



Questions/comments from December 2, 2009 Public Forum

These questions and comments are provided for your information. They were collected from the audience in attendance at the public forum and are listed in no particular order. Our intent was to transcribe these questions and comments verbatim from the audience submittals.

1. How can land owners be compensated for not developing the hillsides?
2. If the right to develop land is taken away, how can the land owner be compensated?
3. How do you propose to maintain property owners rights if those are in conflict with the majority?
4. How do we keep the beauty of Northern Kentucky?
5. Do those with development goals have the final say?
6. What about failed hills, is there a correction for repair?
7. How can development and developers preserve hillsides?
8. Are we thinking about ways to preserve natural spaces for wildlife – by that I mean natural grazing boundaries?
9. Dennis Gordon made reference to 30% slope being the definition between using and not using a geotechnical engineer. Have there been many issues with building on hillsides less than 30%?
10. What is a safe grade to develop on?
11. Does any county in Kentucky have these restrictions?
12. The hillside is someone's land – are you asking me how I want someone else's land developed, shouldn't the owner of the hill be asked?
13. People are not telling landowners what they can build on flat land so why should others be able to tell landowners who own hillsides what they can put there as long as they can build it safely with good engineering?
14. Doesn't proper development actually decrease the risk of land slide and flooding?
15. Will all planning consider the unexpected catastrophic events that happen only every 100 years? (The excuse used when it happens in 5-10 years)
16. When property is owned by a land trust or municipality – who pays the real estate tax?
17. When building on a grade of 30% or more isn't the angle of repose greatly more effected?
18. And on some slopes does the angle of repose really ever equal out?
19. Why is the public responsible for purchasing property that is not suitable for development? You don't buy swamp land to put up a mansion.
20. Do you think economic development and environment stewardship are compatible?
21. I am hoping to understand how you ensure when a builder sells a home to a home owner (buyer), that they won't have drainage problems on that property or other effected properties down stream. Also the worries of slipping or cracked foundations. Because we have seen this in homes built recently that already have substantial problems?
22. Why do hillsides need to be built on when many of them have been preserved by past generations? Shouldn't we be preserving the hillside to keep for future generations to

- enjoy without further building? The sites – Columbia Sussex, Covington Condo area, Dixie Highway, are not a positive direction for the future.
23. Since most jobs are in areas like Florence, Mason. How can you use fuel costs as a reason for Urban Development?
 24. Covington has a blight of empty houses, how does adding more benefit any one?
 25. When pictures were shown for us to chose from if those pictures such as medium density development if that picture was shown with lots of trees instead of barren do think peoples opinions would change?
 26. We were not given choices to not have development on the hill tops not lopped off.
 27. I feel the survey is leaning toward development not open spaces left for aesthetic views and environmental preservation.
 28. Why push for high density?
 29. Hillside development questions do not specify slope! The mediator even interpreted the questions as meaning “on the hilltop” Specify!
 30. Most of the questions about density did not take into account the local character – urban or rural - of the surrounding areas. Please take that into account in any further questions it is very significant.
 31. I have a negative reaction to these “had to choose” questions I worry that the results will be presented as “people prefer this” when actually we were forced to chose something we didn’t like at all. On these and ranking questions should have a don’t like it at all option.
 32. Who takes responsibility for the accuracy of the study? The UK students don’t – disclaimer on the first page; if NKAPC doesn’t, then you should take it off the website.
 33. Please describe how the final decision is made about hillside development. Who will make that final decision?
 34. Has anyone begun to estimate the cost to make this plan (UK study) realistic? If so, how much?
 35. Who prepared the survey questions?
 36. As a community we need to preserve the beauty and character of N. KY by not developing every inch of our hillsides or worse yet the complete removal of the hillside.
 37. If someone lives on top of the hill or on the bottom of the hill don’t built on it no matter what the degree of the slope.
 38. Hopefully – Development of Hillsides will be reviewed (Individual and not “Across the Board” one situation fits all!
 39. What prices are the new proposed homes going to be? How many homes?
 40. Why are hillsides important to you? No category for - all the above.
 41. Will sewer systems handle more development? Traffic?
 42. Will the Hillside plan include Campbell County?
 43. Soil – No building on bad soil!, Single Family/No duplexes, Large lots, Minimal land movement, Density – keep low, Effects on other property, Who maintains streets, lights etc. – installs sewer/water, land slides, home damage, street repair, Green Areas and corridors, Animals! We are the “citizen” from the “panel”.
 44. What hillsides are being considered for development?
 45. Which hillsides are under consideration? “I don’t want the prison in my area!
 46. How many of is are Kenton County homeowners who have no financial investment in development?
 47. Why are non residents in panel in discussion?
 48. Why are developers on panel – especially non residents?
 49. Developers have a more profit driven opinion.
 50. How many people own hillside property?

