

This section of the *Comprehensive Plan* includes a brief review of past comprehensive planning activities. Also included is information on those agencies and individuals who are officially involved in our local planning process, or those who have been consulted in the most recent process to update the plan. Finally, we include a chronology of activities during the last two plan updates.

PAST PLANNING ACTIVITIES

Often times one will hear that a particular problem is a result of a lack of planning. On occasion this assessment may be true. However, more often than not, a plan was prepared to address perceived needs, but the plan was either ignored or simply not implemented. Thus, what has occurred has not necessarily resulted from a lack of planning, but rather from a lack of plan implementation.

A review of past master plans for our community, such as the 1965 *Comprehensive Plan* by Michael Baker, Jr., Inc., will quickly illustrate this fact. Although the Baker plan was excellent, the fact that it was never systematically or periodically updated resulted in the need for a new plan.

PREPARATION OF "COMMUNITY DIRECTIONS"

During the mid-1970s, the Owensboro Metropolitan Planning Commission sought the services of G. Reynolds Watkins Consulting Engineers, Inc., which prepared a series of community facilities plans and a new base mapping system for Daviess County. During the same period, Johnson, Depp & Quisenberry Consulting Engineers, Inc. prepared a new sanitary sewer facilities plan. Harland Bartholomew and Associates completed the first comprehensive transportation plan for the Owensboro urban area. Meanwhile, the OMPC established a computerized Land Use File for the Owensboro urban area and began a six-month effort to update the inventory of existing land use.

Ultimately, the various detailed facilities plans along with the land use inventory became the basis for a new land use plan. In 1978, all of these and additional elements were incorporated into a single document, *Community Directions*, and adopted in 1979 as the new comprehensive plan for Owensboro, Whitesville and Daviess County. Refer to the Bibliography (Section 090) for citations of these various planning reports.

1991 COMPREHENSIVE PLAN UPDATE

During the period from 1988 to 1991, the planning commission conducted an update of the entire *Comprehensive Plan*. Significant changes included adoption of a new land use plan based on a colored land use map and a set of criteria for determining the appropriate location of various land uses throughout Daviess County. Also, the elements of the plan were reorganized into modular parts and sections by topic. However, the primary goals and objectives were continued, including encouraging urban development to be concentrated within the Urban Service Area.

IMPLEMENTATION SUCCESSES AND FAILURES

After adoption of *Community Directions*, there were several amendments that primarily addressed land use in particular neighborhoods. Otherwise the plan remained largely current and generally effective, and was further refined in the 1991 update.

Our community has improved its process of implementing particular plan recommendations, especially in the Urban Service Area. Most notable of these are the compatible arrangement of land uses, landscaping buffers, and the general design quality of much of the newer development and redevelopment projects. We have also realized efficient traffic flow from improved management of vehicular access points on major roadways. In all of these successes, the private sector has been cooperative.

We have been less successful in the timely implementation of particular community facility plans that are important for efficient urban growth -- most notably, sanitary sewers and storm water improvements. Until the mid-1990s, our local governments had not devised effective mechanisms to implement the major proposals of these plans. However, prospects have improved. In the mid-1990s, the Regional Water Resource Agency (RWRA) was created to address sanitary sewer expansions in urbanizing areas. And, in early 2001, the City of Owensboro was proposing to create a storm water utility to begin serious implementation of its \$64 million *Storm Water Master Plan* (1999).

As we update our *Comprehensive Plan*, we must refocus our efforts -- both public and private -- on making the various plans effective tools for coordinating and managing the growth of our community.

This is especially true for another trend that is inconsistent with our plan's vision: the continuing rapid rate of ex-urban residential growth in the Rural Service Area. As of January 2001, this issue is under discussion throughout the community. It has significant immediate implications for farmers and rural property owners. But it also has long-term implications for ratepayers in rural water districts, drivers on county roads, and property taxpayers countywide. We need to arrive at a community consensus on how much rural development we can afford and want to accommodate and on how to encourage or direct urban growth toward the most suitable areas of Daviess County.

RESOURCE & COORDINATING AGENCIES

The Owensboro Metropolitan Planning Commission (OMPC) coordinates its plans and activities with every level of government and with several trade and special interest groups. This coordination effort aspires to prevent overlapping of tasks, while providing the OMPC and various other governmental and quasi-governmental agencies and the public with an invaluable source of resource information. The aim of this whole process is more efficient and effective government for the citizens of Daviess County, resulting in more coordinated public and private decisions affecting community development. Exhibit 062-T1 lists the different agencies with which the OMPC interacts. Exhibit 063-T1 names members of Daviess County's legislative bodies and OMPC officials and staff.

