

MEMO

TO: BCPC Long Range Planning/Comprehensive Plan Committee

FROM: Jenna M. LeCount, AICP, Director of Community Development Services

DATE: April 26, 2024

RE: Request of the Long Range Planning/Comp Plan Committee to hold a Public Hearing to present and hear comments regarding the 2024 update of the Boone County Comprehensive Plan Goals and Objectives. The Goals and Objectives include the following sections: Overall, Demographics, Environment and Natural Resources, Cultural Resources, Economy, Public Facilities and Services, and Transportation. The Goals and Objectives will form the basis for the update of the remaining Elements/Chapters of the 2024 Boone County Comprehensive Plan.

STAFF COMMENTS

- A. The purpose of this LRP Committee Meeting is to review and consider Public Hearing Testimony collected on April 17, 2024 and virtual Public Comments received between 3/7/2024 and 7:00PM 4/17/2024 regarding the update to the Comprehensive Plan Goals and Objectives.
- B. The following pages are divided into three sections to help consider all Public Hearing input in determining adjustments to the Goals and Objectives document before presenting to the full Boone County Planning Commission for consideration on May 15, 2024.
- C. Section 1 summarizes each Public Hearing Participant's testimony (13 in total) in standard black font and is followed in **red font** by staff notes referencing appropriate portions of the draft Goals and Objectives document and/or tracing the editing history of specific items referenced by Public Hearing Participants.
- D. Section 2 lays out, verbatim, digital comments received between 3/7/2024 (day after the request was made to schedule the Public Hearing) and the start of the Public Hearing on 4/17/2024. These comments are shown in standard black font. Staff notes follow each of these submitted comments in **red font**.
- E. Section 3 identifies additional consideration generated from Public Hearing Testimony. In this section, Staff has laid out a summary of the issues in standard black font and provided suggestions for discussion in **red font**.

SECTION 1
PUBLIC HEARING COMMENTS RECEIVED 4/17/2024 7:00PM VERBALLY:
(Public Hearing Testimony Summary in standard font and
Staff Notes/History Tracing in red font)

1. Hebron Area

Keeping warehouses away from housing developments, or putting parks close to where people live. The County parks initiative is good

Land Use is addressed in the Elements Phase of the Project. Economy Goal B references “suitable and compatible locations” – appropriate consideration of surrounding uses also referenced in several of the objectives.

2. Florence Area

Offering compliments on the work done

3. Walton Area

Likes parks and green space. We need to know how many warehouses and how many vacant. Know there’s a need for apartments but want to understand how many are available and if we really need more.

Existing conditions research will be conducted at the beginning of the Elements phase of the planning process.

4. Walton Area

Most development proposals are coming from outside the county and the state. Consider the people who already live here and pay taxes. Look more inward than outward.

See Overall Goal A Objective 2. A primary intent of the Goals and Objectives is to strike a balance between preservation and development – this includes consideration of current residents.

5. Chambers Road Area

Cultural Resources Objective #4 is good. Concern is the number of zone change requests.

Development Process – property owners (or developers on behalf of property owners) can file for zone changes regardless of what the Future Land Use designation indicates.

6. Big Bone Road Area

Lives on a generational farm. There is a lot of focus on economic development and housing, which are important, but also need to think about cultural and natural resources. Hopes they are held to the same level as other topic areas.

See Goal Categories ‘Environment and Natural Resources’ and ‘Cultural Resources’. These resources are also referenced in every other Goal Category.

A primary intent of the Goals and Objectives is to balance between preservation and development. The entire document is a statement of countywide priorities and not necessarily a ranking of those items.

7. **Frogtown Road Area**

Transportation concern – infrastructure does not handle increased traffic. Worries about the number of people pushed out of their homes for new transportation projects.

Much more discussion of topics such as this will be had during the Elements phase of the planning process.

8. **Burlington Area**

Childhood neighborhood (in Chicago) is ruined by industry/development. Concerned that the same thing will happen in Boone County. People live here for what it is, not what its going to be. We have a great balance going on right now but concerned that we will lose that.

