

Planning Matters

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Ethical Principles in Planning

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This statement is a guide to ethical conduct for all who participate in the process of planning as advisors, advocates, and decision makers. It presents a set of principles to be held in common by certified planners, other practicing planners, appointed and elected officials, and others who participate in the process of planning.

The planning process exists to serve the public interest. While the public interest is a question of continuous debate, both in its general principles and in its case-by-case applications, it requires a conscientiously held view of the policies and actions that best serve the entire community.

Planning issues commonly involve a conflict of values and, often, there are large private interests at stake. These accentuate the necessity for the highest standards of fairness and honesty among all participants.

Those who practice planning need to adhere to a special set of ethical requirements that must guide all who aspire to professionalism.

The Code is formally subscribed to by each certified planner. It includes an enforcement procedure that is administered by the American Institute of Certified Planners (AICP). The Code, however, provides for more than the minimum threshold of enforceable acceptability. It also sets aspirational standards that require conscious striving to attain.

The ethical principles derive both from the general values of society and from the planner's special responsibility to serve the public interest. As the basic values of society are often in competition with each other, so do these principles

sometimes compete. For example, the need to provide full public information may compete with the need to respect confidences. Plans and programs often result from a balancing among divergent interests. An ethical judgment often also requires a conscientious balancing, based on the facts and context of a particular situation and on the entire set of ethical principles.

This statement also aims to inform the public generally. It is also the basis for continuing systematic discussion of the application of its principles that is itself essential behavior to give them daily meaning.

Planning process participants continuously strive to achieve high standards of integrity and proficiency so that public respect for the planning process will be maintained.

Planning Process Participants should:

1. Exercise fair, honest and independent judgment in their roles as decision makers and advisors;
2. Make public disclosure of all "personal interests" they may have regarding any decision to be made in the planning process in which they serve, or are requested to serve, as advisor or decision maker;
3. Define "personal interest" broadly to include any actual or potential benefits or advantages that they, a spouse, family member or person living in their household might directly or indirectly obtain from a planning decision;
4. Abstain completely from direct or indirect participation as an advisor

or decision maker in any matter in which they have a personal interest, and leave any chamber in which such a matter is under deliberation, unless their personal interest has been made a matter of public record; their employer, if any, has given approval; and the public official, public agency or court with jurisdiction to rule on ethics matters has expressly authorized their participation;

5. Seek no gifts or favors, nor offer any, under circumstances in which it might reasonably be inferred that the gifts or favors were intended or expected to influence a participant's objectivity as an advisor or decision maker in the planning process;
6. Not participate as an advisor or decision maker on any plan or project in which they have previously participated as an advocate;
7. Serve as advocates only when the client's objectives are legal and consistent with the public interest;
8. Not participate as an advocate on any aspect of a plan or program on which they have previously served as advisor or decision maker unless their role as advocate is authorized by applicable law, agency regulation, or ruling of an ethics officer or agency; such participation as an advocate should be allowed only after prior disclosure to, and approval by, their affected client or employer; under no circumstance should such participation commence earlier than one year following termination of the role as advisor or decision maker;

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Ethical Principles *(continued from page 1)*

9. Not use confidential information acquired in the course of their duties to further a personal interest;
10. Not disclose confidential information acquired in the course of their duties except when required by law, to prevent a clear violation of law or to prevent substantial injury to third persons; provided that disclosure in the latter two situations may not be made until after verification of the facts and issues involved and consultation with other planning process participants to obtain their separate opinions;
11. Not misrepresent facts or distort information for the purpose of achieving a desired outcome;
12. Not participate in any matter unless adequately prepared and sufficiently capacitated to render thorough and diligent service;
13. Respect the rights of all persons and not improperly discriminate against or harass others based on characteristics which are protected under civil rights laws and regulations.

APA members who are practicing planners continuously pursue improvement in their planning competence as well as in the development of peers and aspiring planners. They recognize that enhancement of planning as a profession leads to greater public respect for the planning process and thus serves the public interest.

APA Members who are practicing planners (certified planners):

1. Strive to achieve high standards of professionalism, including certification, integrity, knowledge, and professional development consistent with the AICP Code of Ethics;
2. Do not commit a deliberately wrongful act which reflects adversely on planning as a profession or seek business by stating or implying that they are prepared, willing or able to influence

3. Participate in continuing professional education;
4. Contribute time and effort to groups lacking adequate planning resources and to voluntary professional activities;
5. Accurately represent their qualifications to practice planning as well as their education and affiliations;
6. Accurately represent the qualifications, views, and findings of colleagues;
7. Treat fairly and comment responsibly on the professional views of colleagues and members of other professions;
8. Share the results of experience and research which contribute to

9. Examine the applicability of planning theories, methods and standards to the facts and analysis of each particular situation and do not accept the applicability of a customary solution without first establishing its appropriateness to the situation;
10. Contribute time and information to the development of students, interns, beginning practitioners and other colleagues;
11. Strive to increase the opportunities for women and members of recognized minorities to become professional planners;
12. Systematically and critically analyze ethical issues in the practice of planning.

