



## Final Compatible Use Implementation Report

### **Month 1: (August 2022)**

Task 1 - Upon receipt of the grant award & contract with OLDCC; the LTADD will create agendas and plans to reconvene the CUP Policy & Technical Advisory Committees and create a template for the specific strategies and the sub-committees that will be created.

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The Staff began refinement and detailed expansion of the scope of work, timeline, resource allocation, and website. Continued communications with Fort Knox Garrison Command regarding involvement in implementation activities. Initiated discussions with area land use planners regarding potential involvement in implementation activities.

### **Month 2: (September 2022)**

Task 1, 2 -The Committees will convene and be asked to validate the priority and proposed sequence of implementation recommendations and membership of the sub-committees to support the tasks.

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Communications and meetings with Knox Regional Development Alliance, Fort Knox Garrison Command, and the Lincoln Trail ADD Board of Directors which includes the members of the implementation Executive Committee. Continued website updates, public outreach with Hardin County Planning who began updating their Comprehensive Plan this month.

Task 3 - LTADD staff will also commence work on the internal data gathering and studies to support the policy recommendations. This includes items such as the Housing Study, Hazard Mitigation and Disaster Resiliency Plan analysis, Military Influence Areas, and a Compatible Use Risk Study. This work will continue throughout the grant timeframe as applicable.

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Staff begin collecting and reviewing materials regarding the studies and plans that are to be created. CUP planning and implementation was included in the new federal Economic Development Agency (EDA) Comprehensive Economic Development Strategy (CEDS) for the region which encompasses our focus area around the installation.

Task 4 - Groundwork will be laid for conservation efforts. Work on establishing partnerships, understanding application process, and begin collection of necessary data, memoranda of understanding, or other needs to permit appropriate applications. This work will continue throughout the grant timeframe as appropriate.

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Staff begin collecting and reviewing materials regarding the process, elements, programs, and interested parties that are involved or to be invited.

### **Month 3-4 :(October - November 2022)**



Tasks 1,2,3,4 - Working from existing information contained in the CUP and with new focus from the sub-committees, LTADD will generate any documents, presentations, web content, or other media outreach strategies needed to begin meeting with the communities governing bodies, boards, professional organizations, and other relevant parties to present content for discussion, adoption, and implementation.

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LTADD staff worked with Fort Knox Garrison Command on efforts to implement Real Estate Disclosure policies in the state. This was a continuation of efforts that began because of the initial out briefs of the draft Compatible Use Plan to the Executive and Technical Advisory Committees. The Garrison and various legislators felt this program could be very effective with respect to promotion and maintenance of compatible use in the area. This led to LTADD staff and Garrison briefing the state legislature's Interim Joint Committee with administrative regulatory jurisdiction. This also involved the Governor's Dept. of Military Affairs and presentations to the administrative components of the Kentucky Real Estate Commission. Garrison also briefed the Interim Joint Committee on Military Affairs on the Fort Knox missions and real estate disclosure concepts.

LTADD staff also worked in conjunction with the Garrison to provide area planners and decision makers with on-post briefings and overflights of the range and training areas. This educated these individuals regarding missions, noise, problem areas, and future development risks. The impending opening of the DAGIR range and subsequent effects were highlighted. Staff attended REPI webinar on Managing Community Interests and Concerns.

Staff began compilation of various zoning regulations and statutes that would be of value in the policy toolbox to make available to planners and decision makers interested in promoting compatible use. LTADD presented various implementation strategies and mitigation measures for documented issues to the land use planner sub-committee of the Technical Advisory Committee. This was an open discussion and also included new members who were not involved with the original CUP process.

### **Months 5-6: (December 2022 - January 2023)**

Tasks 1,2,3,4 - LTADD will work with the sub-committees to coordinate presentations to the various planning units to explain and encourage adoption of the various policy measures.

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LTADD, with support from Committee members will approach the community organizations as described previously and begin the communication and education process on specifics of the various compatible use recommendations from the CUP.

LTADD will report back to the Committees regarding achievements and challenges at intervals during this process.

LTADD staff continued to work on the housing study, compatible land use risk analysis, communication with all parties, conservation and natural hazards planning, resiliency development, and zoning



regulations. Meetings with the Kentucky Military Affairs Office, Fort Knox Garrison Command, and local planning agencies.

Continued coordination with Fort Knox Garrison Command and Kentucky Dept. of Military Affairs regarding the Real Estate Disclosure issue. Working on statutory and regulatory mechanisms to enhance potential implementation. Push back from Realtor Associations resulted in more outreach to these professionals' organizations for explanation of issues and to obtain buy in.

