Comments from Public Meeting 3.1 & Other Interested Parties

Overall Comments:

Public Meeting 3.1:

Yellow Comments:
- Objectives should be measurable – accountable to achieve.

Rebecca Weber:
- We are missing from the discussion the subject of animals/pets. With the foreclosure crisis a lot of pets have been abandoned. Shelters are overcrowded and there is no real entity in Northern Kentucky addressing animal concerns. I think incorporating the topic of recreational pet facilities into green space planning it vital. I think figuring out a way to find support for the small animal rescues is important. Lastly, I think education and training services needs to become more wide spread. As it relates to zoning, there also needs to be focus on smaller pet care centers that may offer day care or boarding.

Kenton County Conservation District:
- The word ‘ecosystem’ is not used anywhere. As best I can determine, there is only one reference to eco* (ecology, ecosystem, ecological, etc) is “ecological” and that is in 4. Promote and protect the history and culture of agriculture. Consider substituting the word “ecosystem” for “system”.

So the net result is that the plan presents the environment and interactions mostly as only bits and pieces to be worked around, rather than integrated. Obstacels, not stressing intrinsic value. So I suggest adding “preservation, restoration and protection of the most intact parts of the ecosystem” as a goal (somewhere, somehow). This includes “special places” of which there are precious few left in the county IMO (and no mention in the goals and objectives.

Home Builders Association of Northern Kentucky:
- Throughout the process we have provided comment regarding the economic sustainability of the work product and outcomes of the planning commission and the legislative bodies as a whole as a result of the Comprehensive Plan. We do not see those comments sufficiently reflected in the draft Goals and Objectives and believe that it is necessary to address the impacts of government’s decisions upon the economy of Kenton County. Doing otherwise would be fiscally irresponsible. We would be happy to work with the planning commission staff to draft appropriate language regarding this much needed goal and urge the process to begin as soon as possible.
Goal 1: provide a variety of housing types throughout Kenton County to meet the needs of all generation sand income levels.

Public Meeting 3.1:
Yellow Comments:
- Why not let the market place determine the type and number of housing units?
- Why want small lots – I was large lots
- Public private partnerships is socialism
- Who describes balance
- I'm confused how these questions are an issue of concern for a government agency. Isn't the process of deciding what home options are on the market an issue for the marketing department of a home builder? Is there also a government agency in Northern KY that decides what food is available in each supermarket?
- Allow for innovative development that may be different without that flexibility a Norton Commons wouldn’t exist in Louisville.

Blue Comments:
- Absolutely – esp in River Cities [reference to 1A]
- Yes – save tax dollars and use scarce public resources more efficiently (How can these be equated with socialism?) [reference to 1C and another participant’s comment that this is socialism]
- Balance can be provided by the public and private/public partnerships [reference to 1E]
- Encourage schools in closer proximity to housing

City of Ft. Wright:
- Goal 1 Objective D: Develop Identify opportunities for strong public-private partnerships to identify opportunities with measured outcomes and implement innovative development practices while ensuring widest market appeal.

Home Builders Association of Northern Kentucky:
- Goal 1: There is real opportunity in the objectives to add some critical language.
- Objective A: This objective should not be used to dissuade new development outside of redevelopment and infill and the language needs to state so clearly. Infill provides an interesting opportunity to provide higher density housing where large areas of land have been leapfrogged. In Kenton County there are very few opportunities like this that exist other than redevelopment due to the fact that the Northern end of the county is essentially built out.
- Objective B: There are opportunities outside of existing employment centers within Kenton County for new employment centers. Oftentimes these centers will spring up after housing becomes established such as is the case in Independence and Taylor Mill. We should also encourage new employment
centers as these will create added revenue for the legislative bodies of Kenton County to adequately address infrastructure needs.

- Objective C: While it is good to review regulatory tools there is also potential for addressing taxing rules and legislative issues. In several areas of the country there are legislative bodies that are currently implementing delayed taxing for residential development in order to spur overall growth. This results in a delayed but much more enhanced tax base for the legislative bodies as development will happen quicker and thereby spur commercial development in areas surrounding residential development which creates a broader tax base sooner.