**Exhibit 062-T1:
 Resource & Coordinating Agencies**

200 Population	300 Economy & Employment	400 Land Use	500 Transportation	600 Community Facilities	700 Environment	AGENCY						
UNITED STATES GOVERNMENT												
2	3	4	5	6	7	Advisory Council on Historic Preservation						
						Army Corps of Engineers						
						Bureau of Outdoor Recreation						
						Bureau of the Census						
						Dept. of Housing and Urban Development						
						Environmental Protection Agency						
						Federal Aviation Administration						
						Federal Communications Commission						
						Federal Emergency Management Agency						
						Federal Highway Administration						
						Federal Transit Administration						
USDA Natural Resources Conservation Service												
KENTUCKY STATE GOVERNMENT												
3	3	4	5	6	7	Cabinet for Economic Development						
						Cabinet for Human Resources						
						Dept. for Local Government						
						Dept. for Employment Services						
						Dept. for Social Services						
						Dept. of Disaster and Emergency Services						
						Dept. of Fish and Wildlife						
						Dept. of Highways						
						Dept. of Information Systems						
						Justice Cabinet						
						Kentucky Heritage Council/SHPO						
						Natural Resources and Env. Prot. Cabinet						
						Transportation Cabinet						
						REGIONAL GOVERNMENT						
2	3	4	5	6	7	Audubon Area Community Services						
						Green River Area Development District						
						Green River District Health Department						
						Private Industry Council						
						River Valley Behavioral Health						
LOCAL GOVERNMENT												
Daviess County												
2	3	4	5	6	7	FISCAL COURT						
						Building Inspection (OMPC Division)						
						County Clerk						
						Emergency Management Agency						
						Engineering						
						Fire Department						
						Parks Department						
						Property Valuation Administrator (state agency)						
						Road Department						
						Sheriff's Office						
						Solid Waste Department						
						City of Owensboro						
						2	3	4	5	6	7	CITY COMMISSION
City Manager's Office												
Community Development Department *												
Engineering Department												
Finance Department												
Fire Department												
Information Services												
Parks & Recreation Department												
Police Department												
Sanitation Department												
Street Department												

200 Population	300 Economy & Employment	400 Land Use	500 Transportation	600 Community Facilities	700 Environment	AGENCY
2	3	4	5	6	7	City of Whitesville
						CITY COMMISSION City Clerk
Owensboro Metropolitan Planning Commission (OMPC)						
2	3	4	5	6	7	Planning (for Owensboro, Whitesville & Daviess County)
						Building & Electrical: Plan Review, Codes Inspection (for Owensboro & Daviess County)
EDUCATION, CULTURE & HEALTH						
2	3	4	5	6	7	Brescia University
						Daviess County Board of Education
						Daviess County Public Library
						Kentucky Wesleyan College
						Owensboro Area Museum of Science & History
						Owensboro Board of Education
						Owensboro Community College
						Owensboro Dance Theater
						Owensboro Mercy Health System
						Owensboro Museum of Fine Art
						Owensboro Symphony Orchestra
RiverPark Center						
Theatre Workshop of Owensboro						
TRANSPORTATION & PUBLIC UTILITIES						
2	3	4	5	6	7	Adelphia
						BellSouth
						East Daviess County Water Association
						Kenergy Corporation
						Ohio County Water District
						Owensboro-Daviess County Regional Airport
						Owensboro Municipal Utilities
						Owensboro Riverport Authority
						Owensboro Transit System
						Regional Water Resource Agency
						Southeast Daviess County Water District
						Transportation Technical Advisory Committee
						Transportation Policy Committee
						West Daviess County Water District
Western Kentucky Gas Company						
Whitesville Water & Sewer districts						
TRADE & SPECIAL-INTEREST GROUPS						
2	3	4	5	6	7	American Planning Association
						Downtown Owensboro, Inc.
						Kentucky Chapter, American Planning Assoc.
						911 Coordination Committee
						Owensboro Board of Realtors
						O'boro-Daviess Co. Chamber of Commerce
						O'boro-Daviess Co. Industrial Authority
						O'boro-Daviess Co. Industrial Foundation
						O'boro-Daviess Co. Industry, Inc.
						Homebuilders Association of Owensboro
						Preservation Alliance of Owensboro-Daviess Co.
United Neighborhoods, Inc.						

* **Note:** The City of Owensboro Community Development Department (formerly an OMPC Division) maintains a close working relationship with the OMPC. Its duties include inner-city redevelopment, housing rehabilitation, property maintenance, and historic preservation activities for the City of Owensboro.