See Overall Goal A Objective 2. A primary intent of the Goals and Objectives is to strike a balance between preservation and development.

9. **Union Area**

Measurability is important

Too many goals and objectives for a small staff to be responsible for

Missing Items:

- 2017 Doc – Overall Goal A Objective 4
 - Original objective was **merged** with Objectives 2 and 3 to form the statement:
 - “Strive to achieve diversity with the mixing of residential and other land use while protecting natural resources and natural systems and balance the interest of landowners with the concerns of neighbors and the community.”
 - **JML 10/18/23 LRP Committee meeting notes indicate:** “hybrid approach to combining objectives 2, 3, and 4 – possibly add one more objective
 - **December 2023 to January 2024 public comment period** resulted in the statement being further modified to read (as it is now proposed): “Strengthen and promote sound planning practices focusing on technical expertise, clear and transparent proactive communication, collaborative efforts with local and regional public and private partnerships, creating an appropriate balance of residential, commercial and industrial land use, addressing current and future trends and balancing development while protecting natural resources, and the creation and maintenance of efficient and adequate infrastructure systems and services to support a well-designed and healthy environment.”
 - No other notes found which modified this statement
- 2017 Doc – Environment Goal 1 Objective 1
 - **Objective was moved to Elements** (specific recommendation in carrying out daily tasks)
- 2017 Economy Goal B – modified from “emphasizes compatibility with surrounding land uses” to “emphasizes promoting and developing business”
 - **Objective 2 from Goal 1 was merged into this statement** and now references “suitable and compatible locations” rather than “compatible with surrounding land uses” specifically.
 - **No further edits made.** BIA commented in January – “Need to encourage industry of low impact included in a wider area.

- 2017 Public Facilities Objective 7
 - **Objective 7 was merged together with 2017 Objectives 11, 13, 14, and 15.**
 - **2017 versions:**
 - 7 – Public facilities and services shall be in locations that are accessible to the population being served.
 - 11 – Desirable library sites shall be near business or shopping centers, other public facilities, and in close proximity to surrounding residential areas and be accessible by public and private transportation as well as the Internet.
 - 13 – The heaviest concentration of law enforcement, fire, and rescue services shall be located near central business districts, large industrial areas, and residential areas where the potential loss of life and property is greatest.
 - 14 – Fire stations shall be located near or along major arterials with adequate ingress and egress and without barriers such as hills, rivers, flooding land, railroad tracks, and general traffic congestion.
 - 15 – Diversified health care and emergency facilities shall be promoted at accessible locations.
 - **October 2023 draft shows up as Objective 5** – Locate public facilities and services in numbers which adequately serve the entire County, in places which are accessible to the population being served, and with consideration for the needs and functionality of each facility or service.
 - **1/31/2024 draft** to LRP based on Public Comment Received in digital comment period – **now merged into objective 1** (per comments from County Administrative staff and attempt to consolidate language) – Efficiently utilize existing and future infrastructure and services such as water, stormwater, wastewater, gas, electric, communication lines, and emergency and municipal services through the coordination of and communication between and among public service and facility jurisdictions not limited to sanitary sewer, storm sewer, water, schools, roads, electric utilities, telecommunications, and fire jurisdictions.
- 2017 Transportation Goal C Objective 4 (commentor may have referenced the wrong numbering for this)
 - **Objective 4 was moved to Elements** (specific recommendation and identifies the responsibility of this specific work to developers as written in 2017).
 - **The entirety of Goal C (from 2017) was merged into Goal A** (and further modified after Public, Admin, and Stakeholder Comments): “Recognize the interdependence between transportation systems and land use patterns to assure that future development and redevelopment is realized to meet the needs of the county which includes ~~with~~ functional multi-modal transportation facilities built collaboratively between the private and public sectors which are economical and energy efficient, environmentally sound, and equitable.”
- 2017 Transportation Goal C Objective 3 – (This may be the objective the commentor was intending to reference)
 - **Objective 3 was moved to Elements** (specific recommendation in carrying out daily tasks)

10. Big Bone Church Road Area

Understands the need for housing with growth but harder to navigate through the community. Some infrastructure is not up to date.