Website development continued and outreach to local press on goals and objectives of this activity

### **Month 7 - 10: (February - May 2023)**

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LTADD Staff participated in meetings and discussions between Fort Knox Garrison and Hardin County Planning and Development Commission as they continued work on updating their Comprehensive Plan. This off schedule update was prompted by the impact of the BlueOvalSK battery plant currently being constructed approximately 25 miles south of the installation's main gate. Primary issue was the continued promotion of the Ky 313 Buffer Corridor that provides various levels of development restrictions near the installation boundary. Discussions also involved solar farms, noise and light pollution, housing needs, annexations, and RV park developments.

LTADD Staff also provided information and interface between the Fort Knox Garrison and the Hardin County Road Department in search of solutions for road maintenance of County owned road that provides the Army direct access to the installations primary range complex.

LTADD coordinated with Fort Knox Garrison to host the LTADD Board's monthly meeting on post. This occurred for the May board meeting and included both the elected and citizen members of the LTADD Board. The Garrison Commander addressed the Board regarding Fort Knox's activities, impacts, and valuable community relationships. An orientation tour of the installation was provided to board members after the formal meeting.



LTADD Staff corresponded and met with a representative of US Army Counter-Intelligence regarding efforts to determine land ownership of properties in proximity to the installation. LTADD provided background information, data, and additional contact information to this representative.

LTADD Staff continued promotion of Fort Knox related news on website and social media platforms. This included noise related training activities, potential traffic and tourism outcomes, and community relationship promotions. Continued communications with Fort Knox Garrison Command included providing connections with local housing builders with appropriate personnel.

LTADD Staff presented at the Kentucky Spring Conference of the American Planning Association. The presentation focused on the planning impacts and relationships of communities around military installations. The need for collaborative planning, understanding growth pressures, the economic benefits, and constant communication required to promote successful outcomes for all parties.

Through the Lincoln Trail Workforce Board a “Housing Roundtable” planning group has been created to investigate housing issues related to the BlueOvalSK development. Due to the nature of Fort Knox’s housing concerns and the regional impact this additional development is creating; LTADD planning staff has been integrated into this effort to provide insights regarding Fort Knox’s concerns and needs as well. LTADD Staff hosted and presented at the initial meeting in May. Efforts are underway to promote the needs and concerns of these developments with both US and State legislative process and also solutions that can occur at a local level regarding planning and zoning regulations.

**Month 11 - 12: (June - July 2023)**

LTADD will evaluate progress and refine or refocus tasks and objectives to continue to work towards goals. An annual summary report will be made available to all parties involved.

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LTADD Staff presented at a meeting of the Regional Economic Steering Committee that has been created by local units of governments and chambers of commerce in response to the BlueOvalSK project. LTADD outlined several infrastructure programs that can affect this development. Included in LTADD’s presentation were topics related to Fort Knox’s integration into local transportation and water/wastewater utilities and their ongoing housing needs.

**Months 13 - 16: (August 2023 - November 2023)**

LTADD will present status and findings of housing study to interested parties. LTADD presented and attended the 2nd Workforce Board Housing Roundtable. LTADD will present housing information to the BOSK Regional Economic Strategy group. Work will conclude on the legislative priority proposals and be provided to legislators prior to state session which commences in Jan. 2024.

**Months 17 - 19: (December 2023 - February 2024) Note reported through January only.**

LTADD will begin the analysis and compilation of the MIA/MIOD/MIPD Study and Policy Creation and Adoption Effort.



LTADD will coordinate with the conservation sub-committee on needs and interest of proposed policies.

LTADD will prepare presentations and packages to present to local planning units on the policy toolbox and MIA/MIOD/MIPD study.

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LTADD Staff meet with officials from the National Association of Development Organizations (NADO) to discuss LTADD's involvement with Ft. Knox post BRAC and how we've assisted with the CUP process and know are engaged with the implementation phase. We provided background and "lessons learned" so they can assist other organizations in working with and promoting their local military installations.

LTADD Staff hosted a meeting of the Lincoln Trail Workforce Board's Housing Roundtable. Presenters included LTADD Staff, the Kentucky Infrastructure Authority, USDA Rural Development, and the Kentucky Division of Water. Presentation topics included infrastructure issues, building codes, land use and zoning restrictions, permitting processes, price points to define "affordable housing", tax credits, and legislative policy agendas. Due to the additional projected impacts of the BlueOval SK Battery Plant; in addition to representatives from the Ft. Knox study area, representatives from other surrounding communities were also in attendance.

LTADD Staff assisted in coordinating data exchanges and discussions between Fort Knox Garrison and local E911 officials. This was in regard to Fort Knox efforts to better enable their emergency responders to react to situations off post in coordination with Hardin and Meade County's emergency responders.

