



A G E N D A
Goal 4 Workgroup
July 12, 2022
10:00 A.M.

- I. Welcome**
- II. Review of the Agenda**
- III. Initial Overview of Proposed Criteria**
 - 1. Sewer**
 - 2. Cost of Land Development**
 - 3. Rural Roads**
 - 4. Rural Activity Centers**
 - 5. PDR Farms**
 - 6. Prime Soils**
 - 7. Cultural Icons**
 - 8. Vacant Land**
- IV. Next Steps**
- V. Upcoming Meeting Dates (July 26, August 9 and 23, September 6 and 20)**
- VI. Adjourn**

**Goal 4 Work Group
June 22nd, 2022
Meeting Minutes**

Attendance

Members: Vice Mayor Steve Kay; James Brown, 1st District Council Member; Amanda Bledsoe, 10th District Council Member; Kathy Plomin, 12th District Council Member; Stephen Howard; Bessie Jackson; Nick Nicholson; Bill Witt; Judy Worth; Anthony Wright; Rusty Underwood

Staff: Nicole Saitta, Legislative Aide to the Vice Mayor; Eve Wallingford, Legislative Aide to Kathy Plomin; Stacey Maynard, Council Core Staff; Chris Doerge, GIS; Jim Duncan, Division of Planning; Chris Woodall, Division of Planning

Others: Liz Sheehan, 5th District Council Member; Brittany Roethemeier, Fayette Alliance; Kit Anderson, CivicLex; Ross Boggess

Welcome

Vice Mayor Steve Kay called the meeting to order at 10:10 a.m. He gave a brief overview of the agenda items for the meeting. Vice Mayor Kay shared that he hoped the group can conclude their work by fall of 2022. The Work Group then conducted introductions and Vice Mayor Kay thanked everyone for participating on the Work Group.

Work Group Procedure

Vice Mayor Kay suggested that the work group work and complete tasks by consensus. He explained that if the group all agrees on a particular direction or decision, that they will complete their task with no dissent. In practice this means that they will honor all views and all perspectives on the issues. He noted that given the task we have in the group that this method is beneficial to present to the public, especially since this work will go to the Planning Commission as well as the Council.

Vice Mayor Kay asked if any members had any questions or issues with this method moving forward, and there were none.

Overview of Goal 4 and Sustainability Growth Study Update

Vice Mayor Kay noted to the members that the Sustainable Growth Study, being over a hundred pages, was online for viewing and study, and staff are currently working on developing a webpage for the public's viewing as well as the work group with all related materials.

Vice Chair and Council Member James Brown briefly reviewed the charge of the work group and the origin of the task. During the 2018 comprehensive plan process, the Council decided not to expand the Urban Services Boundary (USB). Instead, they agreed to create a group to look at establishing a new process on how and when to expand the USB and the criteria for that decision. The group as we now know it, the Sustainable Growth Committee, focused on identifying parcels of land available for development and use, as well as infill and redevelopment opportunities. The group also developed scenarios for looking at expansion and the triggers to create additional opportunities outside the USB.

During the 6/21/22 Planning and Public Safety Committee Meeting, Council Members recommend moving forward the conditions and data to the full council. In August, they will vote on the existing conditions report. Council Members understand that the data used in the study need to be updated but agree that it is a good start in this process. Council Members put money in this current year's budget to move that study and work forward. In that meeting another Council Member requested to have this work group consider who and when decisions are made, and what priorities are considered when considering expansion of the USB. That will come to the Work Group in a formal written request soon.

Mr. Howard asked if the data in the study would be available to the group to look at. CM Brown said that yes, it will, and we will have a working agenda so that if information becomes readily available to the group, then they can be flexible.

Ms. Worth noted that some of the recommendations had divided responses. From her review in the Planning Commission, she noted that the group proposed methodology with scenarios and understood that this group's charge was to decide where and how. She asked if that was the correct viewpoint or if she was understanding that incorrectly.

CM Brown responded that some of the tasks of this group were to decide how and where. The data provides one piece of the conversation of expansion and the framework does a set of projections of what is likely to happen. VM Kay also reviewed his perspective of the group's tasks. First, consideration of the data and all aspects of the consideration of expansion. Second, what is the nature of that, what kind of land do we need for what purposes. Third, what land is available in the rural areas without disrupting and using incorrectly. The group does not decide on expansion at this moment.