See Public Facilities & Services Goal A Objectives 1, 2, and 4 as well as Transportation Goal A Objective 1.

11. Union Area

Traffic concerns. Impact studies are done often but the work is not always completed. Need to look back over all the studies done and compare them all.

See Transportation Goal A Objective 4.

12. Big Bone Road Area

Agrees with Ms. Charles re: misplaced goals and objectives from 2017 document. Cultural Resources Objective #4 should be moved to the overall category. Public comments indicate preservation as the priority.

See Overall Goal A Objective 2. A primary intent of the Goals and Objectives is to strike a balance between preservation and development.

13. Brian Miller – BIA

A lot of effort has been made to strike a balance in the draft goals and objectives. Thank you for recognizing the housing shortage. Sees a lot of references to assessment – this is good but also add analysis on the cost impacts on housing. There is a misalignment between housing costs and wages. Sees a lot of ideas about promoting funding mechanisms and recommends adding a funding mechanism to fund income aligned housing.

More detailed strategies will be considered and explored in the Elements phase of the planning process.

SECTION 2

COMMENTS RECEIVED BETWEEN 3/7/2024 AND 4/17/2024

(submitted comments verbatim in standard font, staff comments in red font)

(20 Comments from 10 Individuals)

1. Received 4/17/2024 via Project Webpage**Category: How to Submit a Public Comment**

Our current '2040 Land Use Plan' has 4 land use map classifications:

-Commercial-retail, corporate/professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.

-Urban Density Residential

-High Suburban Density Residential

-Rural Density Residential-Agricultural, uses of up to 1 dwelling unit per acre

The 2045 Plan has an INDUSTRIAL DESIGNATION ON OUR UNDEVELOPED PROPERTIES.

Land Use is addressed in the Elements Phase of the Project.

Developers will continue to file zone changes with this designation! REMOVE THE INDUSTRIAL DESIGNATION FROM THE 2045 PLAN.

Development Process – property owners (or developers on behalf of property owners) can file for zone changes regardless of what the Future Land Use designation indicates.

The last 2 issues-

1) Land uses & zoning decisions SHOULD strive to balance the rights of landowners with the rights of neighbors & the community.

The necessary balance of preservation and development is addressed throughout the entirety of the goals and objectives document. Overall Goal A Objectives 1 and 2 reference "to produce a healthy, well designed community that supports residents and businesses" and "creating an appropriate balance of residential, commercial, and industrial land use, addressing current and future trends and balancing development while protecting natural resources".

2) Priority should be given towards maintaining, protecting, & improving the capacity & safety of the existing road system across jurisdictions.

See Transportation Goal A Objective 1

The addition of INDUSTRIAL to our UNDEVELOPED PROPERTIES is an invitation to COMMERCIAL DEVELOPERS to flood Planning & Zoning with applications for more zone changes & the last 2 issues above dealing with neighborhoods & roadway safety issues.

Demand is high regardless of Future Land Use designation. The Comprehensive Plan is to provide guidance so not overrun.

2. Received 4/17/2024 via Project Webpage
Category: How to Submit a Public Comment

We need to preserve our Green space and farmland in Boone County. We moved here because of the trees and land. It is important for our future, as well as future generations to be able to grow their own food and provide for our basic needs.

See Environment and Natural Resources Goal A and Cultural Resources Goal A Objective 4.

