was an amendment to the Comprehensive Plan. Mrs. Wilson stated that is correct and you can do that if you amend the plan. Mr. Parrott stated that he was also at that meeting and they had a lot of support from the community and there were only two people who attended who had some objections. Mr. Steele stated that he has noticed that there is always overwhelming support for nursing homes and assisted living facilities and that is all well and good, but why to they continue to build communities for the dying instead of the living. Mr. Steele stated that the public sees the Planning Commission doing things positively for nursing homes and assisted living facilities, but there are always objections for commercial and shopping facilities. Mr. Wolf pointed out that there have been several approved but nothing built. Mr. Steele stated that his point was that in some cases the Urban Service Boundary is so easily and quickly done in some cases and real complicated in other areas. Mr. Traugott stated that since he has been on the Planning Commission it is the only time it has been asked for. Mr. Wolf stated that he has been on ten years and it has not been asked for. Mrs. Wilson stated that she does not recall that it has ever been asked for until the Midway request. Mrs. Wilson stated part of it stemmed from the cities annexation.

Mr. Tom Brown stated that if the ability for people to speak were known that more people probably would have come to do so. Mr. Brown stated that he had some comments regarding the floodplain. Mr. Traugott stated that they are not talking about that at this moment, but Mr. Parrott brought it up. Mr. Brown stated that in response to Mr. Parrott's comments he agrees that he does not think that agricultural structures should be in a different category from any other structure as far as permitting. Mr. Brown questioned if they are allowed to have more stringent rules than the State? Mr. Traugott stated that the State errs on the side of protecting agricultural so the Planning Commission cannot be stricter. Mrs. Wilson stated that if the State does not have a policy on storm water management as far as quantity and we do, that is no problem, but the State prohibits requiring building permits on agricultural land, so we cannot require it. Mr. Brown stated that he also wanted to comment on septic tank technology. Very often when you look at rules that have built up over time, it is usually to try to plug the leaks in the original set of rules that people have figured out how to get around and you end up building a huge mass of rules. Mr. Brown stated that he is concerned about stripping things back, especially the history, because very often you do not know where you are going unless you know where you have been. Regarding the septic and things like that, when you have entities in this County such as the Health Department or Planning and Zoning you need to think about who is in the position right now. You have to think about who is enforcing those rules and who could enforce them in the future. It makes a difference who is doing the enforcing. Mrs. Wilson is very capable but who knows who may come after her and if they even care if they enforce the laws to the level that she is capable of. Mr. Brown stated that in his current knowledge there have been many misplacements of septic tanks and violations because an individual who used to be in the Health Department did

not do their job very well. If you take away rules, you should try to error on the safe side. Mr. Brown stated that is a lot of text regarding septic tanks and things that complied 15 to 20 years ago do not comply now. Mr. Traugott questioned if that is a Health Department issue? Mr. Brown stated that he thinks it is an issue for Planning and Zoning, because when someone wants to get a building permit, the Health Department gives conditional approval first and then they may need an engineer or someone else to approve the actual installation because it seems that no one wants to accept total responsibility. Mr. Traugott stated that he does have some environmentalist in him and does not think septic tanks should be encouraged.

Mr. Parrott stated that he thinks the problem is that there are two sets of rules, whether it be adequate roads or septic tanks, etc. Those who are primarily against rural development want all these excessive rules, but when they want to do something they don't want any rules to apply to them. Mr. Parrott pointed out that the United States of America has the cleanest, safest water of anywhere in the entire world. The mortality rate due to contaminated water is zero. Mr. Parrott stated that technology keeps improving and as far as septic systems they are not that expensive to move or replace.

Mr. Traugott questioned if Mr. Brown has any comments regarding the Urban Service Boundary? Mr. Brown did not.

Mr. Floyd stated that he would like to take the time left and talk about the expectations of what we need to get done in the months ahead. Mr. Floyd stated that he wants to leave here tonight knowing what is expected to be done before the next meeting and then again in June and July. Mr. Traugott stated that before they go forward with the final product they will do a re-review. Mrs. Perry felt it will take two more meetings to get through this section. Mr. Traugott stated that they have to discuss with Mr. Butler on determining market factors and do those calculations. They have to do the maps and the land use. Mr. Floyd questioned how far Mrs. Wilson is through this section? Mrs. Wilson stated that she is probably about half way through it. Mr. Floyd stated that perhaps they need to get another review from Mrs. Wilson and then they can start going through that while she is working on another section of it. Mr. Floyd stated that then perhaps at the next meeting they can finalize Chapters 1 thru 4 and then in June they can finalize the remaining chapters. Mr. Floyd questioned if that is reasonable? Mrs. Wilson felt that it is, but for some of that they may need Tim Butler to facilitate it. Mr. Traugott stated that it is dragging along. Mr. Floyd stated that he believes that they need to re-discipline themselves and get to work and set some goals to get done.