Mr. Howard stated that when we are discussing Lexington's USB, you must talk about solutions instead of a line.

Mr. Underwood also noted that with the right intent and purpose in mind, we should be able to understand every sides of the issue and be able to come up with a process.

Director Duncan gave a review of the map provided to the work group for the meeting and current parameters that exist.

Task of Workgroup

VM Kay then reviewed the task at hand for the Goal 4 Work Group. He noted that in looking at land and how and where we grow, the group may need criteria for evaluation. He asked that the group give suggestions of data they would like to receive from staff for our future meetings to evaluate land use.

Mr. Nicolson said that if he would be interested in looking at the sewer capacity around the USB line, and unique sites in the rural areas, such as the airport, Avon, and other activity centers.

CM Kathy Plomin noted that the current acreage goal for PDR is 50,000, right now they have about 32,000. She thought it would be useful to receive a map of properties that the Rural Land Management Board is looking at to add to their acreage so that this group can plan around that consideration.

Mr. Witt stated that the soil in the rural areas is wonderful, but the rural roads are in bad condition, the traffic plan should be considered. Ms. Worth asked that the group consider the cost for development in certain areas of the county. Some areas of the county will be more expensive than others to develop.

Mr. Wright asked if the group was looking at infill and redevelopment at all since the USB forces the city to create unique policy. Councilmember Brown responded that they are primarily focusing on outside of the boundary and can fuse the two groups together in the future.

Mr. Howard asked to learn more about the rural activity centers like Avon. Athens Boonesboro as well would be a great area to consider.

CM Plomin also mentioned that she recently met with the transportation cabinet office, and they have a lot planned in future years regarding state roads and increasing capacity. Their input could also be helpful in this process.

Scheduling

The group discussed scheduling meetings every two weeks. It was decided that meetings will be held at 10:00 a.m. on Tuesdays on the upcoming dates: July 12th and 26th, August 9th and 23rd, and September 6th and 20th.

Adjournment

The group adjourned around 11:20 a.m.

Working Criteria for Goal 4 Workgroup

Sustainable Growth Study Information

The Sustainable Growth Task Force was appointed by Mayor Linda Gorton to make recommendations to the Planning Commission and Urban County Council regarding future decisions about growth and long-term land-use in Lexington-Fayette County. The Task Force approved and forwarded to Council a report completed by Stantec, an independent Planning firm in Lexington, that contained two parts. The first part includes data about vacant land within the USB, economy and employment, population and demographics, housing market trends, LFUCG's fiscal profile, and community facilities and infrastructure. The second part includes a framework for determining if the data and other factors warrant consideration of adding rural land for development. As of July 2022, after approval of both parts by the Planning Commission, the first part of the Task Force's report has been forwarded to the full Council by the Planning and Public Safety Committee. After discussion, the committee decided not to forward the second part of the report to the full Council, indicating that further discussion of that part is needed.

Sewer

Lexington's Division of Water Quality provides citizens of Lexington-Fayette County with wastewater treatment and stormwater management services. The city's sanitary sewer system includes 81 pump stations, over 1400 miles of sewer pipe, and two large wastewater treatment plants (Town Branch and West Hickman). Lexington-Fayette County residents pay a monthly bill, LEXserv, that covers the fees for usage of three city services: sanitary sewers, landfill and water quality. Residents in the rural areas only pay for the water quality management fee.

Cost of Land

The cost of extending urban services and the challenge of equating Lexington's funding model with other communities across the nation is unique because of our combined city-county government and tax structure. Division of Planning staff are researching this question and will respond with their thoughts on how this could be presented and discussed.

Roads

The map titled "Road Classification" shows the locations of the interstate, major arterial, minor arterial, collector and local roads outside of the Urban Services Boundary. The major arterial, minor arterial and collector roads are maintained by the state. Rural roads are those local streets providing access to properties in the rural service area, as well as providing for movement between certain points in the community. Rural roads are maintained by the [County Fiscal Court](#).

