



2045 COMPREHENSIVE PLAN

Urban Growth Management Master Plan

Advisory Committee

Summary: Meeting #4

August 29, 2023

10:00 A.M.

Phoenix Building

101 E. Vine Street, Lexington KY

Urban Growth Management Advisory Committee Members in attendance: Larry Forester (Chair), James Brown, Todd Clark, Alison Davis, Chuck Ellinger, Andi Johnson, Todd Johnson, PG Peeples, John Phillips, Kathy Plomin, William Wilson, Zach Worsham, Judy Worth, and Dan Wu.

Staff in attendance: Commissioner Keith Horn, Director Jim Duncan, Director Charlie Martin, Purchase of Development Rights Director Beth Overman, Attorney Senior Tracy Jones, Attorney Senior Brittany Smith, Sanitary Sewer Section Manager Chris Dent, Geographic Information System Manager Chris Doerge, Long Range Planning Manager Chris Taylor, Planner Senior Valerie Friedmann, Planner Senior Boyd Sewe, Digital Content Administrator SB Stroh, and Administrative Specialist Rachael Lay.

Chair Larry Forester called the meeting to order at 10:00am.

Chair Forester welcomed the committee and attendees to the fourth Urban Growth Management Advisory Committee meeting.

Division of Planning Director Jim Duncan presented the Urban Growth Management Advisory Committee the study areas and provided the committee draft maps that were requested at their previous meeting, (meeting 3, on August 22, 2023). The draft maps focused on sewerability areas two, three, six, seven, ten, twelve, thirteen, and fourteen.

During the presentation there were discussions on the total acreage shown on the draft map. There were 4,847 gross acres and 4,511 net acres depicted. There was further discussion on the Council's intent on net versus gross area. Chair Forester invited the councilmembers that are on the Urban Growth Management Advisory Committee to give their view.

Additionally, the committee discussed potential costs and funding for items, such as roads and community centers. Vice Mayor Dan Wu questioned the need for a cost of service study. Director Duncan informed the committee that some of this information will be looked at more diligently in the Master Plan process.

The committee discussed making a motion to clarify if they should focus more on gross acreage or net acreage.

Councilmember James Brown made an amendment to the proposed motion that the net be equal to or greater than 2,700 acres, the motion was seconded by William Wilson and passed 9- 4, with one committee member not voting.

Judy Worth moved to accept gross acres for the entirety of the 2,700 – 5,000 acres, with the understanding that 2,700 of those acres must yield a total of 2,700 net developable acres. The motion was seconded by John Phillips and passed 11-3.

The committee then requested clarity on infrastructure and easements, entreating more information regarding public infrastructure and if it was permissible on PDR property or property outside of the Urban Service Area.

Throughout the meeting, the committee discussed affordable housing and the criteria for it. Committee members Zach Worsham and PG Peebles offered their knowledge from their experience on working with affordable housing.

Director Duncan reminded the committee on their adopted meeting schedule, which instructs the committee to complete the draft map on September 5, 2023 to ensure that a draft map would be made available to the public at the Public Input Meeting on September 12, 2023.

The committee then expressed their concerns moving forward with focusing on building the map. Some committee members expressed their desire for more information.

Councilmember Kathy Plomin requested additional meeting weeks for the committee. Director Duncan informed the committee that it is necessary to give the consultant a year to work on the project. Chair Forester advised the committee that it may be more beneficial to add a day to the scheduled meeting weeks and not add an extra week to the meeting schedule. The committee decided to maintain the meeting schedule as presented. If the committee must change the meeting schedule, then that decision will be made at the following meeting on September 5, 2023.

Director Duncan then outlined how the Public Input Meeting would occur.

Committee member Todd Johnson requested that areas along Todd's Road be reviewed as well. Director Martin explained that the 2006 study was the benchmark for looking at the study areas. Director Martin then informed the committee that the areas were modified to better reflect contour lines and consent decree issues. Director Martin communicated to the committee that defined areas, such as Todd's Road, were not in that study.

Director Duncan informed the committee of an opportunity to take a tour to view the study areas on September 12, 2023 at 10:00am. Additionally, Director Duncan reminded the committee that the public input meeting is scheduled for Tuesday September 12, 2023 at 6:00pm in the Council Chambers. To conclude, Director Duncan informed the committee that the Sewerability Study is on the Imagine Lexington website, along with all other meeting materials and information.



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The next meeting will take place Tuesday, September 5, 2023 at 10:00am in the 3rd floor Conference Room of the Phoenix Building.

All information for subsequent and past meetings (including meeting packets, presentations, videos, and public comments) can be found here: <https://imaginelexington.com/ugm>