Exhibit 063-T1:**Daviess County Legislative Bodies,
OMPC Officials and Staff****DAVISS COUNTY FISCAL COURT**

Reid Haire, County Judge/Executive
 Bruce Kunze - Central
 Jim Lambert - East
 Mike Riney - West
 * W. M. "Buzz" Norris, Jr., County Judge/Executive
 * Gary Boswell - Central
 * Fred Marksberry - East
 * David Warren - West

OWENSBORO CITY COMMISSION

Waymond O. Morris, Mayor
 Bill Van Winkle, Mayor Pro Tem
 Olive Burroughs
 Charles Castlen
 James R. Wood
 * Dick Moore

WHITESVILLE CITY COMMISSION

Robert C. Howard, Mayor
 John O. Boarman
 Patsy Mayfield
 Mike Nugent
 Porter Rogers
 * Ronald C. Anderson
 * Harold Morris

**OWENSBORO METROPOLITAN PLANNING COMMISSION
(OMPC)**

John Drew Kirkland, Chair
 Nick Cambron, Vice Chair
 Mike Armstrong, Secretary
 Dave Appleby
 Sister Vivian Bowles
 Judy Dixon
 Belinda Douglas
 Martin Hayden
 Scott Jagoe
 Irvin Rogers
 Stewart Elliott, Attorney
 * Rick Hobgood, Chair
 * Robert Hoskins, Secretary
 * C. A. Pantle, Jr.
 * Mark Schmidt
 * Steve Winkler

OWENSBORO METROPOLITAN BOARD OF ADJUSTMENT

C. A. Pantle, Jr., Chair
 Ward Pedley, Vice Chair
 Ruth Ann Mason, Secretary
 Judy Dixon
 Tim Miller
 Marty Warren
 Bill Williams
 Stewart Elliott, Attorney
 * Robert Hoskins, Chair
 * Paul Martin
 * Susan Murray, Secretary
 * John M. Wright

* Former member (included back to June 1998)

OMPC STAFF

Gary L. Noffsinger, Director
 Soni Brown, Executive Secretary
 * Roger Anderson, Director

Planning

Gary Adams, Associate Director, Planning
 Becky Watson, Planner II
 Dawn Toomey, Planning Technician
 Lourese James, Secretary

Building and Electrical

Jim Mischel, Associate Director, Building & Electrical
 Bob Childers, Plan Reviewer
 Allan King, Inspector
 John Pickrell, Inspector
 Kyle Trunnell, Inspector
 Shelly Hayden, Secretary
 Shawna McDaniel, Clerk/Typist

Community Development (City of Owensboro Staff on 1/1/2001)

Keith L. Free, AICP, Associate Director, Community Development
 Deanna Black, Housing Planner
 Darrell Farmer, Inspector
 * Leonard Matheny, Assistant Planner
 * Clyde Thorpe, Inspector

* Former member (included back to June 1998)

ACKNOWLEDGEMENTS

In a document of such broad coverage as the *Comprehensive Plan*, many individuals participate through their official capacities. Although they are not named in this report, the OMPC wishes to thank them for their continuing assistance and involvement. Particular individuals were consulted for specialized information during the latest update of the plan. The OMPC staff wishes to extend special thanks to them and to specifically acknowledge them below.

Exhibit 061-T1**Consultants for Special Information**

- ◆ RANDY ADAMS, Owensboro Fire Department
- ◆ ED ALLEN, Owensboro Area Museum of Science and History
- ◆ SHANNON ASHBY, Green River District Health Department
- ◆ JOHN BOLTON, RiverPark Center
- ◆ JACK CLARK, Insurance Services Office
- ◆ JONI CLARK, Daviess County Detention Center
- ◆ SIM DAVENPORT, BellSouth Telecommunications
- ◆ DAVID DINWIDDIE, Owensboro-Daviess Co. Ambulance Serv.
- ◆ ROBERT DUVALL, Owensboro Police Department
- ◆ PATRICK DZIENNIK, CSX Transportation
- ◆ MARK FREER, Owensboro Riverport Authority
- ◆ JEFF HAGAN, Owensboro Symphony Orchestra
- ◆ MIKE HAMILTON, Daviess County Solid Waste Dept.
- ◆ DAVID HAWES, Regional Water Resource Agency
- ◆ MARY BRYAN HOOD, Owensboro Museum of Fine Art
- ◆ ROBERT JOICE, AICP, Lexington-Fayette UCG, KY
- ◆ JOSEPH KENNEDY, Daviess County Fire Department
- ◆ ROBERT KINGSOLVER, Kentucky Wesleyan College
- ◆ DENNIS McCULLY, Kentucky Coal Council
- ◆ PEARL NESTER, Big Rivers Chapter, American Red Cross
- ◆ DAVID OSBORNE, Daviess County Sheriff's Office
- ◆ RICHARD PAYNE, Daviess County EMA
- ◆ ED POPPE, AICP, City of Elizabethtown, KY
- ◆ GARY SMITH, Western Kentucky Gas
- ◆ JOANNE STEVENS, Owensboro Municipal Utilities
- ◆ LISA TOWNSEND, The Foundation for Health
- ◆ CAROL ANN WALKER, Theatre Workshop of Owensboro
- ◆ DAVID WILLIAMS, Kentucky Geological Survey, Henderson
- ◆ DEBBIE ZIELINSKI, Daviess County Parks and Recreation