Planning Commission Activity 2007	
Application Type	Number
Administrative Appeals	1
Cell Tower Review	1
Commercial Design Review	
New Projects	7
Revised Projects	8
Conditional Use Permits	
New Permits	36
Annual Inspection	60
Historic District Review	
Certificates of Appropriateness	57
Planned Unit Development Designations	7
Sign Permits	
Permanent	115
Temporary	70
Subdivision Review	
Advisory Plat	9
Agricultural Division	4
Amended Plat	39
Minor Plat	30
Major—Preliminary Plat	8
Major—Final Plat	9
Variances	26
Zone Changes	33
Zone Changes with Planned Unit Development Designations	3

**2007 Zoning Compliance Permit Analysis
City of Bardstown, Nelson County & Total**

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost
Agricultural Structures	0	\$0	49	\$517,000	49	\$517,000
Agricultural Additions	0	\$0	1	\$4,200	1	\$4,200
<i>Agricultural Subtotal</i>	0	\$0	50	\$521,200	50	\$521,200
Accessory Additions	0	\$0	6	\$25,350	6	\$25,350
Accessory Structures	69	\$288,981	245	\$1,999,609	314	\$2,288,590
Demolitions	2	\$0	9	\$0	11	\$0
Duplexes (20 units)	8	\$727,000	2	\$300,000	10	\$1,027,000
Manufactured Homes, double-wide	0	\$0	24	\$1,784,248	24	\$1,784,248
Manufactured Homes, single-wide	7	\$93,500	25	\$284,095	32	\$377,595
Manufactured Home Additions	0	\$0	2	\$42,000	2	\$42,000
Modular Homes	0	\$0	4	\$449,000	4	\$449,000
Multi-Family Structure (3 units)	1	\$110,000	0	\$0	1	\$110,000
Single-Family Additions	21	\$202,638	104	\$1,795,158	125	\$1,997,796
Single-Family Dwellings	44	\$4,425,000	156	\$22,699,864	200	\$27,124,864
Single-Family Alteration/Remodeling	7	\$177,400	18	\$260,800	25	\$438,200
Townhouses/Condominiums (33 units)	9	\$1,860,000	0	\$0	9	\$1,860,000
<i>Residential Subtotal</i>	168	\$7,884,519	595	\$29,640,124	763	\$37,524,643
Commercial Accessory Structures	6	\$72,500	2	\$30,952	8	\$103,452
Commercial Additions	9	\$2,522,850	6	\$79,000	15	\$2,601,850
Commercial Alteration/Remodels	21	\$269,900	8	\$172,500	29	\$442,400
Commercial Demolitions	2	\$0	0	\$0	2	\$0
Commercial Structures	11	\$3,347,078	6	\$257,855	17	\$3,604,933
Commercial Tenant Fit-Ups	16	\$1,250,500	5	\$249,785	21	\$1,500,285
<i>Commercial Subtotal</i>	65	\$7,462,828	27	\$790,092	92	\$8,252,920
Industrial Accessory	2	\$59,611	4	\$104,548	6	\$164,159
Industrial Additions	5	\$4,752,960	0	\$0	5	\$4,752,960
Industrial Alterations/Remodels	4	\$1,243,500	1	\$25,000	5	\$1,268,500
Industrial Demolitions	2	\$0	0	\$0	2	\$0
Industrial Structures	2	\$9,459,000	4	\$561,250	6	\$10,020,250
<i>Industrial Subtotal</i>	15	\$15,515,071	9	\$690,798	24	\$16,205,869
Public Structures	0	\$0	2	\$1,502,558	2	\$1,502,558
Public Additions	2	\$466,000	4	\$5,591,600	6	\$6,057,600
Public Alterations/Remodeling	1	\$110,000	2	\$63,350	3	\$173,350
Telecommunications Facilities	0	\$0	2	\$185,000	2	\$185,000
Telecom. Accessory Structures	0	\$0	2	\$70,000	2	\$70,000
<i>Public Subtotal</i>	3	\$576,000	12	\$7,412,508	15	\$7,988,508
<i>Total Permits Issued</i>	251	\$31,438,419	693	\$39,054,722	944	\$70,493,140