3. Received 4/17/2024 via Project Webpage
Category: Overall

I am an abutting property owner to Greenfield Farm at Chambers Road and US25. My property 12119 Dixie Highway, Walton, Ky is 17 acres is on the south side of the proposed Industrial development. There have been attempts to change Greenfield Farm zoning to Industrial zoning, I-1. The proposed industrial Land Use was overturned at least twice. I do not think the 2045 future land use for Greenfield Farm should include industrial I-1 zoning. There are multiple A-2 properties to the north and south of Greenfield Farm. Trying to squeeze a large I-1 development between multiple A-2 properties does not seem like an efficient or logical planning/zoning land use change that would be in the best interest of the county residents. Changing Greenfield Farm to industrial zone would have negative impacts to the surrounding residents including traffic, lower property value, noise, smell/fumes, pollution, lights, reduced

quality of life, and water management problems. No property on or adjacent to Chambers Road should be Industrial.

Land Use is addressed in the Elements Phase of the Project.

4. Received 4/17/2024 via Project Webpage

Category: Overall

REGARDING 2045 COMPREHENSIVE PLAN

It has recently come to my attention you have requested public comment on your upcoming review of the 2045 Comprehensive Plan.

In response, I, as well as many other residents of the rural areas in close proximity to Chambers Road and Highway 25 (previously zoned Agricultural but modified to Industrial) are requesting this zoning be returned to Agricultural in the 2045 Plan.

In July of 2021, the letter below was sent to the Judge Executive and the three Boone County Commissioners in opposition to a proposal from a developer wanting to establish an Industrial Park in the aforementioned area.

Within this letter we outlined the many reasons we opposed allowing

Northpoint to move forward by presenting a list of the deleterious impact this development would have upon the land and its residents.

In a 4-0 vote, we prevailed and the project was denied.

We, however, have no desire to continuously fight this same battle over and over again. And yet that is what can be expected to happen if the zoning remains Industrial.

We look forward to a favorable resolution to this contentious issue by laying the matter to rest once and for all with a return to the initial zoning of agricultural, which was what was in place when many of us purchased our property.

We relied upon that specific usage when making the largest investment of our lifetimes.

Thank you for your time.

Regards,

Marc Garrison REGARDING: NORTHPOINT DEVELOPMENT

As you are aware from previous discussions with the residents who will be negatively impacted by the proposed development the county is considering on acreage adjacent to the historic Ellis Farm, we remain opposed to any plan to move forward rezoning this area from agricultural to industrial.

Most homeowners who chose this location in which to build their lives and raise their families did so based on their desire for a rural, mostly undeveloped area with pastoral settings and the

peace and quiet that accompanies such a choice. There might be some level of acceptance if the zoning being proposed was single family, multi-family, or commercial. But to transition to the extreme categorization of industrial feels like a bridge too far.

When carefully evaluating the pros and cons of this decision, please be mindful of the following concerns the residents share:

- 1) Water run off – with ample ground to absorb rainwater at present, Chambers Road still floods during heavy downpours. Once that ground is covered with concrete coupled with the elevation of Dixie Highway to Chambers, the flooding will become more frequent and far worse.
- 2) Excessive noise – there is an expectation this facility will be open many hours a day and possibly seven days a week. Often, an enterprise such as this sees much of the activity taking place on the backside of the clock. The noise from machinery inside the buildings, and back up beepers emanating from the trucks as they position themselves to load and unload their trailers will be a constant course of disturbance and irritation.
- 3) Lighting – since the facility may operate long hours or possibly around the clock, exterior lighting will be a necessity on the buildings, in the parking lots and from the headlights of vehicles inside the industrial park. Our expectation is that there will be little to no darkness to be had within a wide radius of this operation.
- 4) Setbacks – requiring nothing more than an 80-foot setback on Chambers Road as compared to 98 feet on Interstate 75 seems ludicrous since the lesser setback is on a residential road as verses an interstate highway. For the sake of comparison, old US 42 has a 400-foot setback. Without the developer agreeing to a more reasonable setback, this project should not be permitted to go forward under any circumstance.

Lastly, we ask that every party involved in making this decision consider how they would react if they were in our shoes. Those of us who purchased homes, or the land on which to build homes, did so believing the zoning was, and would be, agricultural. We had an expectation that the value of our investment would increase over time or, worst case scenario, remain commensurate with what we had invested. Now we are facing the inevitable reality that our losses will be substantial as our property values plummet.