Exhibit 064-T1:**Chronology of 2001 Comprehensive Plan Update****Jun 2, 1998 Work Session**

- ◆ Review of *Comprehensive Plan* contents
- ◆ Discussion of *Comprehensive Plan* update process, including plans to meet with various community boards and agencies

Jun 9, 1998 Work Session with Airport Board

- ◆ Discussed limitations of the airport regarding possibilities for a regional air cargo hub: current runway length, limited commercial air service, lack of nearby interstate highway, over-capacity in private aircraft maintenance facilities, etc.
- ◆ Airport board emphasized the importance of our airport as an element of a regional vision for economic development
- ◆ Discussed regulation of development surrounding the airport so as to avoid negative impact of projected airport noise generation and planned extension of main runway to the south
- ◆ Discussed airport purchase of runway protection zone to the north along Parrish Avenue
- ◆ Discussed concept of "noise disclosure statements" to be signed by future purchasers of property within the 65 LDN noise contour and that residential and office uses are incompatible with the 65 LDN
- ◆ Discussed fact that Airport Master Plan does not project 65 LDN to extend beyond current airport property boundaries using a Boeing 727 as the design aircraft for cargo hub
- ◆ Discussed coordination among OMPC, airport, KAZC regarding construction of tall structures and their potential impact on airport glide paths

Jul 7, 1998 Work Session with RWRA Staff and Board

- ◆ Discussed RWRA and KDOW preference for conducting segment analyses for sewer projects rather than updating the 201 Sewer Facilities Plan
- ◆ Discussed segment analyses for US 60 E, Yellow Creek, KY 54 Corridor, US 60 W; upgrade of west treatment plant; upgrade of 3 main pump stations on Ohio River to address CSO issues
- ◆ Discussed near-term objectives of sewer expansions: first, pick up several package treatment plants of subdivision with collection systems; then install collection systems in subdivisions having septic waste problems
- ◆ Discussed need to steer new development to areas that can be immediately connected to the expanded sewer system to expand user base for cost efficiencies and to reduce need for more septic systems
- ◆ Discussed need either to install collection system or to provide easements for future collection systems in new developments located within RWRA's long-range planning area
- ◆ Discussed need for OMPC and RWRA staffs to meet to discuss how to achieve common land-use objectives

Jul 16, 1998 Work Session with OMHS Staff and Board

- ◆ Discussed OMHS programs to address community wellness
- ◆ Discussed OMHS plans for expansion of its Parrish Avenue campus

Jul 23, 1998 Work Session on Fire Protection & Water Supply

- ◆ ISO representatives explained fire insurance rating system and the various fire rating levels and insurance premiums based on hydrant availability and proximity to fire department equipment: 10% of rating based on firm alarm, 50% on fire department characteristics (communications, training, equipment), and 40% on water delivery characteristics; 90-100 points = class 1, down to less than 10 points = class 10
- ◆ Owensboro is entirely class 3, even though some areas are beyond specified distances from stations (1.5 mi by road from pumper, 2.5 mi from ladder truck), because those areas away from hydrants are less than 15% of the city's total area

- ◆ If Owensboro dropped to class 4, would cost business and industry \$800,000 more per year in insurance premiums, but residential rates would not be affected
- ◆ Countable hydrant must be connected to water main (not a "dry" hydrant)
- ◆ All grading classes in Daviess County are based on hydrants, not capability of water hauling
- ◆ East Daviess County Water Association paying \$2400 per installed hydrant; has 16" water main from city to W R Grace
- ◆ OMPC Building & Electrical inspection is in group of local agencies at highest rating level seen in Kentucky
- ◆ Discussion of Water Resource Information System, a research document to be used in Governor Patton's effort to promote piped domestic water supply to all dwellings in Kentucky
- ◆ OMU focusing on well system: currently 23 MGD out of 35 wells; OMU has 200 mi of waterlines
- ◆ West/Southeast Water districts running 17 mi of waterlines, mainly 6" & 8"; Panther to West Louisville, Stanley to Utica; 2 new pump stations (1200 GPM) for SE, 1 for W; W/SE have 500 mi of waterlines; 50% of lines are 4" or smaller; county owns the fire hydrants
- ◆ Discussion of other smaller water districts

