

SOMERSET 2050

• COMPREHENSIVE PLAN •

ADOPTED JANUARY 2025



ACKNOWLEDGEMENTS

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SECTION 1

INTRODUCTION

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INTRODUCTION

About The Plan

Somerset's comprehensive plan, *Somerset 2050*, establishes a vision for 25 years of growth and development in the city. The plan is composed of a series of recommended projects, programs, and policies that can be implemented to meet community-wide needs for important issues like housing, mobility, economic development, and more.

Somerset 2050 has three major components: a revised Future Land Use Plan to guide city-wide land use decisions, a Future Transportation

Plan to guide transportation improvements, and a series of goals and objectives that address seven major topics, including land use, housing, downtown, economic development and tourism, parks and natural areas, transportation, and utilities and facilities.

The Planning Process

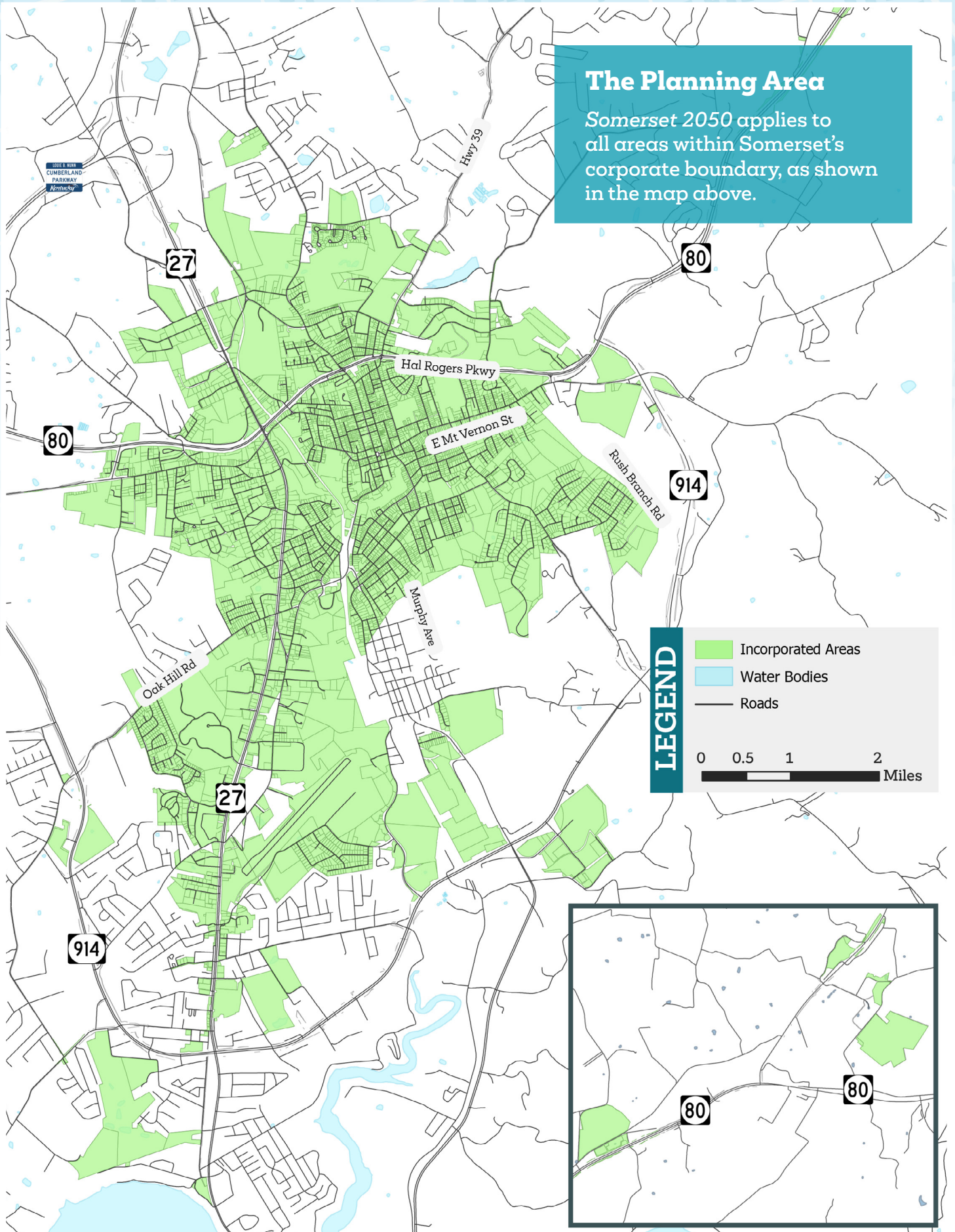
The comprehensive plan was developed from April to November of 2024 by following a three-phased planning process. Phase One included the first steering committee meeting, an online public survey, and an existing conditions report in order to understand the unique needs of the Somerset community and the issues and ideas that are important to residents, city staff and representatives, and the broader community. Phase Two built upon Phase One with the

creation of draft goals and objectives based on the ideas and issues highlighted in the first phase. Once these draft plan components were refined by the steering committee, they were then presented to the public at an open house event to give community members an opportunity to review and revise the draft plan. Finally, Phase Three focused on developing an implementation plan so that the city can strategically execute the plan over the next 25 years.