In closing, let me express my appreciation for your willingness to carefully consider the points included within this correspondence. I also appreciate your commitment to making the best decision for the residents of Boone County who care more deeply about the desirability and quality of life in this area than a corporation looking to expand their operation with little regard to the lives that are impacted.

Regards,
Marc Garrison

Land Use is addressed in the Elements Phase of the Project.

5. Received 4/10/2024 via Project Webpage
Category: Cultural Resources

It is too late for Union. It has completely disappeared under the cash grab for subdivisions. They destroyed the very thing they wanted to move here to have.

See Environment and Natural Resources Goal A and Cultural Resources Goal A Objective 4.

6. Received 4/7/2024 via Project Webpage
Category: The Planning Process

Tried to view the "Map" on 4-7-24 but not yet available? Only one week before public hearing and not yet available to view?

Please explain why the map is not yet available to view on this link, or if it is available somewhere else?

Land Use is addressed in the Elements Phase of the Project.

7. Received 4/3/2024 via Project Webpage
Category: Overall

Just adding to this plan so it becomes a part of the official record that I believe that Gary Moore is the single worst thing that has ever happened to Boone County. I wish he'd take his 911 tax, his "big developer" donors and his goofy smile and move FAR AWAY from our once peaceful, rural county which he and his "planning" commission have RUINED.

Comment received.

8. Received 4/3/2024 via Project Webpage
Category: Overall

"Utilize planning to ensure Boone County is an identifiable leader within the Greater Cincinnati Region.".. I call BS. How about this - KEEP BOONE COUNTY AN EXCLUSIVE PLACE TO LIVE BY NOT ALLOWING FURTHER DEVELOPMENT. PROTECT AND PRESERVE THE PEACEFUL, CLEAN, ENJOYABLE RURAL NATURE OF THE COUNTY.

See Environment and Natural Resources Goal A and Cultural Resources Goal A Objective 4.

9. Received 4/3/2024 via Project Webpage
Category: Transportation

Nearly every major thoroughfare in Boone County is a constant traffic jam, yet this county doesn't understand how to say NO to further development even though our infrastructure can't handle it. Roads which were build for the purpose of alleviating traffic problems which weren't supposed to be developed such as Aero Parkway didn't remain undeveloped for long - Apartments, giant logistics facilities and MORE TRAFFIC that we DON'T WANT.

See Economy Goal A and Transportation Goal B.

10. Received 4/3/2024 via Project Webpage

Category: Economy

Many residents of RURAL Boone County moved to RURAL Boone County to get away from the irresponsible overdevelopment which Florence has allowed for years which subsequently turned Florence in to a traffic-gridlocked, congested craphole. Gary Moore and the Boone County "planning" commission seem to be following the textbook of Florence in allowing the once rural areas of the county to be developed in to the same gridlocked disaster that Florence is. US-42, Richwood Rd, Mt. Zion Rd, Dixie Hwy - all CANNOT handle the traffic volumes currently present, yet this county's "leadership" continues to blindly allow development. Enough is enough. Build up some courage and act as representatives of the people and proclaim BOONE COUNTY IS CLOSED TO FURTHER GROWTH.

See Economy Goal A and Transportation Goal B.

11. Received 3/27/2024 via Project Webpage

Category: The Planning Process

the County should be divided into identified sectors and specific goals and limits for the various types of development and other planning considerations made and reported to the residents of the County who should have input to and approval of these goals and limits.

Land Use and other specific details will be addressed in the Elements phase of the planning process.

12. Received 3/27/2024 via Project Webpage

Category: Demographics

Single family residences and green zones cannot be sacrifice to endless growth. There should be quantified goals and limits on growth by sector or otherwise massive multiple residency development will dominate Boone County. As it is apartments are being built everywhere and permanently altering the nature and charm of the County. Infrastructure to accommodate unbridled growth will strain resources and impact the quality of life.