- Objective F: Microeconomic forces prove that new development not only pays for existing infrastructure but also pays for maintenance and upgrades of aging infrastructure. In fact new residential development will pay for the infrastructure for at least 50 – 60 years. Since the recession the legislative bodies and government agencies in Kenton County have experienced a decrease of $9.02MM in annual tax and fee revenue. This missed revenue would greatly benefit the legislative bodies’ shortfalls for infrastructure maintenance and replacement.
**Goal 2: Create and maintain places with a unique character to enhance liveability**

**Public Meeting 3.1 Comments:**

**Yellow Comments:**
- This seems to favor the well-to-do and may exclude the public. i.e. clubhouses [reference to 2A]
- Support of art is great – can you define this? Does this mean public art? Where? Public spaces?
- Does interactive public spaces include things like community gardens?
- Isn’t attracting talent the job of an employer rather than the government?
- Make sure we can pay for this and pay to maintain it without slowing growth.
- Who’s money will be at risk in this investment? [reference to goal statement]
- Community build? Or is this a “collective” as in communism?
- Why is government wanting me to live in mixed? I do not want this.
- Why is government supporting the arts? This is not role of government.
- I do not understand why taxpayer money would go to supporting arts. If a person wishes to support art they may do so through the private sector without forcing every taxpayer in the area to fund it. [reference to 2B]
- A place that would attract talent would be free from regulation, allowing talented people to use property without restriction. [reference to 2D]

**Blue Comments:**
- I like (B&C) this much better
- Yes, it will be great to eliminate excessive zoning regulations that prohibit mixed use neighborhoods from existing. [reference to 2C]
- Arts is simply a form of economic development! [reference to another participant’s comment about government supporting the arts]

**City of Ft. Wright:**
- Goal 2 Objective B: Foster a sense of place through community building by including elements that contribute to community pride. such as community events, support of the arts and interactive public spaces.
- Goal 2 Objective D: Identify opportunities to create unique places diverse living environments that draw, develop and retain talent. (opportunities for jobs too)

**Home Builders Association of Northern Kentucky:**
- Objective A through D: These objectives need to be approached with parity in mind. The results of these objectives can have a “priced-out” effect if not managed properly. In the Greater Cincinnati MSA every $1,000 of added cost to a new home results in 1,600 households being “priced-out” of a new residential unit. When this happens it transfers more households to existing housing stock and thereby drives up the price of existing stock. This then results in more households pushed to rental solutions for housing. As this happens rental prices climb. As a consequence any increases in cost to new residential housing results in increased costs of all housing within Kenton County and slows economic growth.
Goal 3: Strive to attract new jobs and retain existing jobs.

Public Meeting 3.1 Comments:

Yellow Comments:
- This often requires re-zone of A-1 ??? need major roads
- In #4c “remove barriers to promote agriculture In #3 why not remove barriers?
- How can you be competitive with the high taxes on businesses with water increases etc.
- Need to work with Kenton County schools to bring back vocational school.
- Isn’t this the role of the organizations and businesses in the private sector? We don’t need more government employees
- A business friendly environment is one that is free of regulations burdening the business.
- I do not agree with incentives. This is a socialist concept. The attraction should lie in an area that allows businesses to flourish without government involvement.

Blue Comments:
- Yes, help make KY a right to work State
- Highway improvements are incentives for economic development. Certainly we do not want to stop these incentives.
- Make sure we evaluate the competitive advantage of our neighboring states. They eat our lunch.
- Partner employers up with schools. Offer incentives to help pay for school exchange for possible employment opportunities.
- Universal Tech Institute, Michigan does this.

Vision 2015:
- What about adding “create jobs”? Then one of the objectives could speak to creating our own, new businesses or supporting/encouraging entrepreneurial activity.
- Our 2020 Jobs Outlook report highlighted the importance of a current and future workforce that is trained or retrained to meet the exceptional replacement jobs. Our workforce skills just do not match with industry needs. There are three parts to job growth: creation, retention/expansion (retraining), and attraction. I think the goal should address all three: “Strive to create new jobs, better align our workforce with industry demands to retain existing jobs, and attract new jobs.”

Home Builders Association of Northern Kentucky:
- We believe there needs to be a new goal that addresses the economic results of legislative and regulatory bodies’ decision making upon the economy of Kenton County.
Goal 4: Promote and protect the history and culture of agriculture.

Public Meeting 3.1 Comments:

Yellow Comments:
- The market place will protect economic activities that deserve protection. Read *Free to Chose* by Milton Friedman of Unvi of Chicago
- Urban farm are not economically feasible in a free market
- The preservation of ecological elements in the landscape should be the choice of private landowner. Not regulation imposed by government.
- Evaluate the economic benefit of agriculture remaining in agriculture versus development as part of planning process.