The Planning Area

Somerset 2050 applies to all areas within Somerset's corporate boundary, as shown in the map above.



DEMOGRAPHICS

Snapshot

ABOUT SOMERSET'S DEMOGRAPHICS

This section offers a high-level summary of Somerset's demographic composition, according to the 2022 and 2012 American Community Surveys.

Somerset's demographics are compared with state and county data, as well as metrics from peer communities, including Campbellsville, Corbin, Jamestown, London, and Monticello.

The complete Existing Conditions Report is included in Appendix A.



11,998
TOTAL POPULATION

Somerset has the largest population amongst peer communities and has experienced less growth (6.6%) than its peers since 2012.



38.1
MEDIAN AGE

Somerset has the second-youngest median age amongst peer communities and has a younger median age than Pulaski County (41.8) and the state (39.1)



2.45
MEDIAN HOUSEHOLD SIZE

Somerset's median household size has increased since 2012, which can be attributed to the increase in family households and households of non-family adults living together.



\$33,245
MEDIAN HOUSEHOLD INCOME

Somerset's median household income is the second-lowest amongst peer communities and far below the state-wide median household income of \$60,183.



29%
POVERTY RATE

Somerset's poverty rate is higher than both the state (16%) and county (21%) poverty rates, but is similar to poverty rates amongst peer communities.



23 min. **AVERAGE COMMUTE TIME**

Somerset's average commute time is higher than most peer communities, but is consistent with the state (24 min.) and county (23 min.) averages.



52.5% **LABOR FORCE PARTICIPATION RATE**

Labor force participation in Somerset is lower than in 2012 (56%). This is consistent with trends in the county and peer communities, but is lower than the statewide rate (60%).



79% **HIGH SCHOOL EDUCATIONAL ATTAINMENT**

While Somerset Independent Schools has a high graduation rate (96%), 79% of the city's adults aged 25 or older have a high school degree or higher.



5,021 **TOTAL HOUSING UNITS**

Somerset has lost over 700 housing units since 2012, which is due to a decline in both single-family and multi-family homes.



2.3% **SHARE OF HOMES BUILT SINCE 2010**

Only 2.3% of Somerset's current housing stock was constructed in 2010 or later, which is lower than all but one peer communities, the state (8.5%), and county (8.7%).



45% **HOMEOWNERSHIP RATE**

More households in Somerset rent their homes than own them. Somerset has a lower homeownership rate than its peers, the state (68%), and the county (72%).

COMMUNITY ENGAGEMENT

Snapshot

ONLINE SURVEY

From June 4th to July 4th of 2024, the City of Somerset shared and promoted an online survey to receive input from community members on the comprehensive plan. A total of 578 people completed the survey, 248 of whom reportedly live within the city limits. This summary only includes responses from Somerset residents.

The complete Community Engagement Report is included in Appendix B.

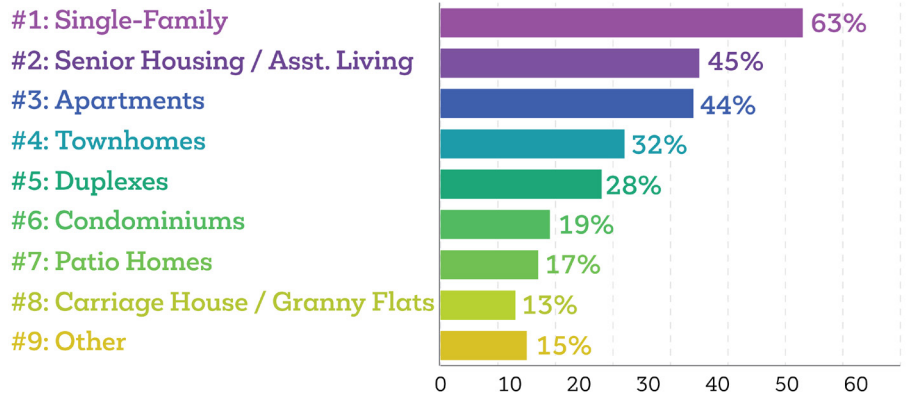
“Continue to turn downtown Somerset into an area where people are drawn to eat, shop, and walk around.”
- Somerset Resident

“I wish there were more dining options or public fitness amenities.”
- Somerset Resident

“The wages in this region are quite low while the cost of living is getting higher.”
- Somerset Resident

“Transportation for elderly and those who have no way around.”
- Somerset Resident

Q What types of housing are needed in Somerset?