Sep 29, 1998 Work Session with Farm Bureau

- ◆ Discussion of Kentucky "Right to Farm" law vs. residential subdivision expansions into farming areas; plat and deed notifications to prospective subdivision lot buyers about nearby farming activities
- ◆ Spray drift can be a problem for residences near farmland
- ◆ Farm Bureau suggests that notifications include expanded listing of nuisances that farming can create for residential development
- ◆ Farm Bureau prefers that planning & zoning regulate urban development rather than agricultural uses
- ◆ Rural residential policy could address farming practices

Jan 18, 1999 Work Session at Field House, attended by a wide selection of community leaders

- ◆ Planning staff presented an overview of the contents of the Comprehensive Plan

Staff presented topics from previous work sessions:

- ◆ Airport: noise contours, surrounding land use
 - ◆ Sanitary sewers: growth areas & development policies
 - ◆ Hospital: expansion plans & 9th Street improvements; Community Health Maintenance
 - ◆ Water supply & fire protection: hydrant flow, insurance rates, subdivision standards
 - ◆ Farm Bureau: Right to Farm Law vs. suburban subdivision activity
- Staff lead discussion of current topics:**
- ◆ Highway improvements: state vs. local implementation
 - ◆ Access management policies: history, application
 - ◆ Landscaping & land use buffers: history, application
 - ◆ Rural growth: impact on agricultural land, capacity & availability of urban services
 - ◆ Flood plains & storm water: development impacts, storm water detention, Panther Creek
 - ◆ More demanding water & air quality standards: wellhead protection, non-attainment of ozone, new nitrous oxides standards

Feb 8, 1999 Work Session with City & County Public School representatives

- ◆ County schools emphasized coordination with OMPC regarding areas with rapid growth, which could impact elementary school boundaries and bus routes
- ◆ County schools request that OMPC be cognizant of traffic safety issues relative to school sites and transporting students; of current concern were entrances to Daviess County High and Highland Elementary schools

Exhibit 065-T1:**Chronology of 2001 Comprehensive Plan Update (cont.)**

- ◆ City schools cited lack of sidewalks on major streets as a safety problem for students who walk to school; school buses transport only those students who are more than one mile from school
- ◆ City schools cited fact that they are larger than 75-80% of county school systems in Kentucky
- ◆ City schools are housing larger numbers of students at lower grade levels
- ◆ City schools are focusing on facility improvements relating environmental, energy conservation, and aesthetics issues

Mar 15, 1999 Work Session with Homebuilders Association

- ◆ Discussion of the local building inspection process; general comments about adequately rapid call response, considering the limited number of inspectors employed locally vs. other places
- ◆ Question: Why are 3" water lines still being run in the county? This is inadequate to meet fire protection requirements
- ◆ General discussion about the one-acre minimum lot size in rural areas; is this too small?
- ◆ Discussion of need to update and expand subdivision public improvement specifications, especially regarding drainage standards and structural materials
- ◆ Discussion of the possibility of a final grade plan for subdivisions
- ◆ General discussion of poor appearance of some existing non-residential uses in the urban area

May 19, 1999 Request for Input on Goals and Objectives

- ◆ OMPC Director sent out letters to Daviess County Judge/Executive, Mayor of Owensboro, Mayor of Whitesville requesting review and recommendations or proposed changes to the currently adopted Goals and Objectives of the Comprehensive Plan
- ◆ OMPC Director sent out letters to Director of GRADD and to planning units and judge/executives of Hancock, Henderson, McLean, and Ohio counties requesting review and response regarding any conflicts that the currently adopted Goals and Objectives of the Comprehensive Plan might present for planning and activities taking place within their counties

May 20, 1999 Work Session

- ◆ Discussion of training and ethics for OMPC and staff, work sessions with governmental bodies

May 27, 1999 Staff Presentation to the Chamber of Commerce Government Affairs Committee

- ◆ Repeated content of the Jan 18, 1999, Field House session above
- ◆ No significant issues raised by committee members; expressed appreciation for the presentation of issues under consideration

Jul 7, 1999 Work Session on Goals and Objectives

- ◆ Attended by OMPC members, staff, legislative body members
- ◆ Need to reformat document to focus it on OMPC core responsibilities
- ◆ Address quality of life issues