Blue Comments:
- Preserving rural areas and woodlands are very important to the overall beauty and attractability to our region.
- Work to expand the wine production
- We need to preserve the farmlands. It is important.
- Help farmers to partner with schools, churches and other organizations to promote local food.
- Great Goal
- Please work to legalize the sale of raw milk from one farm to one customer.

Blue Comments: (on supporting information board)
- The graph is good for a general trend and not an accurate picture of an area’s actual needs.
- Location Coefficient- Please explain what this means. How do certain categories get measured in defendable manner?

City of Ft. Wright:
- Goal 4: Promote and protect the history and culture of agriculture.

Home Builders Association of Northern Kentucky:
- Goal 4: Since this is in the economy section there needs to be an objective that states the need for thoughtful analysis of the economic benefit of agriculture remaining in an agriculture use and the economic benefits of that agriculture being developed. It is ultimately the property owner’s right to remain in agriculture or to use their property for development.
- Objective A: Again, an economic analysis should be considered in preserving “rural character”.
- Objective B: In some cases this may be actually beneficial and help agriculture out but not in all cases. Without an economic analysis we are operating upon conjecture.
- Objective C: This objective is very vague. What barriers are being addressed; regulatory, statutory, legislative, taxing?
Goal 5: Improve the ability of residents to live an healthy lifestyle.

Public Meeting 3.1 Comments:

Yellow Comments:
- What are you considering non-automobile access to health care etc. and you need sidewalks in a lot of areas.
- You must start with sidewalks and bike lanes.
- Support the needs of different age groups interest? It is not the role of the government to cater to interests, needs or age needs of individuals. That task is something the individual pursues without government involvement or taxpayer funding.
- What if the real issue is social and not what is built. This could waste valuable dollars by the taxpayers.
- This is not the role of government. Ever hear of a doctor that gave house calls? These used to exist but no longer do because the free market shows no demand.
- Healthy lifestyle is the responsibility of the individual not the government. Read “Free to Chose” by Milton Friedman, Univ. of Chicago.
- Is ‘A’ just to “encourage physical activity” seems like it should be broader “…… to improve health.”
- The only public transportation accessible to the public is along Dixie Hwy only I live in Fort Mitchell and the only way I can get to my job is walk 4 miles take bus to Covington then out Dixie – 2 hours.
- Erlanger Library – there is not one bus going by the library. Who would build a Public library so far removed from public transit?
- Kenton County currently lacks the connectivity to areas where land is available for economic growth. If connectivity is improved development will come. Example KY 536 east west access connecting I-75 with the east side of Kenton County.

Yellow Comments: (On supporting information board)
- “Limited Access to Health foods”??
- If you have a garden, you have access!! Seems bogus category.
- Build sidewalks and bike lanes.
- People are only going to have a healthy lifestyle if they choose to and what they want to eat. I don’t know how you can put up 21% of children 2-4 are obese when you are saying they are on the WIC program which is gov’t funded.

Blue Comments:
- Great Goal & Objective – Other key destinations need to include schools that are current or proposed in future plans. Have schools located near high population areas to allow walkability.
- If the problems of health are social, encourage more ways to educate.
Northern Kentucky Health District:

- Goal 5 Objective A: Non-automobile access is broader than "to encourage physical activity." We want non-automobile access so that people who can't or don't want to use cars (seniors, handicapped, low income, environmentalists) can access these key destinations. Also because it improves water and air quality. Also - when air quality improves so does asthma and the rate of heart attacks decreases. Either "physical activity" should be broadened ... or eliminated. If broadened - should say to decrease chronic diseases, and improve air and water quality.

- Goal 5 Objective E: Again broader. Suggest "...encourage community-design that fosters healthy environments that encourage active living, access to healthy foods, and clean air to decrease chronic disease including obesity."

Home Builders Association of Northern Kentucky:

- Goal 5: The objectives in this goal are a "build it and see what happens" model. There is much study of the issues causing health problems. Many of those studies point to socio-economic, poverty, and other issues outside of the built environment. Walking trails can coast as much as $1MM to construct and thousands upon thousands of dollars to regularly maintain. The built environment has utilized sidewalks and created more multimodal opportunities for decades, however, the issues of coronary disease, diabetes and other major health issues have increased in the face of such improvements. We believe that all of the objectives in this goal need to receive a more in depth evaluation as the goals seem to point largely to the built environment as a solution to issues that are not caused by the built environment.
Goal 6: Enhance and expand the effectiveness of the transportation system by promoting multimodal approaches that address the needs of all users.