Q What are the top three transportation improvements that are needed in Somerset?



Q If you could choose one thing for Somerset to accomplish in the next 10 years, what would it be?



OPEN HOUSE

A public open house was hosted on October 10th, 2024 to gain input from community members on the draft strategies included in the plan. About thirty people attended the meeting and helped rank the priority level of each draft objective and provided comments on issues and ideas that they wanted to see included in the plan. Some of the major topics discussed at the meeting included housing affordability, mixed-use development, walkability, services for at-risk people, and accessible/universal design.



STEERING COMMITTEE

The comprehensive plan steering committee was made of 15 different community members, city staff, elected officials, and other partners who guided the planning process. The committee met with the planning team four times to discuss their ideas for the plan, the draft goals and objectives, the future land use and transportation plans, and the implementation plan. A full list of steering committee members can be found in Appendix B.



SECTION 2

GOALS & OBJECTIVES

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PLAN ORGANIZATION

SOMERSET 2050 INCLUDES 7 GOALS, EACH WITH THEIR OWN SET OF OBJECTIVES



GOAL 1
LAND USE

3 OBJECTIVES!



This goal includes the Future Land Use Plan.



GOAL 2
HOUSING

3 OBJECTIVES!



GOAL 3
DOWNTOWN

7 OBJECTIVES!



GOAL 4
ECONOMIC DEVELOPMENT & TOURISM

5 OBJECTIVES!



GOAL 5
PARKS & NATURAL AREAS

3 OBJECTIVES!



GOAL 6
TRANSPORTATION

8 OBJECTIVES!



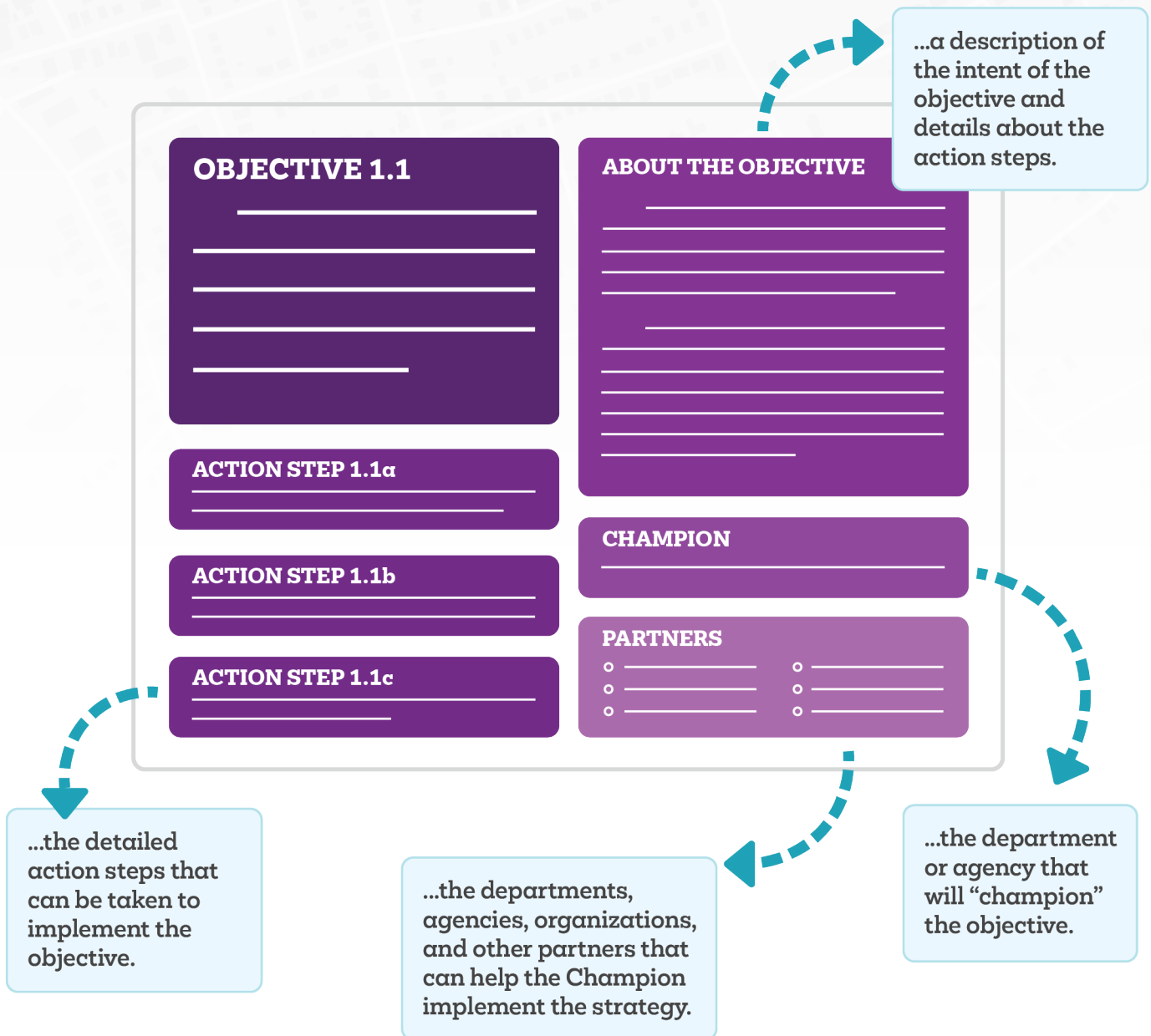
This goal includes the Future Transportation Plan.