The necessary balance of preservation and development is addressed throughout the entirety of the goals and objectives document. Overall Goal A Objectives 1 and 2 reference "to produce a healthy, well designed community that supports residents and businesses" and "creating an appropriate balance of residential, commercial, and industrial land use, addressing current and future trends and balancing development while protecting natural resources".

Existing conditions research will be conducted at the beginning of the Elements phase of the planning process and land use and other specific details will follow.

See Public Facilities and Services Goal A Objective 2.

13. Received 3/27/2024 via Project Webpage

Category: Economy

It is recognized that the the Cincinnati/Northern Kentucky International Airport is an important economic contributor to Boone County. The growth of air freight facilities and flights has been dramatic. Noise levels have increased dramatically, including very late at night sometimes. It is

adversely affecting the overall quality of life for some areas. Additionally, there is often a noticeable and lingering odor of jet fuel. If there aren't there need to be quantifiable and published levels of acceptable noise by hour of the day. Ongoing County monitoring should occur. The air quality, particularly in flight path areas needs to be regularly monitored and tested against accepted health and safety standards.

See Economy Goal A Objective 4 and Transportation Goal C.

14. Received 3/27/2024 via Project Webpage

Category: Overall

As a general comment the Comprehensive Plan is just words on paper unless the assessments and decisions about various types of development, environmental preservation, etc, are quantified and can be measured against a detailed plan specific to predetermined sectors of the country. Each sector should have predetermined percentage mixes of land use and development types, conservation goals, community and recreational amenities, etc. Without the ability to make decisions based upon predetermined measurable sector requirements it is not really a plan and conformance to any plan might be illusory. Accountability for specific decisions made would be largely impossible. Anything worth doing is worth measuring.

There should be a comprehensive, detailed identification of previously made specific existing zoning decisions to determine how they comport with a sound Comprehensive Plan and what previous zoning decisions may have to be reversed to meet new goals and objectives.

Existing conditions research will be conducted at the beginning of the Elements phase of the planning process. Much more discussion of topics such as this will be had during the Elements phase of the planning process.

15. Received 3/25/2024 via Project Webpage

Category: Demographics

It is important to factor into plans that younger residents are more liberal than their elders. Climate change, LGBTQ rights, and corporate responsibility and other issues are important to us.

See Demographics Goal A Objective 1.

16. Received 3/25/2024 via Project Webpage

Category: Environment and Natural Resources

Actively consider climate change and its effects when making all plans.

See Environment and Natural Resources Goal A.

17. Received 3/25/2024 via Project Webpage

Category: Cultural Resources

It would be great to organize events such as concerts, art expos, and street parties etc to promote our local culture.

See Cultural Resources Goal A Objectives 2 and 3.

18. Received 3/25/2024 via Project Webpage
Category: Public Facilities and Services

Public facilities create an opportunity to promote climate friendly technology such as solar panels (I have them myself and currently don't have an electric bill) electric vehicle charging stations (my dad has a tesla and is always happy to park near a charger.) And other technologies that will become available in future. In Montreal and many parts of England EV charging infrastructure was installed over ten years ago. The stations that are owned by the City of Montreal and the Province of Quebec are roughly the size of a parking meter. When someone plugs their car in they are pay for the electricity. The funds go directly to road maintenance and help keep taxes lower.

See Transportation Goal A Objective 4.

19. Received 3/25/2024 via Project Webpage
Category: Transportation

Transportation: Promote pedestrians and cyclists and mass transit, into existing transportation infrastructure through bike lanes and sidewalks. In order to minimize the need for cars. It is becoming normal in cities across the world to actually shut down entire streets from car access to promote alternative, eco friendly methods of transportation. These streets actually see an increase of revenue for businesses and promote leisure activities.

See Transportation Goal B Objective 6.

20. Received 3/25/2024 via Project Webpage
Category: Public Facilities and Services

Basic Infrastructure is lacking in Boone County. Much of the western part of the county does NOT have city water, and as such, the residents rely upon water deliver via truck, or by capturing rain water in cisterns. And yet, there are only a few locations for residents to get water on their own. At the very least the county should build several new locations for residents to acquire water on their own using their own trucks. A longer term solution would be to fund city water to parts of the county that do not already have that available.