PDR Farms

Purchase of Development Rights (PDR) is a conservation easement program. Through PDR, the Rural Land Management Board (RLMB) purchases farm owners' development rights (their right to ever

develop the farm commercially), thereby preserving it as farmland forever. There are currently 281 farms permanently protected by PDR, totaling nearly 30,552 acres, with 2,046 acres under contract. For a conservation easement to be considered for purchase by the RLMB, it must be located entirely within the rural lands as defined by Lexington's comprehensive plan, must be at least twenty (20) acres in size; and maintain a land conservation plan and/or forest stewardship plan. Properties are evaluated by their size (acreage), location, quality of soils, farm activity, and historical/scenic resources among other criteria. Other conservation easement programs in Lexington-Fayette County are the Bluegrass Land Conservancy.

Rural Activity Centers

The Rural Activity Centers (RAC) are 4 distinct centers of urban land use that are not adjacent to the Urban Service Area and are fully contained within the rural area. Three of the four were approved for urban zones before merger. The Airport remains A-R. They are centers of industrial and business use that contribute to the economy and quality of life of Fayette County and the region. The Comprehensive Plan and the Rural Land Management Plan recommend that their boundaries remain unchanged, although the Airport and Avon operate outside of their respective RAC boundaries because they are exempt from local zoning and land use regulations.

