

21 September 2021

Fort Knox Compatible Use Plan (CUP) Technical Advisory Committee Meeting

Online Zoom Meeting

Attendance:

Name	Representing
Charlie Allen	Hardin County Engineering & GIS
Clark Arnold	Senator Rand Paul's Office
Beth Avey	Knox Regional Development Alliance
Mike Barbieri	Doe Valley Association
Jim Bradford	Fort Knox - Garrison Command
Ryan Brus	Fort Knox - Public Affairs Office
Andrew Condia	Senator Mitch McConnell's Office
Mayor Larry Dangerfield	City of Lebanon Junction
Bill Endicott	Fort Knox - Garrison
Timothy Goblirsch	Fort Knox - Judge Advocate's Administrative Law Division
Felicia Harper	Bullitt County Planning and Zoning
Stephen Hogan	Hardin County Water District #1
Adam King	Hardin County Planning & Development
Preston Lacy	Kentucky Natural Lands Trust
Rodney Manson	Fort Knox Range Manager
Dan Musel	Fort Knox - Environmental Division
David Pace	Meade County – Brandenburg Industrial Development Authority
Candice Renfro	Bullitt County Planning and Zoning
Jason Root	Fort Knox - Public Works
Ashley Ryan	Fort Knox - Master Planning Division
Jim Shaw	Elizabethtown Planning & Development
Brian Smith	Congressman Brett Guthrie's Office
Danielle Story	KIPDA
Kevin Young	KYTC District 4
Mike Burress	LTADD
Josh Knight	LTADD
Krista Levee	LTADD
Bo Martin	LTADD
John David May	LTADD
Mike Robinson	LTADD
Mike Skaggs	LTADD

Minutes

Meeting convened at 10:03 am with Mr. Burress, Executive Director of the Lincoln Trail ADD presenting opening remarks and welcome to committee members. He introduced LTADD Staff and reminded everyone about the purpose of the CUP study and the geographic area focused on.

Mr. Mike Robinson, LTADD Staff, presented an overview of the Draft Plan. The need for schedule changes was addressed and the new schedule was presented. This included some highlights of geographic areas of particular interest focusing on residential growth. In addition, the issue of the data available and lack of consistency was reviewed. He emphasized there were many more aspects to the plan and encouraged everyone to read, review, and provide feedback.

During this presentation some questions were raised, and discussion occurred. These are noted in the following.

During presentation of the building permit data. Mr. Jim Bradford, Deputy Garrison Commander, Fort Knox, was concerned about the level of military risk that might be illustrated by the data. Mr. Rodney Manson, Fort Knox Range Officer, expressed that the eastern and north-eastern boundary was of most concern due to the location of the ranges vs. the western side which is primarily used for maneuver training. He mentioned the benefits of the ACUB program to help mitigate. Noise/dust due to range use was considered to be the larger issue with regard to the permit data. Ms. Ashley Ryan, Chief Master Planner, Fort Knox, agreed with that assessment. Mr. Burress mentioned that further discussions regarding the ACUB program should be held. Mr. Bradford was interested in what type of feedback the public, business, civic leadership might have regarding this information. In particular if it would be negative. Mr. Robinson express that this would be unknown, the data should be eye opening to people, and that typically complaints would be more likely because person's unhappy with a situation are more likely to provide feedback. Ms. Beth Avey, Vice President, Knox Regional Development Alliance, offered KRDA's availability to assist in communication efforts regarding information in cooperation with Fort Knox's Public Affairs Office. Mr. Burress stressed the need to educate and communicate information to the public and civic officials regarding Fort Knox's ongoing plans.