LTADD Staff attended OLDCC's Resilience Tabletop Webinar. Concepts taken from this are going to be reviewed and presented to our contacts for consideration of implementing a similar exercise locally. This should integrate well with our current effort to reestablish our regional Hazard Mitigation Planning Committee. LTADD has been responsible for the regional Hazard Mitigation Plan creation since 2004 having just completed our most recent 5-year update. In addition, we now coordinate regional disaster resiliency efforts via direction of the Kentucky Office of Homeland Security. Inclusion of Fort Knox would enhance cross planning and response activities.

LTADD Staff, in coordination with our local units of government, published the regional legislative priority document for use by the Kentucky legislature. The priority areas cover a cross-section of transportation, water, wastewater, gas distribution, public protection, and social and human capital projects. The vast majority of these projects fall within the Fort Knox CUP Implementation area. Those selected projects total \$746,870,490.

LTADD Staff assisted Fort Knox PAO in scheduling upcoming presentations by Garrison Command regarding the upcoming activation of the new Digital Air-Ground Integration Range (DAGIR). Fort Knox is going to reach out to the Fiscal Courts (the primary governing body) of the affected areas to explain the



new operations and timelines. This may also be done for individual cities and other entities in the area to help increase awareness and help mitigate the perceived impacts.

LTADD Staff attended OLDCC's Defense Community Infrastructure (DCIP) Webinar. This program information was very valuable and has potential to play a key role in the dramatic changes that are currently occurring in our region.

The Hardin County Comprehensive Plan final draft was released in January 2024. This plan included many updates related to Fort Knox and the needs of the installation. Fort Knox and LTADD were involved in review and meetings to assist in highlighting concerns regarding this planning and guidance document. This included updates to the KY 313 Buffer Corridor language and the impacts of the upcoming opening of the DAGIR facility on post.

#### **Month 20 - 22: Task 1,2,3,4 (March - May 2024)**

LTADD will organize or attend local planning meetings to present findings on the policy toolbox and MIA/MIOD/MIPD Study to promote and obtain feedback.

LTADD will organize or attend local meetings to present findings on the Property Compatible Use Risk Analysis to promote and obtain feedback.

LTADD will coordinate with the conservation sub-committee on available programs and identify themes or properties that would be of most benefit.

#### **Month 23 -25: (June - August 2024)**

LTADD will evaluate progress and refine or refocus tasks and objectives to continue to work towards goals. An annual summary report will be made available to all parties involved.

LTADD will continue to reevaluate un-completed tasks. Work on finalizing and presenting any internal studies.

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LTADD provided a summary to the Fort Knox Public Affairs Office of public outreach efforts during the creation of the CUP. The summary was used for presentations both internally and externally to advise policymakers.

LTADD Staff communicated with Hardin County Planning & Zoning regarding corrections in their new Comprehensive Plan as they related to Fort Knox.



LTADD staff met with Garrison Command and the Fort Knox Garrison Command to discuss the framework of the grant in addition to identifying the priorities and needs of Fort Knox currently and discussing the overall status of the grant and general questions. Quarterly progress meetings have been scheduled between LTADD and Fort Knox. The first meeting will take place August 26th.

LTADD Staff visited and toured Fort Knox with Jason Root, Director of Public Works and staff, Colin Lineberger, Chief, Installation Protection Branch and staff, and Range Officer Rodney Manson and staff. This provided the staff an opportunity to provide context for the military missions, Fort Knox, and how to assist LTADD in their execution of the implementation phase of the compatible use plan.

The Housing Study mentioned in the previous semi-annual report, LTADD Staff has started on the study and is nearing the completion of the first draft. LTADD has coordinated and communicated with several local government agencies and partners including local planning and zoning organizations, PVA Offices, and Fort Knox Garrison Command to collect, process, and compile housing data to produce the final product. Staff has also attended housing training sessions on housing market analysis to aid in the development of the study.

As the Bullitt County Comprehensive Plan is currently being drafted, to ensure Fort Knox priorities are included in this plan and the goals and objectives, LTADD hosted a meeting with Fort Knox and Charlie Spalding, the Director of Bullitt County Planning & Zoning. Discussed was a review of the needs of the installation, concerns that are potentially hindering the sustainability of the missions at Fort Knox, future land development risks, and potential ordinances. Discussions on the Eastern Boundary Corridor language being included in this plan and the impacts of the opening of the DAGIR facility on post. Similar meetings will be scheduled with the City of Shepherdsville and the City of Radcliff.