Prime Soils

Prime Soils include the land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. These areas have the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods (nrcs.usda.gov). This is a criterion for PDR purchasing.

Cultural Icons

The map titled “Cultural Icons” identifies locations outside of the USB that are of cultural and/or historical significance to Lexington-Fayette Urban County Government. This includes locations like Keeneland, the Kentucky Horse Park, Bluegrass Airport, properties on the National Register, H-1 overlays, etc.

Vacant Land Alongside the USB

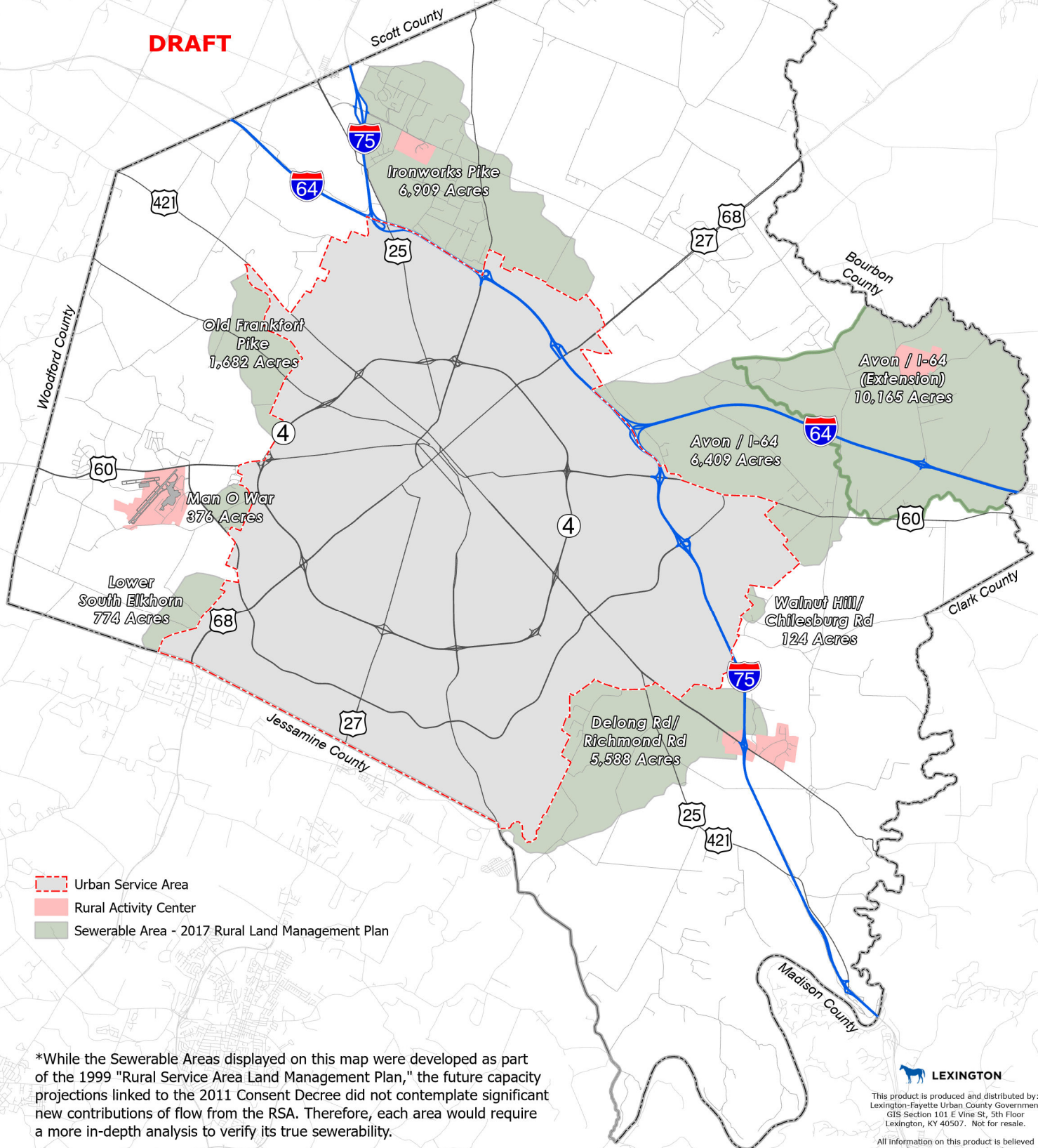
According to Article IV Sec. 7-39 of the LFUCG Code of Ordinances, abandoned urban property means any vacant structure or vacant or unimproved lot or parcel of ground in the Urban Service Area or in any residential neighborhood outside of the Urban Service Area which has been vacant or unimproved for a period of at least one (1) year and is unfit for its intended use, has become infested with rodents or other vermin, has been tax delinquent for at least three years, or is located in a development area as established under KRS 65.7049, 65.7051, and 65.7053.

