

meeting summary

November 21, 2017
7:00- 9:00p
City Building

Land Use and Zoning Committee Meeting

attendees	Kevin Barbian	Jann Seidenfaden
	Megan deSola	John Slawter
	Amanda Donelan	Mark Thurnauer
	Patrick Hagerty	Lori Wendling
	Mary Healy	Kris Hopkins

discussion items:

- Materials distributed:
 - > SWOT matrix template with committee comments received prior to the meeting.
 - > Over-arching Themes (from 2016) and 'first-cut' Goals handout, based on committee's discussion to date.
- Reviewed upcoming benchmarks:
 - > Survey to be available the week of December 4, via:
 - Online link available via email and post on Fort Thomas websites.
 - Distributed through mail/magazine.
 - Paper copies available a public facilities.
 - > Committee meeting in early January to review interim survey findings
 - > Public forum planned for end of January to share all committees' work during the Awareness Phase, with short presentation and open house with displays.
- SWOT Analysis: The remainder of the meeting was spent completing the SWOT analysis for the Land Use and Zoning topics. The SWOT matrix is distributed as a companion document with these minutes.
- Observations and Questions:
 - > A committee member noted that one of the biggest threats is if the city does not take a proactive approach to development and redevelopment, especially because many neighboring cities are. It was observed that most people don't like change – and therefore if Fort Thomas is going to make major changes such as redeveloping the CBD and Midway, constituents need to be kept informed and engaged in the process to secure their buy-in and support.
 - > Members of the group noted that TANK is cutting routes, at a time when the city needs more connectivity, especially for seniors.

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- > The importance of keeping homeownership levels above 60% was discussed. A group member noted research that when rentals reach 40% to 45% of occupied units the nature of the community changes.
- > The city has experienced a number of issues with Airbnb rentals, including renters hosting parties that attract a lot of cars, unruly people and noise.
- > Q: Do owners of rental properties pay income tax on the rental income?
A: Fort Thomas has an Occupational License requirement – application and fee collected by Campbell County. Campbell County also collects an annual occupational tax from occupational license holders.
- > Q: What are HUD’s requirements for providing low-income housing?
A: Need to investigate
- > The changing nature of retail businesses was discussed, as well as the need to attract businesses that will be resilient to these changes. For example, banks require less space and the traditional bank building is becoming obsolete; more health care/ medical types of uses are likely to fill traditional retail space such as dialysis.
- Requests for the Funding Committee:
 - > Identify potential incentive programs for assisting homeowners renovate and upgrade older housing such as the Kentucky Historic tax credit program.
 - > Identify potential incentive programs for assisting businesses with façade improvements, attracting new businesses.
 - > Are there additional ways to tax rental housing units – such as collecting income tax from absentee owners. Does the City keep track of rental properties through the occupational licenses issued by the County?
- Comments for the Parks Committee: the group discussed the potential for opening the reservoirs up again for recreation.
- Comments for the Transportation Committee: the group discussed the potential for providing some type of shuttle service within Fort Thomas.

next meeting: Tuesday, December 19, 7-9pm, Centennial Room, 2nd floor City Building.

We will be discussing city-wide goals as well as Land Use and Zoning - specific goals at the December meeting. The Over-arching Themes (from 2016) and ‘first-cut’ Goals handout distributed but not yet discussed is attached.

handout from
11/21/17 mtg

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OVER-ARCHING THEMES (2016 Visioning Report)

(can be viewed as city-wide vision)

Continue the Momentum and Quest for Continual Self-Improvement

- Leadership by example, governance, services
- Schools & education
- A community for all generations
- Health & wellness
- Gathering together for events

Strengthen Our Assets and Connectivity

- Business districts
- Gateway districts and entry corridors
- Riverfront corridor
- Hillside greenbelt
- Connect our parks, schools, neighborhoods & business districts
- Connect to the regional trails network

Stay True To Who We Are

- Scale
- Sense of place
- Balance of land uses
- Preservation of green space

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'First Cut' - Updated Goals and Objectives

Quality of Life

1. Maintain and enhance Fort Thomas as a desirable community in which to live and work.
2. Eliminate or mitigate (where necessary) visual blight.
3. Enhance the inherent physical beauty of Fort Thomas.

Housing/Residential Development

4. Provide safe and sanitary housing for all residents.
5. Encourage a variety of housing types and residential development to accommodate different needs and preferences of the population.
6. Ensure new housing is compatible with the goals of other Plan elements.

Commercial and Services

7. Enhance and promote the multiple commercial districts in Fort Thomas
8. Maximize consumer safety and convenience while minimizing any adverse environmental effects.
9. Promote a stable and diversified employment base.
10. Achieve the goals of this element without unduly disrupting the goals of the other elements.

Resources and Environment

11. Ensure the most efficient and reasonable utilization of the area's physical resources.
12. Preserve a pleasant environment for the population.
13. Ensure that planning adequately considers methods of reducing energy consumption and adequate protection is afforded all energy resources.