



## GENERAL GOVERNMENT & PLANNING (GGP) COMMITTEE

October 15, 2024  
Summary and Motions

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Chair Worley called the meeting to order at 1:01 p.m.

Committee members Ellinger, Lynch, LeGris, Sheehan, Plomin, Reynolds, and Vice Mayor Wu were present. Committee member J. Brown was absent. Council members Gray, F. Brown, and Sevinny were present as non-voting members.

### **I. APPROVAL OF SEPTEMBER 10, 2024 COMMITTEE MEETING SUMMARY**

Motion by Ellinger to approve the September 10, 2024, General Government and Planning Committee Summary. Seconded by Baxter. The motion passed without dissent.

### **II. URBAN GROWTH MASTER PLAN UPDATE**

Chris Taylor, Deputy Director of Planning, updated the committee on the Urban Growth Master Plan (UGMP), which is in its third and final phase. Taylor also reviewed public engagement opportunities that were summarized and given to the Planning Commission. A framework was also presented to the Planning Commission at their September 19, 2024 Work Session. Key takeaways from that framework include recommending 17,607 – 26,677 dwelling units, proposing new walkable and sustainable neighborhoods with a mixture of uses and a variety of housing types, adding flexibility to support job creation, identifying greenspaces and civic spaces for future neighborhoods, incorporating a connected and equitable transportation network, and proposing innovative traffic management designs.

The plan's implementation calls for a Blue Sky Activity Center Small Area Plan in 2025, additional zoning regulation changes that will follow the typical zone change process, full integration with the upcoming Complete Streets Manual in 2025, and the development of a comprehensive Infrastructure Funding Program in 2025. Taylor reviewed the remaining public engagement opportunities before the Planning Commission approves the plan on October 31, 2024. A full presentation updating the Council will be made in January. After the Planning Commission approves the UGMP as an element of the 2045 Comprehensive Plan, it will return to the Council.

Shaun Denney, Senior Administrative Officer in Planning, provided information on a fund balance request from the administration for a consultant to assist with developing the Infrastructure Funding Program. The consultant will obtain more detailed cost estimates and help create a project prioritization system, as well as timing and sequencing for build-out. No action was taken on this committee.

### **III. RURAL SHORT-TERM RENTALS**

This item was presented at the last committee meeting and has returned for more discussion and motions regarding short-term rentals in rural areas.

Motion by Plomin to amend the proposal relating to short-term rentals in the rural service area in section 3-13b to permit, with a conditional use permit, unhosted short-term rentals on parcels 10 acres or less. Seconded by Baxter. The motion passed without dissent.

Motion by Plomin to amend the proposal relating to short-term rentals in the rural service area, Section 3-13(g)(v), to change the spacing requirements from 1 mile to 500 feet for unhosted short-term rentals with a conditional use permit on parcels of 10 acres or less. Seconded by Reynolds. The motion passed without dissent.

Motion by Wu to report out to the full council as a council-initiated Zoning Ordinance Text Amendment to the Planning Commission. Seconded by Plomin. The motion passed without dissent.

Motion by Baxter for an early report out at today's (October 15, 2024) Council Work Session. Seconded by Ellinger. The motion passed without dissent.

#### **IV. LEXINGTON HISTORY MUSEUM**

Executive Director Mandy Higgins presented the annual update on the Lexington History Museum. Phase one of their reimagined museum opened on August 26, 2023. Since then, 2,500 visitors from 38 states and 18 foreign countries have visited. A membership program with various benefits now has 50 paid members. Partnerships like Time Travelers, LexArts, VisitLex, and Bites of the Bluegrass bring diversity, increased visitors, and more to the museum.

The History Museum's mission is to tell the stories of Lexington's history. They can do this at their physical location and via a newsletter with more than 2,200 subscribers. Telling stories in the newsletter motivates readers to return to the museum to see updates. Currently, Among Women: 130 Years of the Woman's Club of Central Kentucky is a special exhibit on display until February 2025. Their Lex Talk History podcast allows them to thoroughly discuss events, people, and places that make Lexington unique. Their space also allows for temporary traveling exhibits from partner organizations.

The museum now offers 3 social studies-focused field trips, creating unique resources for school-aged children. The option to bring museum lessons into classrooms also exists. Their LexTalk series offers meaningful and engaging topics and conversations around history. The museum forges partnerships with community leaders through its Partnership Council, which meets at least twice a year. It is also building coalitions with 20 other organizations as part of the History Collective, which meets four times a year and works to share resources and knowledge of Lexington's history.

Their new board will guide the development of their strategic plan, which will be approved in early 2025 for fiscal years 2026 – 2028. An expanded lease agreement with the Thomas Hunt Morgan House allows them to utilize the first floor for exhibit space while using the upper floors for offices and storage. No action was taken on this committee item.

#### **V. LANDLORD AND TENANT ADVISORY GROUPS**

This item initially originated from the Tenants on Boards and Commissions presentation, as Councilmember Lynch wanted to incorporate tenants' voices in the city's housing-related decisions. In 2023, Commissioner Lanter and the Office of Housing Advocacy and Community Development began providing opportunities for landlords and tenants to give input on their work. Both groups, which are not formally appointed, have goals to review and advise the office of HACD on its programs and services and to provide data and feedback on issues affecting all types of tenants and housing providers in Lexington. Meeting quarterly, the Commissioner's office staffs the groups with presentations from various divisions/departments. The Landlord Advisory Group first met in May 2023 and has met with ease six times since. The Tenant Advisory

Group is more challenging as it faces many barriers that HACD has not been able to overcome. After the group disbanded, HACD increased efforts to recruit new members. The last meeting was on September 11, 2024, with an excellent turnout. They are scheduled to meet again in December. CM Lynch will keep this as an annual update. No action was taken on this committee item.

#### **VI. ITEMS REFERRED TO COMMITTEE**

J. Brown will be the new sponsor of the *Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage (A Sense of Place)*. Motion by Reynolds to remove *Examine Ways to Evenly Distribute Social Service Facilities in Neighborhoods*. Seconded by Ellinger. The motion passed without dissent.

Chair Worley adjourned the meeting at 2:03 p.m.