The Vacant Property Commission reviews potential abandoned urban properties each year. The Commissions charge and responsibilities are established in Article IV Sec. 7-41 of the Code of Ordinances.

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Sewerable Areas* within the Rural Service Area
July 12, 2022

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*While the Sewerable Areas displayed on this map were developed as part of the 1999 "Rural Service Area Land Management Plan," the future capacity projections linked to the 2011 Consent Decree did not contemplate significant new contributions of flow from the RSA. Therefore, each area would require a more in-depth analysis to verify its true sewerability.



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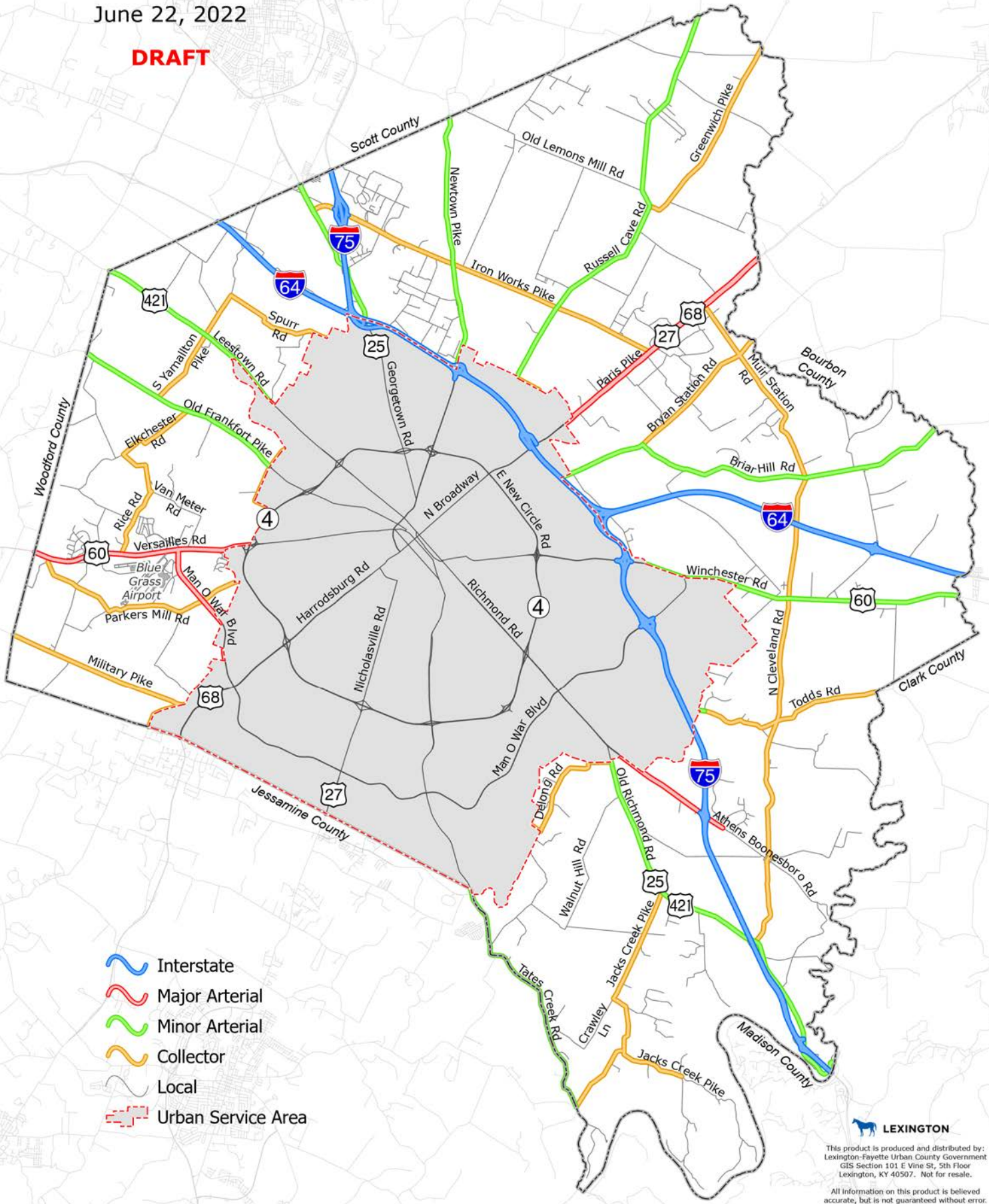
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Road Classification

June 22, 2022

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-  Interstate
-  Major Arterial
-  Minor Arterial
-  Collector
-  Local
-  Urban Service Area