During review of some focus areas of residential development. Mr. Bradford expressed, and Mr. Manson concurred that the Lebanon Junction will be a friction point with regard to the use of DAGIR when it comes online in approximately two years. Mr. Manson pointed out that Yano Range has been offline for almost four years in preparation for the DAGIR conversion. Mayor Dangerfield, City of Lebanon Junction, provided some background on the current situation. He mentioned the new warehouse construction near KY 245

interchange with I-65. There will be more construction of this type and that residential construction will escalate in this area. He mentioned a new development less than 2 miles of the post that will contain 96 homes. Mr. Bradford reiterated the fact that people may not be aware that noise levels will be increasing dramatically in this area with DAGIR. He pointed out that Fort Knox and civic leaders have to be trying to educate everyone to the changes coming. That developers understand what is going to occur in these areas in the future regarding noise. Ms. Danielle Story, Director of Community and Economic Development, KIPDA, addressed the need to perhaps make people aware, through the building permit process, the existence and issues with living near Fort Knox. Also, through the selling process from developers to new owners, notification of potential issues with Fort Knox. Mayor Dangerfield expressed that he "...sure likes seeing Fort Knox growing better than moving." He further acknowledged the need that local developers convey that information to new buyers. He was concerned that everyone involved with the study was aware of the large growth expected to occur in the near future. Mr. Robinson used a map of a new development purposed off of KY 251 just outside the one-mile buffer to assist to illustrate Mayor Dangerfield's concern.

In review of the Hardin County KY 313 Buffer Corridor, Mr. Robinson discussed the requirement of a notification concerning Fort Knox is required on all development plats for the Corridor. Mr. Adam King, Director, Hardin County Planning and Development Office, said that many people don't pay attention to the notifications on plats. Further that they (Hardin County Planning and Development Commission) "...face backlash on a weekly basis..." on the regulations that maintain the Corridor. He implored "... other jurisdictions to pursue something similar..." to the Corridor to help slow and manage growth. He stated that he "...thinks it's been effective." Mr. Robinson mentioned the possibility of using real estate disclosures to help with the communication and education but that it would be difficult because it would have to occur legislatively. Ms. Avey inquired at what level. Mr. Robinson stated at the state legislature since they control design of the official disclosure form. Mr. King stated that they do get permit applications to site manufactured homes in eastern end of the Corridor even though it sits in the 100-year floodplain. Factors that create this situation include the low cost of lots and the high turnover of ownership per Mr. King.

During the review of Radcliff, Mr. Bradford inquired as to a maneuver area that was adjacent to Southern Heights Subdivision in the City of Radcliff. Mr. Manson explained that the area saw use for dis-mounted training during summer training periods and the artillery firing point could be a concern. Mr. Bradford articulated that from the Fort Knox perspective the training that occurs near Radcliff and into Meade County has high peak times during the summer months. That the concern is not large caliber (noise) and even though it has a lot of aerial involvement, the concern with large caliber (noise) tended to be

in Bullitt County. Mr. Manson affirmed this and said that we (Fort Knox) would have to “...look at in the future.” Mr. Bradford stated that “...while the encroachment along the perimeter ... is concerning...” we need to keep separate the issues of “...the noise mitigation and the compatibility use aspect.” He said we need to make sure “...that new homeowners understand what they are getting into...” and then the decision is theirs (home purchasers) to make. Mr. Manson added that with respect to “...potential future stationing actions this could be a big issue.”

Mr. Robinson touched on some recommendations and the levels of solutions, Federal, State, and Local. He emphasized one recommendation, the need to become part of the Sentinel Program to open additional funding avenues for mitigation. He again requested everyone review the plan and provide feedback. He then illustrated how to access the draft plan via the missionknox.org website.

Mr. Bradford asked Mr. Burress about presenting the recommendations out to federal, state, and local officials and the path forward over the next year to 18 months. Mr. Burress responded that after the data collection and analysis that make up the study the next phase is implementation. The need to look to provide the data to officials and the public and work on the education of those groups about Fort Knox and its value. Work to provide tools to the local elected officials and general assembly members to improve communications and make better communities. Work would be required to begin to implement the plans recommendations. This may encompass reaching back out to OLDCC and Fort Knox for assistance.

Mr. Robinson wrapped up the meeting by thanking the committee members for their time and participation. He also mentioned other deliverables as a part of this being interactive maps that will be on the website and noted that we’re looking to reconvening the TAC in November. Mr. Burress reiterated this and again thanked everyone for their participation.

The meeting was concluded at 11:26 am.