**New Construction Permit Comparison
2005 - 2007
(#) denotes dwelling units**

Permit Type	2005		2006		2007	
	# Permits (Units)	Est. Cost	# Permits (Units)	Est. Cost	# Permits (Units)	Est. Cost
Duplexes	11 (22)	\$947,000	12 (24)	\$552,000	10 (20)	\$1,027,000
Multi-Family Structures	2 (10)	\$345,000	8 (25)	\$845,000	1 (3)	\$110,000
Townhouses/Condos	18 (61)	\$5,325,817	16 (39)	\$3,620,000	9 (33)	\$1,860,000
Single-Family Dwellings	390 (390)	\$49,433,339	252 (252)	\$34,653,512	200 (200)	\$27,124,864
Commercial Structures	31	\$14,407,113	18	\$8,740,876	17	\$3,604,933
Industrial Structures	9	\$6,778,016	2	\$9,978,390	6	\$10,020,250
Public Structures	4	\$9,985,245	12	\$5,726,000	2	\$1,502,558
Total Permits	1,050	\$99,885,813	1,011	\$82,423,600	944	\$70,493,140

**Conventional Single-Family Dwellings
1995-2007**

Year	# Dwellings	Year	# Dwellings
1995	397	2002	391
1996	380	2003	429
1997	351	2004	377
1998	474	2005	390
1999	427	2006	252
2000	402	2007	200
2001	406		

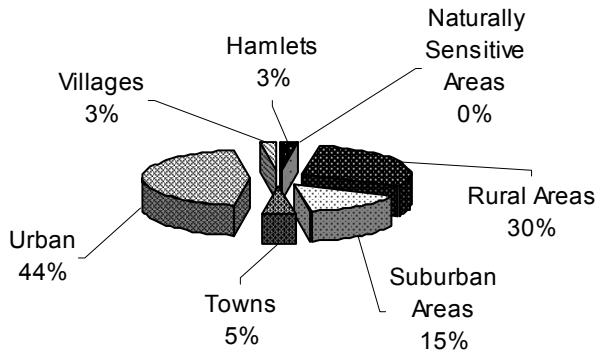
**Conventional Single-Family Dwelling
Data Analysis
2004-2007**

Construction Cost			Size—Living Space		
<u>Range</u>	2005	\$10,000-\$700,000	<u>Range</u>	2005	600-7,800 sf
	2006	\$7,500-\$600,000		2006	448-7,080 sf
	2007	\$18,000-\$1,987,000		2007	156-14,676 sf
<u>Average</u>	2005	\$126,752	<u>Average</u>	2005	1,775 sf
	2006	\$132,510		2006	1,783 sf
	2007	\$135,624		2007	1,671 sf
<u>Median</u>	2005	\$115,000	<u>Median</u>	2005	1,448 sf
	2006	\$115,000		2006	1,500 sf
	2007	\$100,000		2007	1,436 sf
<u>Mode</u>	2005	\$60,000	<u>Mode</u>	2005	1,250 sf
	2006	\$60,000		2006	1,350 sf
	2007	\$80,000		2007	1,350 sf

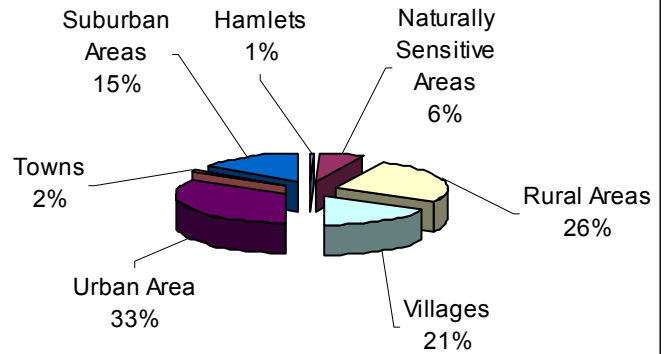
**Conventional Single-Family Dwellings
by Subdivision
2007**

Subdivision	# Units
Parkway Village	27
Corman's Crossing	18
Bridgepointe	11
Copperfields	9
Miller Springs	8
Woodlawn Springs	7
Castle Cove	6
Poplar Woods	5
Saddlebrook	5
Tullamore	4
Creekside	4
Big Springs	4
Pembrooke Place	3
Maywood	3