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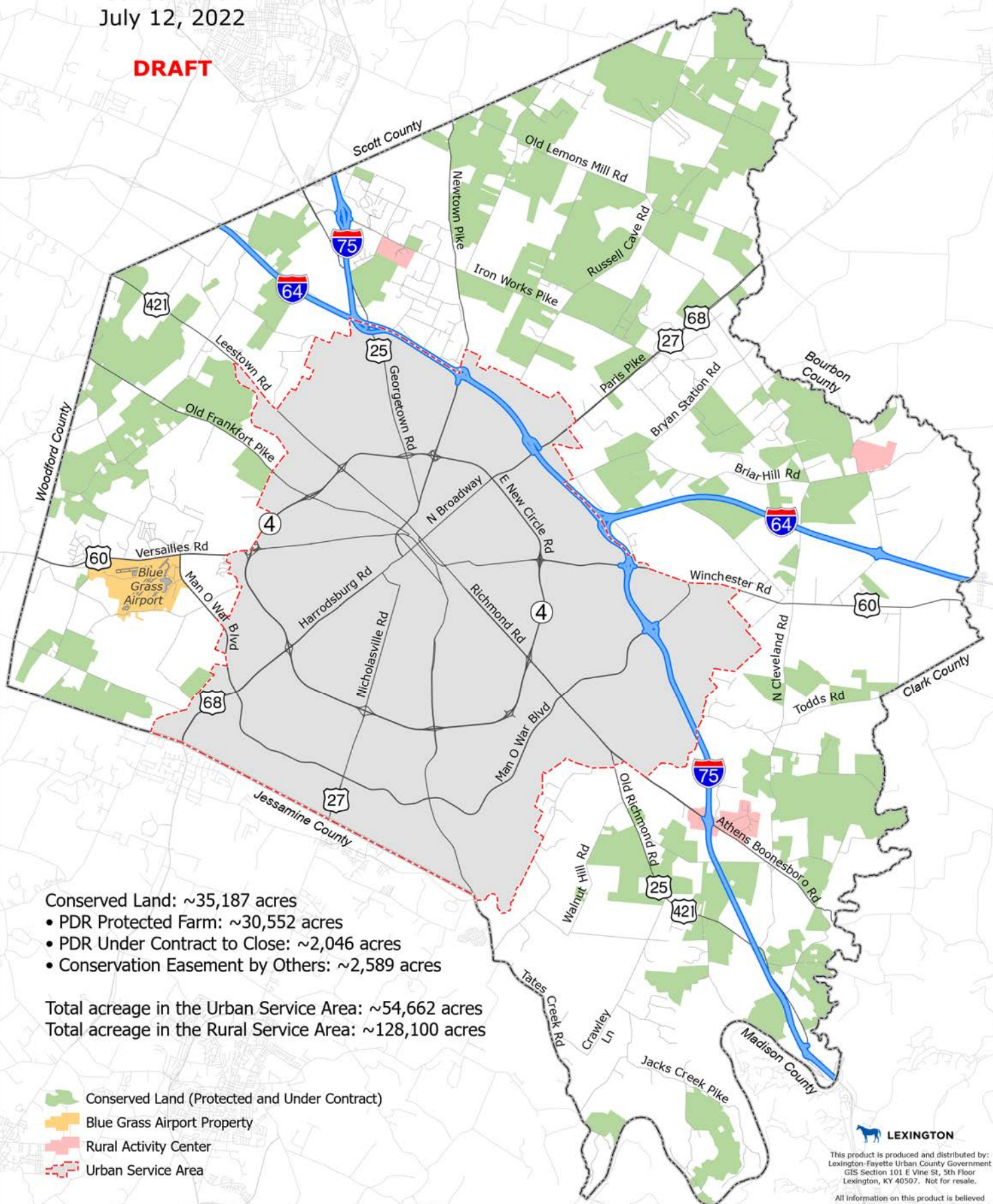
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Conservation
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Conserved Land: ~35,187 acres

- PDR Protected Farm: ~30,552 acres
- PDR Under Contract to Close: ~2,046 acres
- Conservation Easement by Others: ~2,589 acres

Total acreage in the Urban Service Area: ~54,662 acres
Total acreage in the Rural Service Area: ~128,100 acres

- Conserved Land (Protected and Under Contract)
- Blue Grass Airport Property
- Rural Activity Center
- Urban Service Area