Jul 21, 1999 Staff Observed County Forum on Rural Land

- ◆ Gary Cecil (Farm Bureau): One-acre lot sales help farmers through hard times and toward retirement; do not want any more regulations on agriculture
- ◆ Si Deane: Sanctity of private property rights; growth should (not must) pay for itself; impact on affordability of housing and lifestyle; compensation under 5th and 14th Amendments to the US Constitution
- ◆ B. Drury: Has to weigh his personal interests vs. community interest; development needs to be a little more controlled; in the long run (25-50 years) it will be better; there are traffic laws

because it's in the best interest of the community; has had to compromise in spraying strawberries

- ◆ Mike O'Bryan: There will be 18,000 to 20,000 new homes in Kentucky in the next 10 years
- ◆ Marty Warren: Farmers do not want more regulations; but they need protection from encroaching homes; come to the country and live in country ways; maybe should use side roads
- ◆ Regional Vision 2001: 251,000 acres of farmland in Daviess County; more acres in crops than any other activity; 1,042 farmers, less than 2% of the population; 24% of jobs in region are in agriculture, 36% in manufacturing; in 1995, 45% of manufacturing jobs in Daviess County were agricultural related
- ◆ Larger lots would be exclusive; no incentive to cluster homes in the rural communities
- ◆ Gary Cecil: \$4 beans and \$2 corn makes selling a lot sound good; no hogs within 1500 feet of a house
- ◆ Distance and sprawl, costs, residential doesn't pay its way through property taxes
- ◆ Disclaimer about agriculture as primary use in rural areas should be on plat, on building permit, other means on the deed; but that won't stop political complaints if enough people are out there complaining about agricultural practices
- ◆ Target dollars in particular areas for infrastructure, services
- ◆ Ed Cecil (Daviess Health Dept.): One-half acre lot is too small for basic septic system, in many instances one acre is not big enough; need bigger lots from a health standpoint
- ◆ Gary Boswell: We need "rural subdivisions" with reduced standards for affordable housing

Jul 21, 1999 Work Session on Goals and Objectives

- ◆ Review of proposed Section 110, Statement of Goals and Objectives, separated from narrative text of new Section 120, Principles and Assumptions; removed detailed objectives on health care and other items beyond influence of OMPC
- ◆ Various edits to content and wording of proposal

Aug 5, 1999 Work Session on Goals and Objectives

- ◆ Review of previously proposed insertions and deletions, including objectives to discourage urban sprawl
- ◆ Final committee agreement on wording of Section 110

Sep 9, 1999 Public Hearing on Goals and Objectives

- ◆ Presentation of changes requested by City of Whitesville and Daviess County Fiscal Court
- ◆ Reported that no regional planning unit or government had responded with suggested changes
- ◆ Don Clements from Curdsville questioned rural growth objectives and definitions of "traditional farming practices"

Oct 14, 1999 Public Hearing on and OMPC Adoption of Goals and Objectives

- ◆ The "Statement of Goals and Objectives" has been totally reformatted as a numbered list of goal statements with supporting objectives. This concise format will be easier to understand. The broad narrative stripped out of the original version will be retained in another section of the Comprehensive Plan for those readers interested in philosophical background. Also, particular goals and objectives in the original version were removed if they did not have any bearing upon land use or physical development – for example, healthcare programs and social programs.
- ◆ Goals and objectives concerning land use have not been changed in substance. The primary goal remains to encourage Daviess County's development to occur within the Urban Service Area and to reserve the Rural Service Area primarily for agriculture and other natural resource uses. Topics related to the pattern of development and delivery of urban services have been refined and emphasized. These issues are at the heart of the matter of land use. And, they are prominent topics not only in our community, but also across the state and nation.

Exhibit 066-T1:

Chronology of 2001 Comprehensive Plan Update (cont.)

- ◆ Decided to have two different objectives on containing urban sprawl for Owensboro (encourage annexation) and the County (encourage development in Urban Service Area, whether or not it is annexed to Owensboro)
- ◆ OMPC adopted and will recommend adoption by the three legislative bodies of Daviess County

Dec 7, 1999 Daviess County Fiscal Court

- ◆ Statement of Goals and Objectives (Section 110): 2nd Reading and Adoption

Jan 11, 2000 Owensboro City Commission

- ◆ Statement of Goals and Objectives (Section 110): 2nd Reading and Adoption

Feb 1, 2000 Whitesville City Commission

- ◆ Statement of Goals and Objectives (Section 110): 2nd Reading and Adoption

Apr 19, 2000 Work Session

- ◆ Discussion of adopted Section 110, draft Section 120
- ◆ Discussion of draft Part 300, Sections 460 - 480