Comprehensive Plan Reorientation Policy Goals by Community Character Area



2007 Total Dwelling Units by Community Character Area

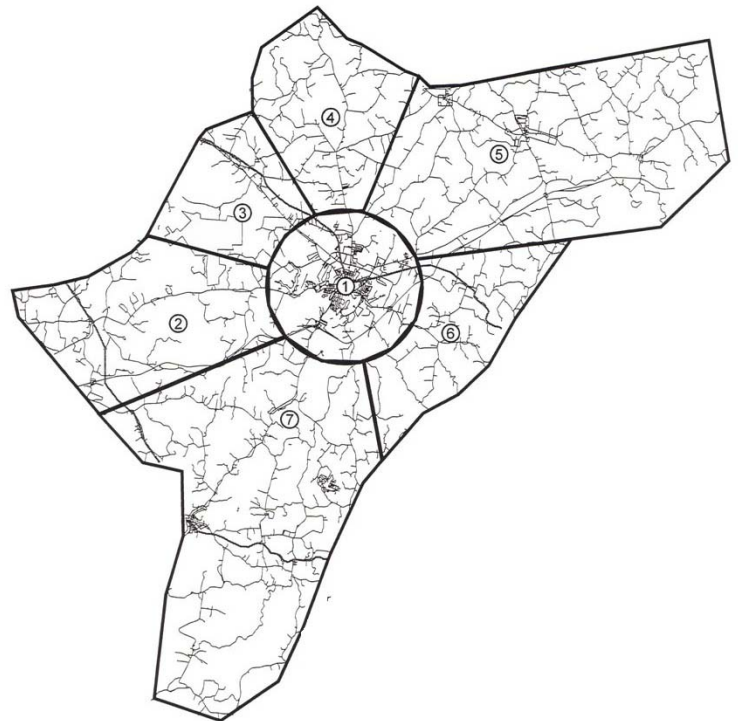


**Total Dwelling Units by Area
2007**

Area	#	%
Cox's Creek Hamlet (4)	2	0.6%
Boston NSA (2)	16	5.1%
New Haven NSA (7)	4	1.3%
Boston Rural (2)	5	1.6%
KY 245 Rural (3)	3	0.9%
Cox's Creek Rural (4)	19	6.0%
Bloomfield Rural (5)	24	7.6%
Woodlawn Rural (6)	12	3.8%
New Haven Rural (7)	19	6.0%
Boston Suburban (2)	1	0.3%
KY 245 Suburban (3)	4	1.3%
Cox's Creek Suburban (4)	6	1.9%
Bloomfield Suburban (5)	12	3.8%
Woodlawn Suburban (6)	24	7.6%
Bloomfield Town (5)	2	0.6%
New Haven Town (7)	3	0.9%
Outer Urban (1)	59	18.7%
Traditional Urban (1)	47	14.9%
Deatsville Village (3)	26	8.2%
Hunters Village (3)	28	8.9%

**Total Dwelling Units by Area
2007**

Area	#	%
Urban Area (1)	106	34%
Boston Road Corridor (2)	23	7%
KY 245 Corridor (3)	61	19%
Louisville Road Corridor (4)	27	9%
Bloomfield Road Corridor (5)	37	12%
Woodlawn Road Corridor (6)	36	11%
New Haven Road Corridor (7)	26	8%



Joint City-County Planning Commission of Nelson County

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**Serving the
Cities of Bardstown,
Bloomfield, Fairfield,
& New Haven
&
Nelson County**

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Wayne Colvin, Nelson County (#5)
Andy Hall, City of New Haven
Roland Williams, City of Bardstown
Todd Johnson, City of Bardstown
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Linda Wells (Vice-Chair), Nelson County (#2)
Mike Zoeller (Chair), Nelson County (#1)
Carolyn Welch, Nelson County (#4)

denotes Magisterial District

Planning Commission Staff

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Cindy Pile, Administrative Assistant
Tracy Grant, Receptionist/Clerk
Phyllis Horne, Receptionist/Clerk
David Hall, Preservation Administrator
Pen Bogert, Preservation Administrator
Mike Coen, Legal Counsel
Alicia Brown, Court Reporter

News

Mr. David Hall will resign as the City's Preservation Administrator at the end of March 2008, after serving for 22 years. **Mr. Pen Bogert** has been hired as the City's new Preservation Administrator, and he will work on a part-time basis in the Planning Commission's office. Mr. Bogert worked for 10 years as a reference specialist with the Filson Historical Society in Louisville and has been involved in many historical, genealogical, and preservation projects. He and his wife live in the Bardstown Historic District.

Mr. Bill Ellis was appointed by the Bardstown City Council to serve a 4-year term on the Bardstown Board of Adjustment. Mr. Ellis replaces **Mr. Michael Salsman** who served 5 years on the BOA.

Mr. Todd Johnson and Mr. Roland Williams were reappointed by the Bardstown City Council to serve 4-year terms on the Planning Commission. Mr. Johnson was first appointed to the Planning Commission in May 2004, and Mr. Williams was appointed in February 2007.

Mr. Scott Dennison resigned from the Development Review Board after serving 7 years. Anyone interested in serving on the DRB should contact Barbie Bryant.