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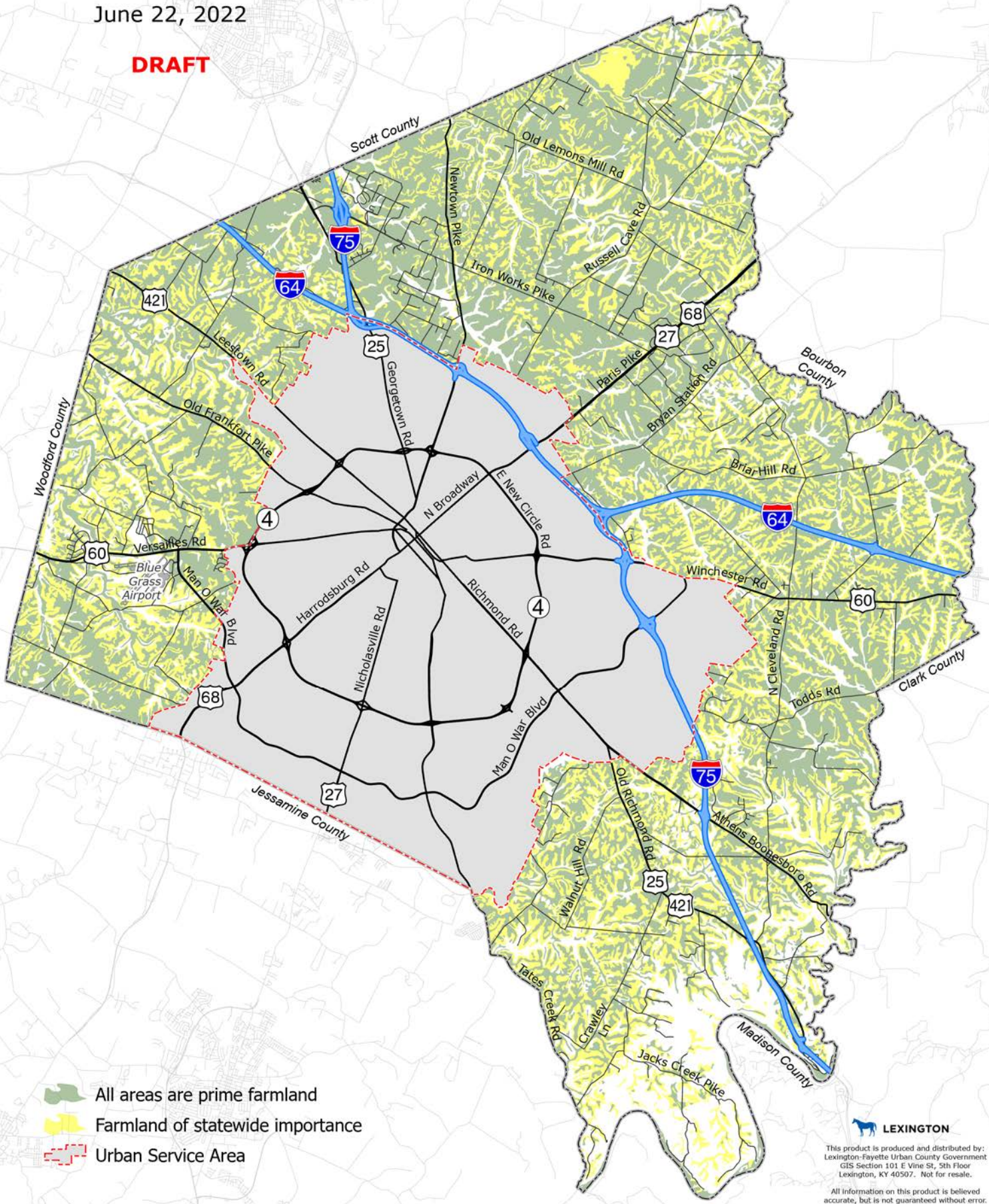
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Prime Soils
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-  All areas are prime farmland
-  Farmland of statewide importance
-  Urban Service Area



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- National Register of Historic Places - Property
- ~ National Scenic Byway
- ~ Kentucky Scenic Byway
- National Register of Historic Places - District
- Parks
- Urban Service Area