51. If land is given to county and city and they don't want the liability, why not fence it off. Build solar panel arrays for electric power and sell it back to the grid and get the Rec's (Renewable Energy Credits). This could pay for lighting streets and parks or even be given to help poor people in community pay energy bills.
52. Are "had to choose" questions are themselves inappropriate?
53. Page 48 refers to the Greenways Project as promoting social justice and equality, exactly what does this mean?
54. How many people in this voting audience have a financial stake in hillside development?
55. What hills are developers looking at?
56. There are properties that are not steep and still unstable to build but get developed after sound geotechnical engineering and hold up fine, why should hillsides be any different?
57. Are there underdeveloped hillsides?
58. How do we maintain hillsides?
59. Are there ways to develop the hillsides ecologically?
60. On a scale of 1 to 10. How much should public opinion. Politics or technology determines the final outcome?
61. All questions have a hidden agenda. Expose the agenda, stop this question session. I came here to learn. I expect to have a different answer at the end of the night. If you would get the discussion started.
62. Who write the "report" panel or NKAPC? Will the report includes property owner's rights with "limits" law ion regulations. How many panel members consider themselves KY hillside property owners?
63. Mr. Gordon seemed to point out that the 30% slope was arbitrary? Is there some issue with the 30% slope limit? I am not comfortable with any increase in this limit!
64. Do the rules of water run off state the property owner down stream has to accept everyone's runoff from uphill? If not, how does it read?
65. Shouldn't the urban core be built up to prevent suburban sprawl?
66. Will these new restrictions apply to the department of transportation?
67. Has a budget for this program been established? Including annual maintenance.
68. How can you separate those who will practice responsible hillside development and those who will not?
69. Can we add this to the end? Was this discussion useful? Yes or NO
70. When you build on a hillside how do you plan to care for the other side of the hillside? We lost 2 hillsides because of Joshua One Development!
71. What is the status of property above Ray's Lane?
72. What can be done about projects that exceed what they were approved for, will these regulations address this? For example it's my understanding that "The Views" has mostly exceeded the number of units originally approved.
73. How can we avoid a repeat of the short sightedness of a developed such as The Views?
74. Are you planning to compensate property owners for the inability to use their property?
75. Concern: Responsibility of developers when landslides/land occurs after project begins
76. What is the ratio of failed to successful developments where the current 30% guideline was needed? What is the basis for determining if it was a success or failure? If there are no significant failures or a high ratio why change the current guidelines?
77. Historically speaking – Since 1972 has there been any master problems with hillside development? That would discourage anyone from developing.
78. Would any of the developers be willing to move from their own low density residences to the high density development they are pushing?

79. Highland Avenue in Fort Wright and I-75 hill have been modern failures. What was the problem? Why should we expect any better from future projects?
80. I am international architect; I design buildings in this area and overseas. You need the right professional to do the work.
81. Can the panel members name some hillside development (in KY) that are good and why? Can the panel members name some hillsides that need to be saved/preserved and why?
82. How long is it going to take to make the tri-state look like New York City? With all the population we are bringing to the area, and all the green space we are tearing down.
83. Can we practice good construction, if we build, by removing the least amount of trees? Is anyone looking into this?
84. Is there a possibility of forming a N. KY.? Hillside Trust or similar agency?
85. Will the report define developability (geologically speaking) and criteria? When can we hear them?
86. I don't think 40% hillside is steep. Question should have an answer = "40% or greater"
87. What hill sides are you looking at? What about our green space? What about our sanitation? What about our water runoff?
88. You have said we are using a "blank slate" but you cited the "Hills Project" study from your website. The Hills project is not about the "hills" but about creating a "green infrastructure" for Kenton County. So are we at a "blank slate" or using the "Hills Project" as a guideline?
89. Chapter 7 deals with the Greenways and Trails connecting parks. How does this have anything to do with hillsides and slopes?
90. How is the "Greenways Project" involved in the Hillside study? Who initiated this study?
91. Considering the first price of development in the last ten years, why do we need to develop any hillsides when there are other land areas that could be developed? I am concerned about conserving the beautiful green spaces that still exist before there isn't any or very little left.
92. I am planning a career in alternative energy and believe in green space to keep our air fresh. What can we do to avoid cutting these hills down with beautiful trees to help us filter our air?
93. Directed to Mike - In the geography within the I-275 beltway and within the boundaries of city of Covington, what percentage of the land therein would you preserve as green space?
94. Current policy on hillsides creates a pyramid of issues, storm water management, water quality, just to name 2 – in the Banklick watershed. This excess development has created a change in the flood plan. People have been notified that their homes are now in the flood plain. Who is going to compensate these individuals for the damage done to their homes? Federal Flood insurance is extremely inadequate – what is the recourse of current damage – and what is being done to limit future damage.
95. How does NKAPC allow a contractor to build a street on top of a hill and empty the storm drain down above a person's house?
96. What is more important, the public's view of private property or the private property owners rights to develop their property?
97. How much longer will the "Joshuaone.com" billboard be on the hillside as you enter Kentucky?
98. Wouldn't it be more appropriate to vote on "appropriate for development" based on footprint instead of density? Would you get different results if the vote was based only on photos or only on terminology? (The photos were not good representations of density)

99. What hillside developments have already been approved for the country?
100. What is going to be done to prevent further landslides onto Amsterdam Road behind the Joshua One Development?
101. Is the hillside development along Dixie Highway meeting the expectations of Covington? (Larry Klein – Sherry Carron). How does the Hillside Trust view this project (Eric Russo)? Does Thelen Associates (John Thelen) see this as stable hillside development and construction practices?
102. What areas are you looking at future, building, are you targeting views, Cincinnati Skyline, Mt Adams? If I am interested in developing the tallest ridge/mountain tops in view of
103. The current regulations require geotechnical engineers to evaluate the hillside sites. These professionals are the experts who determine if each site is stable to build on. Why would you change this regulation and take the decision if a hillside is stable to build out of the hands of the people who are trained to make this decision?
104. Is it not true with the proper piers at the proper depth and steel cages and retaining walls you can put buildings any where, any hill, with enough money. Just ask Knutting Schierzinger, Drill Opus Construction, Towne Property or Turner Construction. I have built in Mt Adams, Columbia Parkway, Signal Hill, and Route 32.
105. Should not the discussion of hillside consider development not only the dyer density of development but also the dyer characteristics of the hillsides and the potential cost to the public In addition to % slope should presence of Considered? Extend of tree canopy? Headwater, streams and rare species>