Public Meeting 3.1 Comments:

Yellow Comments:
- Start with sidewalks & bike lanes so all ages can get out & walk
- The railroad on Beechwood. The road is so narrow it is unsafe to walk when the road was resurfaced why was it not widened & sidewalks put in?
- Why? Goal 5 is to improve residents lifestyle. If people should walk or bike more what is wrong with our current roadways? People are walking throughout the day right now. Don’t make it too easy to maintain a sedentary lifestyle.
- There is no bus service to Kenton County Library nor complete bike lanes & if I were to walk I have no sidewalks
- Use existing rail system for freight-especially when this is adjacent to the business. Road traffic needs to be decreased when possible
- Upgrade Grande Avenue to connect KY 177 to KY 16-as part of the freight plan submitted by OKI
- What if we build 100’s of millions of dollars of new systems that go largely unused?
- There are so few senior centers-why?
- Needs to ensure that new & existing modes are able to be paid for & maintained w/o harming growth.
- There are several economic development opportunities

Yellow Comments: (on supporting information board)
- Should develop a series of several east/west connector roads such as upgrade Richardson Road to connect KY 17 to KY 1303, connect KY 17 with KY 177 using KY 1501 extended to KY 177. Upgrade Wayman Branch as a connector between KY 17 & KY 16
- Build a bridge connecting KY 16 to the AA Highway

Blue Comments:
- Bus route on Decoursey Pike would help with this
- Increased commercial freight is necessary
- Does all of the freight need to travel via I75 downtown? Wouldn’t it be much cheaper to make a freight bypass, which could dramatically reduce the cost of the “brent spence replacement” by making this new freight bridge out of the city core and remove all freight traffic from the existing bridge.

City of Ft. Wright:
- Goal 6 Objective B
  Include Economy as secondary goal category.
Home Builders Association of Northern Kentucky:

- Goal 6: Again, a focus on the economy is lacking as it relates to this goal. Buses are the lowest cost publicly subsidized transit option available. In many cases walking and biking are not used as a preference due to the fact that people would rather not do either one of those activities other than for recreation or health reasons. People rode horses because they didn't like walking. People drove cars as a better alternative to horses. People enjoy the freedom and choices that cars represent and can provide for a lifestyle of choice for the majority of Kenton County residents and a lifestyle of choice is one of Northern Kentucky’s best assets. We would suggest needs be met through better analysis of public transit usage. What drives the inability for potential transit users to use the systems is the expense of living in particular areas of Kenton County. If a potential user is pushed out of the county as a matter of cost of living they locate in exurbs which are not able to maintain public transit other than park and rides.
Goal 7: *Provide adequate access to natural systems to encourage outdoor activities for all generations.*

**Public Meeting 3.1 Comments:**

**Yellow Comments:**
- Leave this up to the individual *Read Free to Chose* by Milton Freidman of Univ of Chicago
- I think there are enough parks and we have the Ohio River and Licking River we don’t need more.
- Who would be responsible for funding these additional ones.
- I’m confused what is currently prohibiting people from walking, biking, canoeing, kayaking and engaging in outdoor physical activities, Are there currently too many regulations against boating?
- B – Is this within public row or on private lands? Will row support ped/bike with cars?

**Yellow Comments:** (on supporting information board)
- Who would be responsible for maintaining these trails, parks, etc. What cost to taxpayers.
- How do you define Park vs green space, public vs private ownership etc
- Is obesity control the responsibility of the planning commission?
- What city were these numbers generated for? Cost of public projects vary dramatically by location.

**Blue Comments:**
- Encourage residential dwelling in and around parks.
- Bicycling - create trails along rails that may connect rural Kenton County with inner city destinations. i.e. Lexington Trial – Portland OR.
- Commercial and Industrial?

**City of Ft. Wright:**
- Goal 7
  - Provide *Promote* adequate access to natural systems to encourage outdoor activities for all generations.
- Goal 7 Objective A
  - Improve access to regional and *secondary local* waterways to promote outdoor physical activities such as walking, canoeing and kayaking.
Goal 8: Strive to achieve a balance between development and preservation

Public Meeting 3.1 Comments:

Yellow Comments:
- B – Flexibility on sites with constraints. This seems like a contradiction
- Encourage policy makers to give tax incentives for new or remodeled construction that is green.
- Green infrastructure is not economically feasible. Any argument against this would lean on government incentives payed for by taxpayers. This restricts liberty and the free market.
- Objective B makes absolutely no sense.
- Where is the budget for this given our current indebtedness? Don’t get involved with private property. Read Free to Chose by Milton Friedman of Univ of Chicago.
- A – There is already a mechanism to protect these areas. One can achieve this through private ownership of land.
- Incentives cost money and the taxpayer should not be burdened by supporting them unwillingly.
- ??The ege of the beholder may not be the property owner. Era on the side of the owner. ??