Apr 26, 2000 Work Session

- ◆ Discussion of draft Sections 520 – 570, 620, 670 – 690, Part 700

May 10, 2000 Work Session

- ◆ Discussion of draft Sections 510, 610, 630 - 660

May 24, 2000 Work Session

- ◆ Discussion of draft Section 210

Jun 22, 2000 Sorgho “Town Hall” Public Meeting

- ◆ Presented preliminary observations on land use trends
- ◆ Conducted question and answer session
- ◆ 75,000 acres of farmland in Daviess County, the minimum needed per economists for agriculture to be a significant element of the local economy
- ◆ Discussion of subdivision regulation vs. fire protection and 6” water lines
- ◆ 70% of local government revenue comes from business and industry, 30% from residential; but, 70% of revenue is spent on residential, while 30% is spent on business and industry

Oct 27, 2000 Staff Meeting with Hugh Haydon of Industry, Inc.

- ◆ Discussion of need for more options for potential industrial sites

Oct 30, 2000 Whitesville “Town Hall” Meeting

Population and Economic Trends:

- ◆ Jobs change 1980-1999: Up 10,100 (27%) to 47,300
- ◆ Jobs projections 1999-2020: Up 4,600 (9.7%) to 51,900
- ◆ Population change 1980-1999: Up 5,500 (6.4%) to 91,500
- ◆ Population projection 1999-2020: Up 4,300 (4.7%) to 95,800

Land Use Trends:

- ◆ 9400 Acres of Daviess Co. was urbanized, 1988-99, totaling 45,900 Ac (+24% since 1988)
- ◆ Only 25% of that was in the Urban Service Area
- ◆ 16% of DC is urbanized; of this, 52% Residential, 20% Street/Rail, 14% Industrial, 11% Professional/Service, 3% Business
- ◆ USA is 15% of Daviess County’s land, 43% of which is urban, & has a majority of DC’s Prof/Service, Business, and Industrial uses
- ◆ RSA is 85% of DC’s land, 11% of which is urban, & has a majority of DC’s Residential uses and Street/Rail (county roads,

highways)

- ◆ RSA has 90% of DC’s agricultural land & almost 60% of the urbanized land
- ◆ 3200 residential lots created in rural areas since 1980, 44% of the 7300 total for Daviess County, and 7600 Acres of farmland converted to residential lots in RSA
- ◆ 3% of Daviess farmland converted to lots in RSA in last 20 years
- ◆ 3.2 Acres is average size of new residential lots in rural zones over past 20 years
- ◆ Only 2280 Acres of farmland converted to lots in the Urban Service Area
- ◆ DC is projected to need between 2200 and 10,900 more acres of urban land by 2020
- ◆ If the maximum need occurred entirely within the USA, there would still be 5000 Acres of developable land remaining in the USA

Rural Development Issues:

What the Comprehensive Plan Recommends:

- ◆ Concentrate urban development in Urban Service Area
- ◆ Urban services can be provided at least cost per capita
- ◆ Limits on development in Rural Service Area
- ◆ Maintain rural character and current level of services
- ◆ Allow current farming practices to continue

Government Issues:

- ◆ Roadway Traffic Capacity: State/ local roadway improvements
- ◆ Rural Emergency Services: Police, fire, ambulance

Utility Issues:

- ◆ Water Supply Capacity: Fire protection, homeowners insurance rates

- ◆ Sanitary Sewers: more customers lower fees per customer

County School Issues:

- ◆ School Districts: Accommodating areas with “Growth Spurts”
- ◆ School Bussing Costs: More rural miles of travel

Farmers:

- ◆ Right to Farm Law: Suburbanites vs. rural land activities: mining, crop practices, factory-scale farming
- ◆ Property Rights: Desire to pass land on to children or subdivide for profit

Possible Alternatives for Rural Development:

Status Quo?

- ◆ Let the current trends continue
- ◆ Increase taxes, utility fees to accommodate service expansions

More Restrictions?