See Public Facilities and Services Goal A Objective 4.

SECTION 3

ADDITIONAL CONSIDERATIONS GENERATED FROM PUBLIC HEARING TESTIMONY
(Summary of issues in standard font and Staff suggestions are in red font)

Measurability/Evaluation of Progress

This topic has been discussed throughout the comprehensive plan update process as a priority outcome of the overall process. Intent has always been to dive further into this detail after a thorough review of existing conditions to better engage public and stakeholder input discussions in identifying progress toward stated countywide goals and objectives. Creating text to articulate this intention during the portion of the update process where local jurisdictions

have specific authority, could show good faith in the intentions of the Planning Commission to deliver on this promise.

Staff suggests adding a new objective under the Overall Category to articulate this intention:

Overall Goal A

Objective 3: Create clearly identifiable recommendations, anticipated timelines, and responsibilities in the Elements phase of the comprehensive plan update based on the adopted countywide goals and objectives. Monitor the progress of countywide goals and objectives through a regular interval of mid-update reporting and review by the Boone County Planning Commission to assess advancement of recommendations made within Our Boone County Plan 2045.

Agriculture

In 2017, Agriculture was addressed primarily through Natural and Cultural Resources Goal B with four objectives outlined.

These included:

Goal B: Appropriate land for agriculture and related uses is protected.

Objectives:

1. Specific areas, innovative land use planning concepts, and design incentives shall be identified to encourage the preservation of agricultural lands.
2. Diversification of agricultural uses shall be encouraged including markets and gardens for locally grown food crops.
3. The impacts of proposed adjacent residential development on existing agricultural operations shall be examined and addressed.
4. The needs of agricultural operations shall be considered in public infrastructure improvements and services.

The October 2023 draft - All for Objectives were determined to be more appropriately addressed in the Elements phase of the project based on the existing wording being recommendation-like. Four new objectives were proposed through limited placeholder language.

These included:

Goal B: Protect and sustain resource lands such as agriculture and related uses.

Objectives:

1. Preserve agricultural lands and related uses.
2. Encourage diversification of agricultural uses as locally grown food crops.
3. Assess the impact of development on agricultural operations.
4. Consider agricultural needs in infrastructure development.

The February 2024 draft – Intent was to cover agriculture as a “natural resource” and move into the Environment category, separating natural resources from cultural resources.

All four statements were merged into Objective 4 under Goal B, which is focused on Active and Passive Recreation.

This reads:

Environment and Natural Resources

Goal B: Promote adequate Active and Passive Recreation facilities and programs to meet changing demographics and preserving significant natural features and open spaces.

Objective 4: Protect and sustain resource lands such as agriculture and other agricultural uses by encouraging preservation, diversification of agricultural uses, and assessment of impacts on agricultural operations by proposed development.

Additionally, the cultural aspect of the county’s agricultural communities is alluded to in the addition of **Objective 4 under Cultural Resources:**

Preserve the character of Boone County’s traditional rural communities and town centers through innovative land use and design strategies which encourage vibrant neighborhoods and nurture a strong sense of community.

1. **Possibly incorporate agriculture more thoroughly within Environment and Natural Resources language**

Goal A: Recognize and protect natural systems and resources (agriculture, greenspace, streams, wetlands, forests, etc.) essential to safety, health, economic stability, and overall quality of life in the land use planning process.

Objective 2: Utilize careful design and development review of proposed developments to protect and maintain agricultural lands along with the environmental and structural integrity of Developmentally Sensitive areas, watersheds, and scenic areas, especially hillsides. Evaluate impacts related to ecological systems, wildlife habitats, soils, ~~and~~ water, and (functioning/operational/active) agricultural lands during development design.

2. **Consider moving the agriculture objective from under Goal B to become Objective 4 under Goal A.**