Mr. Traugott questioned if they are interested in setting up something with Mr. Butler? Mrs. Wilson stated that there was nothing turned in for TRC so there is nothing on the agenda for the regular meeting. Perhaps since he would have been coming to that meeting anyway they could have him meet with them. If a meeting is wanted before then, they will have to ask him tonight what his schedule is. Mr. Traugott felt it would be good if they could work with him next month. Mrs. Wilson stated that before that can be drafted some decisions need to be made and Mr. Butler needs to work with them to do that.

Mr. Traugott questioned if tonight's meeting is going to be brief? Mr. Wolf stated that it will. Mr. Traugott questioned if Mr. Butler might meet with them for about twenty minutes after the regular meeting. Mrs. Wilson stated that she had told him that could happen. Mr. Traugott stated that maybe they can end this meeting now and take it back up when Mr. Butler is present.

Mrs. Wilson stated that she still needs to make sure that everyone has given her feedback on Woodford Resources, Transportation, and People, Jobs, and Housing. They had pulled out of

those sections the future issues and they need to finalize those. They still need to re-visit the Policies and Guidelines sections, which were briefly talked about. Summaries still need to be written for each element and probably the most important are the updates to People, Jobs and Housing with the census data. Mrs. Wilson stated that she is still waiting to get information from all the entities that she discussed earlier and then organize all that into those sections, as suggested. After all that is done all the maps and tables have to be renumbered and all the editing done. Mr. Butler will have to do a review and once all that is done a public hearing needs to be held.

Mr. Traugott stated that he feels they should meet on the regular meeting date for next month and they can start about 5:30 p.m.

The following is a continuation of the Comprehensive Plan work session following the regular meeting.

Chairman Traugott requested that Mr. Butler give them some guidance on market factors in order for them to make some decisions. Mr. Butler explained that the Comprehensive Plan is a short version to a very long story. The main meat of the Comprehensive Plan is a recommended future development pattern. It says where you want to grow and what you want to grow. The market factor is typically based on how much demand you have. If you think you are going to grow by 6,000 people and the average house size is 3 people per household that is 2,000 homes. You figure that each home on average is going to take an acre of land, which is an assumption, but it would mean you need 2,000 acres of land to accommodate this residential growth. The market factor comes in where it is generally accepted if you have 2,000 acres of demand and you supply 2,000 acres then the supply equals the demand so the price goes up. Some of the areas that you want to grow in will not be scattered about, but will more than likely be in a general area. Perhaps Farmer Brown does not want to sell his land, so now you only have 1600 or 1700 acres so the supply is less than the demand. In order to accommodate both of these factors you figure out a market factor. Almost without fail on Plans that he has worked on a market factor of 2 is used. If you demand 2,000 then you provide 4,000 that gives the market the ability to adjust. You can use a series of fairly simply worded questions that say do you want to do this or that and it all factors into the formula. Mr. Butler questioned if that is what they would like to see? Chairman Traugott felt that would steer them towards a decision. Mr. Butler stated that he does not want to be flip about it, but he really does not care what the decision is. Mr. Butler stated that when Franklin County did a Comprehensive Plan years ago they had an urban growth area for two thousand years. They ended up shrinking that back for about 50 years of growth and then everyone was happy. If you want a list of possible questions to consider Mr. Butler stated that he can do that.

Mrs. Wilson stated that there is a section in there about methodology and the thought that went behind that. She questioned if they want to use that same methodology or not? Mrs. Wilson stated that is in the Plan but if they don't use it do they need to explain that? Mr. Butler stated that they would have to generally explain it, but he would just explain whatever methodology they are going to use in the beginning paragraph. Mr. Butler stated that they can provide a bunch of information that factors in there, but what you'd really have is a bunch of fun facts. Some people look at the Comprehensive Plan as a snapshot of the community at that point in time and people use that as a reference or resource. Who uses that? The EDA uses it. If someone comes in and says they are thinking about putting in a Cracker Barrel, they need to know the market

factors. As Cracker Barrel did in Bardstown, they may decide to build a smaller store. Methodology should be simply explained.

Chairman Traugott questioned if Mr. Butler would be available to come to the next meeting since there will not be a regular meeting? Mr. Butler stated that he will try to be there by 5:30 pm if he can and will also try to have a list of questions ready. Mr. Butler stated that this is a simple process although some people like to make it look like you are getting \$320,000.00 worth. Chairman Traugott stated if Mr. Butler thinks of anything else they need to be looking at to let him know before the meeting.