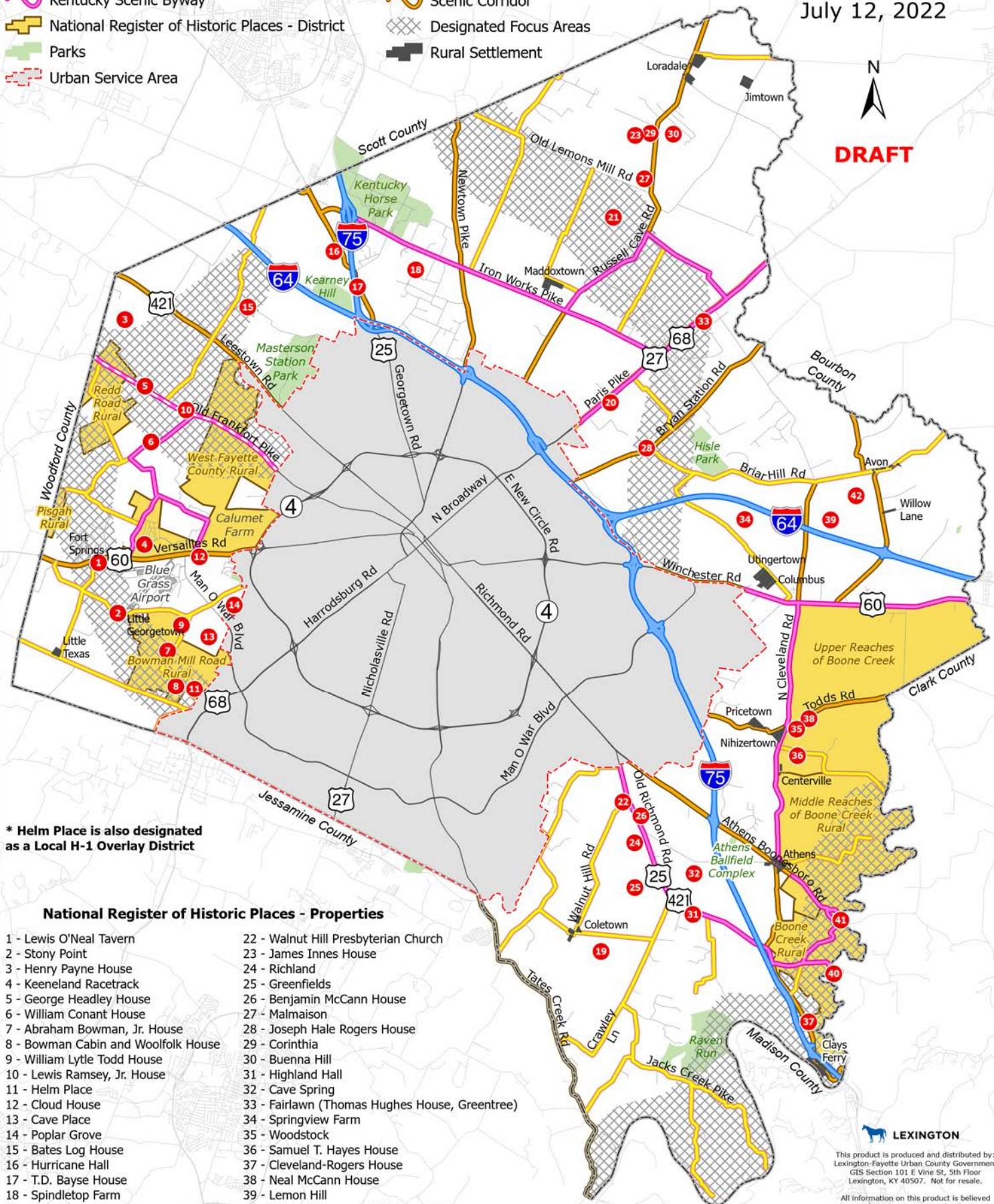
2017 Rural Land Management Plan

- ~ Historic Turnpike
- ~ Scenic Corridor
- Designated Focus Areas
- Rural Settlement

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Cultural Icons
July 12, 2022

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* Helm Place is also designated as a Local H-1 Overlay District

National Register of Historic Places - Properties

- | | |
|-------------------------------------|--|
| 1 - Lewis O'Neal Tavern | 22 - Walnut Hill Presbyterian Church |
| 2 - Stony Point | 23 - James Innes House |
| 3 - Henry Payne House | 24 - Richland |
| 4 - Keeneland Racetrack | 25 - Greenfields |
| 5 - George Headley House | 26 - Benjamin McCann House |
| 6 - William Conant House | 27 - Malmaison |
| 7 - Abraham Bowman, Jr. House | 28 - Joseph Hale Rogers House |
| 8 - Bowman Cabin and Woolfolk House | 29 - Corinthia |
| 9 - William Lytle Todd House | 30 - Buenna Hill |
| 10 - Lewis Ramsey, Jr. House | 31 - Highland Hall |
| 11 - Helm Place | 32 - Cave Spring |
| 12 - Cloud House | 33 - Fairlawn (Thomas Hughes House, Greentree) |
| 13 - Cave Place | 34 - Springview Farm |
| 14 - Poplar Grove | 35 - Woodstock |
| 15 - Bates Log House | 36 - Samuel T. Hayes House |
| 16 - Hurricane Hall | 37 - Cleveland-Rogers House |
| 17 - T.D. Bayse House | 38 - Neal McCann House |
| 18 - Spindletop Farm | 39 - Lemon Hill |
| 19 - Grassland | 40 - Grimes House and Mill Complex |
| 20 - Shady Side (Clifton) | 41 - James Pettit's Mill |
| 21 - Robert Russell House | 42 - Frederick Shryock House |



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