- ◆ Limit number of lots based on existing service capacity
- ◆ Example: Road can handle only so much traffic
- ◆ Limit overall residential density, but allow small lots
- ◆ Outside of Rural Communities, perhaps 1 small dwelling lot for each 20 acres of farmland
- ◆ Require lots to be buffered from actively farmed land
- ◆ Mitigate conflicts with farm activities

Nov 6, 2000 Work Session

- ◆ Discussion of draft Sections 010 - 020, 040 - 050, 220 – 230, 10 – 420

Nov 8, 2000 Work Session

- ◆ Discussion of draft Sections 430 - 440

Jan 11, 2000 Public Hearing

- ◆ PowerPoint presentation on 2001 Comprehensive Plan update (included in Section 070)
- ◆ No member of the public in attendance wished to comment

Feb 8, 2001 Public Hearing and Adoption of the 2001 Update

- ◆ OMPC adopted the remaining sections of the 2001 *Comprehensive Plan* update: Parts 000 – 700, excluding previously adopted Section 110, Statement of Goals and Objectives

Exhibit 067-T1:**Chronology of 1991 Comprehensive Plan Update****Sep 10, 1986 Work Session**

- ◆ Preliminary discussion of need to update *Comprehensive Plan*

Mar 12, 1987 Public Hearing

- ◆ Comprehensive Plan suggestions from Downtown Owensboro, Inc., Owensboro Board of Realtors, and Homebuilders Assoc. of Owensboro
- ◆ Discussed idea of reformatting into modules
- ◆ Discussed distribution of residential densities and commercial development policies

Nov 12, 1987 Work Session

- ◆ Reviewed revised Goals & Objectives (Part 100)

Jan 14, 1988 Public Hearing

- ◆ Goals and Objectives (Part 100): Comments from Utica-Browns Valley group taken under advisement

Jul 14, 1988 Work Session

- ◆ Goals and Objectives (Part 100): Discussed revisions for protection of rural housing/resource areas

Aug 11, 1988 Public Hearing

- ◆ Goals and Objectives (Part 100): Adoption postponed due to Utica-Browns Valley group proposed amendments which were received for staff consideration

Sep 8, 1988 Public Hearing

- ◆ OMPC adopted Goals and Objectives (Part 100) and recommended approval by legislative bodies

Sep 8, 1988 Work Session

- ◆ Reviewed new parts concerning Population (200), Economy & Employment (300)

Nov 1, 1988 Owensboro City Commission

- ◆ Goals and Objectives (Part 100): 2nd Reading and Adoption

Nov 23, 1988 Daviess County Fiscal Court

- ◆ Goals and Objectives (Part 100): 2nd Reading and Adoption

Jan 3, 1989 Whitesville City Commission

- ◆ Goals and Objectives (Part 100): 2nd Reading and Adoption

Feb 9, 1989 Staff Status Report

- ◆ Staff handed out Parts 600: Community Facilities (excluding 670), and Part 700: Environment

Jun 8, 1989 Staff Status Report

- ◆ Staff handed out Transportation Sections 510, 520, 530, 550, and Community Facilities Section 670: Sanitary Sewage Disposal

Mar 27, 1990 Work Session

- ◆ Discussed adopting Parts 200, 300, 500, 600, 700
- ◆ Reviewed adopted Goals & Objectives (100)
- ◆ Overview discussion and brainstorm on land development policy alternatives (430)

Apr 19, 1990 Public Hearing

- ◆ Considered the adoption of Population (200), Economy (300), Transportation (500), Community Facilities (600), Environment (700)
- ◆ Did not adopt, due to minor amendment of text

Apr 30, 1990 Work Session

- ◆ Discussed Land Development Policies alternatives (430)

May 10, 1990 Work Session

- ◆ Discussed Land Development Policies (430) re:
- ◆ Residential subdivision in the Rural Service Area; environmental impact and urban service availability

Jun 6, 1990 Work Session

- ◆ Discussed draft of Land Development Policies (430)

Jan 8, 1991 Work Session

- ◆ Staff handed out and explained draft of Land Use Plan (440)

Jan 23, 1991 Work Session

- ◆ Discussed draft Land Use Plan (440) and various text amendments

Feb 14, 1991 Work Session

- ◆ Staff handed out new completion schedule
- ◆ Discussed additional text changes to Land Use Plan (440)

Mar 14, 1991 Public Hearing

- ◆ Received comments regarding revised Land Use Plan for Owensboro, Whitesville and Daviess County (Section 440 of revised *Comprehensive Plan*)
- ◆ Comments from: Larry Payne, George Morris, George Ballard, Janice Pugh, Jeff Merimee, Bill Dunn, Louis Johnson, John Burns, James Gilles, Gary Boswell

Apr 24, 1991 Work Session

- ◆ Discussed expansion of Ensor Rural Community Growth Area
- ◆ Discussed public comments from March 14, 1991 public hearing concerning revised Land Use Plan (440)

Aug 8, 1991 Public Hearing

- ◆ OMPC adopted the remaining parts of the revised *Comprehensive Plan*:

000 - Overview
 200 - Population
 300 - Economy & Employment
 400 - Land Use
 500 - Transportation
 600 - Community Facilities
 700 - Environment