LTADD Staff has coordinated in a series of meetings and communications with Fort Knox's Installation Protection Branch. Branch Staff has provided interlocal agreements regarding emergency response to hazards and management plans. Thus, Branch Staff has provided data and information to aid in the Compatible Land Use Risk Analysis.

LTADD Staff has coordinated and worked in conjunction with local planning officials and Fort Knox for potential policy creation. The Subcommittee Meeting in September will allow for robust feedback from local officials to be able to tailor and finalize the draft of the policy toolbox. This will be further reiterated by the establishment of the Regional Planning Council for not only the Study Area in the Lincoln Trail Region but also Fort Knox. By-laws for the new council have been created. This Council will be a continued source of a unified approach to enhancing the communication and land use coordination between Fort Knox and the local governments. This group will be a great source of help to minimize land use conflict between the installation and surrounding communities and allow for the sustainability of Fort Knox's missions. This Council will provide the space to develop MOUs between local planning organizations and Fort Knox to provide direct notification of development plans, rezonings, ordinances



changes, comprehensive plan updates, and provide a point of contact. The first meeting will be held in November.

LTADD Staff is organizing a Subcommittee Meeting at LTADD to present findings to local planners, Fort Knox representatives, local officials, and other supporting stakeholders. These meetings will take place in September. After a presentation from LTADD Staff, the meeting will be open to discussion and feedback on the findings. We will then take the feedback from the meeting and incorporate it into the final draft of the Fort Knox Implementation Strategy Plan. There will be three Subcommittee meetings: Conservation/Land Use Risk Analysis, Housing, and Policy.

LTADD GIS Staff has worked in conjunction with GIS Staff from Fort Knox and local governmental entities to develop a compatibility land use map tool, building permit tracking database, land use map, and aid in the compatible land use risk analysis. In addition to obtaining county permitting data and parcel data. LTADD Staff met with representatives from Fort Knox to discuss awareness and education of lasers and drones. In the meeting, the concern, previous issues, and the development of a plan if warranted to address the drones and lasers that may potentially fly above and across Fort Knox boundaries were discussed.

LTADD Staff met with OLDCC Staff including the Grant Manager, Patricia Gray and Melanie Stover. Staff provided an overview of financial issues including the reallocation of funds within the grant. In addition to staff providing a brief outline of the CUP and Implementation Process (Communication, Conservation, Land Use Policy, and Housing), efforts Fort Knox has made to raise awareness about DAGIR coming on board and past ACUB, potential land use concerns, particularly around the Eastern boundary, and working with local realtor associations and local planning and zoning organizations. In addition to the discussion of other funding opportunities. Then LTADD Staff and OLDCC met with Fort Knox Garrison Command to discuss their needs, and the primary concerns of Fort Knox in regards to land use, encroachment, airfield expansion, energy and resiliency, and range. Following the meeting, a tour of the installation was provided.

LTADD Staff had multiple meetings and communications with Bullitt, Meade, and Hardin County Extension Agents (Kentucky Department of Agriculture) to discuss the scope of the past ACUB project and the implementation phase of the Compatible Use Plan. Staff used the meeting as an opportunity to share the importance of conservation effort for Fort Knox and surrounding areas concerning compatible use to sustain military missions. As well as, discussing the benefit and importance of a partnership between Fort Knox and the agriculture/conservation in each county. There was discussion on the use of land, easement programs, and concern of maintaining "farmland as farmland" to limit the encroachment of Fort Knox.

LTADD Staff has maintained and established communication and coordinated meetings with Fort Knox and Coral Eginton, Christopher Leech, and Allegra Wrocklage from REPI. Guidance has been provided for Fort Knox and how to re-engage in a REPI Agreement as the current one has expired. A current REPI





Agreement as well as REPI projects are needed to achieve a designation of the installation becoming a Sentinel Landscape. Fort Knox has expressed interest in re-engaging in a full REPI Agreement. The timeline for a new REPI Agreement would be FY26 at the earliest and FY27 for REPI funding.

LTADD Staff has communicated with Sentinel Landscape Coordinators in Texas and Pennsylvania to discuss the requirements of the Sentinel Landscape application, timeline, process, logistics, and management, along with how REPI is a step toward the Sentinel Landscape designation.

LTADD Staff has maintained and enhanced partnerships in the Conservation Consortium, including Bernheim Forest and Arboretum. Continued coordination will provide access to available funding sources to aid in the conservation effort. LTADD toured and met with the Director of Bernheim Forest and the Director of Conservation. Staff provided an overview of the Implementation Grant and the context of the original CUP Study that provided recommendations the Implementation Plan is targeting, including conservation recommendations. Staff discussed the three conservation recommendations and how Bernheim is a pivotal part of the effort, particularly concerning the eastern boundary of Fort Knox in order to sustain military missions, as well as, the priorities, targeted land acquisitions for conservation, concerns of Bernheim, and obtaining funding to promote conservation. Interest in a potential meeting with Fort Knox and Bernheim has been expressed.