Blue Comments:
- Make sure a regional park system is impactful, significant and largely privately funded.
- Does this mean you will purchase private property through the eminent domain laws? If so, who decides this priority, and where does the money come from to pay for this land?
- Does this mean the park will be partially owned by the private sector? Or, will you just be trying to get the private sector to help pay for public parks?
- Does this refer to privately owned open space? Does this mean property taxes will be lowered for land which is not developed to discourage development and encourage preservation?

Northern Kentucky Health District:
- Goal 8 Objective E
  This is a health issue as well. Mark with HC or H? I know definitions will help - but I am beginning to wonder if there is a difference between HC and H?

Kenton County Conservation District:
- Goal 8
  Include restoration to development and preservation.

Sanitation District 1
- Goal 8
  Alternative term for green infrastructure – Integrated stormwater systems.
Home Builders Association of Northern Kentucky:

- Objectives A through C: Priorities of preservation need to be balanced with the idea of private property rights. Ownership needs to take precedence over emotional ownership. That is not saying that anything should be done to harm the environment but that there has been a good balance between private property rights and the environment in the past and that should be fostered into the future. Areas should not be barred from development if the property owner wishes to develop areas because of the wants of individuals who do not own that property.

- Objectives B and E: There are already numerous regulations created by the Environmental Protection Agency, Army Corps of Engineers, the US Fish and Wildlife Service and others that protect these systems. Furthermore, the regulations that are being created by these agencies are accelerating. Any discussion born out of the comprehensive plan regarding these systems needs to include a deep level of understanding regarding these regulations as they already have a damaging effect upon the economy of Kenton County and can only be expected to further impact the economy in the years to come. There is no need to promote these issues as they are a mandate by the federal government and will be implemented whether they are promoted or not.
Goal 9: Celebrate the unique identity of communities within Kenton County.

Public Meeting 3.1 Comments:

Yellow Comments:
- New suburbs have identity too. New neighborhoods share a strong bond among neighbors.
- Strike a reasonable balance between historic preservation and modernization or replacement of a structure. Too much historic preservation is bad.
- Each community should be free to chose what is done in this regard. We don’t need outside intervention. Each community is free to chose how they deal with this. Read Free to Chose by Milton Friedman of Univ of Chicago.
- I am not sure why the individual citizens and individual communities can’t choose to celebrate the unique identity of their community. It’s almost insulting to think that a “higher level” knows better than an individual, as far as their unique identity goes.

Blue Comments:
- Urban Core – And Suburban Commercial centers
- Focus economic utility and economic sustainability in urban core.

City of Ft. Wright:
- Goal 9 Objective A
  Strengthen the vitality of the urban core through historic preservation (use different term), infill development on vacant and underutilized properties and building upon the existing strong sense of neighborhood and community.

Home Builders Association of Northern Kentucky:
- Objectives A through D: It seems that there is written interest to support the older suburbs, urban areas, and rural areas, however growing suburbs seem to be ignored in this goal. We should encourage growing suburbs and the economic vitality they create. As explained before growing suburbs create new jobs, now income, and new taxes and fees that not only enhance but are essential for our established neighborhoods to survive. Without this growth there is no economic impact to do anything left in the comprehensive plan as the cast to implement what may arise from the plan are not financially self sustaining.
Goal 10: Encourage cooperative governance.

Public Meeting 3.1 Comments:

Yellow Comments:
- Objective C – What system?
- When asked most elected officials feel they are already cooperating with neighboring jurisdictions. Let the citizens who are unhappy vote the uncooperative rascals out. We currently (911 system) have a way to deal with this.

Blue Comments:
- Remove regulatory barriers should be your top priority
- Include legislative and taxing tools and incentives
- Yes, it would be great to eliminate Kentucky Planning commission so that people only have to deal with Kenton county planning commission.

Vision 2015:
- Goal 10 Encourage cooperative governance – Perhaps one or more of the objectives could identify cooperation “within and outside” the county boundaries. It may be implied but I like the idea of calling out that cooperation does not end with the county!

Home Builders Association of Northern Kentucky:
- While examining the regulatory barriers that slow growth and hamper economic viability is a good thing, legislative barriers as well as financial incentives need to be explored and implemented to keep Kenton County competitive in the face of neighboring states with lower taxes, fewer regulations, and more responsive and accountable government.