### **Month 26 -28: (September - November 2024)**

LTADD Staff has weekly progress meetings during this period to discuss progress, status, upcoming meetings, status of narratives, in addition to how to meet the objectives laid out for the FKI Grant. Also discussed are any potential roadblocks or challenges we are facing to discuss how to overcome.

LTAFF staff has weekly calls and meetings to discuss the progress of the grant and items for implementation.

LTADD Staff has maintained and established communication and coordinated meetings with Fort Knox and Coral Eginton, Christopher Leech, and Allegra Wrocklage from REPI. LTADD Staff along with Fort Knox met on August 12th. Guidance has been provided for Fort Knox and how to re-engage in a REPI Agreement as the current one has expired. A current REPI Agreement as well as REPI projects are needed to achieve a designation of the installation becoming a Sentinel Landscape. Fort Knox has expressed



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LTADD staff met with Hardin County Extension Office to discuss Wetland Conservation issues and resources. Both representatives from the Extension Office were there as well as representatives from the USDA's Natural Resource Conservation Service. The purpose of the meeting was to shed light on the function and availability of "Wetland Banks" in the Ft. Knox Area. Daniel Carpenter invited the NRCS Representatives to be present and to share their understanding. In this meeting we were introduced to Katherine Terry-Warner from NRCS and she made us aware of the "Compatible Lands Foundation" (CLF) and its work with Ft. Campbell. This meeting is pivotal in moving forward and creating relationships with the larger Conservation Community.

On September 20th, LTADD hosted a Fort Knox Compatible Use Implementation Plan Subcommittee Day. Three subcommittee meetings were held based on the three overarching goals of the Implementation Plan: Housing, Conservation, and Policy. Stakeholders from Fort Knox, conservation organizations, housing officials, planners, and elected officials were present. Feedback and input was given for each subcommittee. Then feedback provided, was incorporated into the final implementation plan before final findings are presented.

LTADD Staff met with Bullitt County and Fort Knox to discuss preliminary findings in the Implementation Plan and the priorities and goals of Fort Knox to consider when developing their Comprehensive Plan, as they were in the process of developing a rewrite of their plan.

LTADD Staff met with Bernheim Forest & Arboretum and Fort Knox to discuss compatible land use and the goals of each organization and mutual interest for long-term planning and implementation. In addition to discussing the conservation coalition needed to work in favor of conservation of land surrounding Fort Knox and ultimately what a potential Sentinel Landscape map and potential conservation corridor could look like.



LTADD Staff and a Fort Knox representative met with the City of Radcliff Planning & Zoning Director. The City was currently undergoing an update to their Comprehensive Plan. Fort Knox provided feedback and possible language to add to their Comprehensive Plan.

LTADD Staff met with the Fort Knox Housing Division Chief to discuss the Housing Study compiled and completed by LTADD. In addition to making sure data was provided on BAH and housing conditions on post.

### **Month 29-31: (December 2024 - February 2025)**

LTADD met with and discussed possible implementation and framework with a local planning director on feasibility of implementation based on the recommendations identified.

On December 12, LTADD hosted the Final Stakeholder Meeting for the Fort Knox Compatible Use Implementation Plan. Representatives from local and state governments, federal delegation field representative, Fort Knox, conservation organizations, and housing organizations attend to hear a presentation on the final findings and next steps for implementation.

LTADD Staff met with Senator Deneen to discuss the priority findings, such as the refunding of the PACE Program to purchase agricultural easements. In addition to amending KRS100.212 to add language for a local jurisdiction to notify an active military installation within a three mile radius of a zoning change or map amendment, to enhance coordination. This would also affect Fort Campbell.

LTADD met with Representative Bratcher to discuss the importance of the Compatible Use Implementation Plan and the role of the Commonwealth for implementation.

LTADD Staff and Fort Knox met with the City of Muldraugh and the developer of their new housing development being built near the post's boundary. Discussed possible mitigation measures as the City is in the flight path, thus will be exposed to noise and downward facing lighting will be vital for night time training and use of night vision devices.

LTADD Staff met with the City of West Point to discuss a potential housing development and mitigation measures if the development came to fruition as the City sits at the base of a firing range.

LTADD Staff met with Fort Knox and the Compatible Lands Foundation to discuss reengagement in a REPI Agreement and process to start the purchasing of agricultural easements on priority land surrounding the installation.