GOAL 7
FACILITIES & UTILITIES

2 OBJECTIVES!

EACH OBJECTIVE IS SUPPORTED BY...



GOAL 1 LAND USE

GOAL STATEMENT:

Encourage the efficient use of land through land use strategies that create destinations.



LAND USE OBJECTIVES

OBJECTIVE 1.1:

Prioritize infill development and redevelopment of outdated structures to encourage the efficient use of land within the city limits and limit sprawl.

OBJECTIVE 1.2:

Create streamlined regulations that align with market trends and permit multiple uses on a parcel or within a single structure to create destinations within Somerset.

OBJECTIVE 1.3:

Encourage new developments and subdivisions to be well connected and walkable with high-quality amenities to create places that people want to live in or visit.

LAND USE

OBJECTIVE 1.1:

Prioritize infill development and redevelopment of outdated structures to encourage the efficient use of land within the city limits and limit sprawl.

ACTION STEPS:

1.1a: Limit utility extensions by prioritizing and maintaining service in existing areas.

1.1b: Review the zoning regulations for conflicts and inefficiencies to streamline procedures and allow flexibility.

1.1c: Assess the need for an incentive program to encourage the rehabilitation of existing aging structures for multi-family housing, commercial uses, and mixed-use development.

About the Objective:

Within Somerset's city boundaries, undeveloped land is dwindling, creating a need for strategic growth that emphasizes the redevelopment of underutilized land as a core strategy. Growth within the city limits can be approached more dense development options, such as infill development on vacant or under-developed lots or the redevelopment and renovation of existing structures to accommodate more housing or other uses. This approach not only makes greater use of land within city limits, but it also supports more efficient utility networks, limits sprawled growth, creates more walkable areas, and encourages the restoration of existing, and sometimes historic, structures.

To accommodate these development styles, the City should review and update existing land use regulations to make infill development and redevelopment more feasible by lowering minimum lot and living areas standards, increasing allowable building heights in specific areas, and lowering setback distances. Additionally, if a mitigation/allocation fee for new development is adopted (see Objective 7.2), the City can consider lowering or eliminating the fee for development within certain areas where density is desired.

Champions:

Somerset Planning and Zoning

Partners:

Local Utility Providers

Resources:

Rural Community Development Initiative Grants
Community Development Block Grant

OBJECTIVE 1.2:

Create streamlined regulations that align with market trends and permit multiple uses on a parcel or within a single structure to create destinations within Somerset.

ACTION STEPS:

1.2a: Allow housing options in commercial zoning districts at a scale that is compatible with adjacent properties.

1.2b: Review and amend the zoning ordinance and subdivision regulations to allow for shared parking and require connections to future developments.

About the Objective:

The term ‘mixed-use development’ refers to development that includes a combination of different uses, such as residential and commercial, in a building or on a property. Mixed-use development is considered to create more walkable areas by integrating different related uses, such as households and employment/shops, within walkable distances, thus decreasing travel distances between daily household needs.

Mixed-use development can be supported by updating land use regulations to permit this style of development and create opportunities for the unique cost-saving benefits generated by denser, mixed development, such as fewer required parking spaces and less sidewalk/street coverage.

Champions:

Somerset Planning and Zoning

Partners:

SPEDA

Somerset Tourism

LAND USE

OBJECTIVE 1.3:

Prioritize infill development and redevelopment of outdated structures to encourage the efficient use of land within the city limits and limit sprawl.

ACTION STEPS:

1.3a: Amend the subdivision regulations to provide open space requirements and strengthen sidewalks requirements for new commercial and residential developments.

1.3b: Amend the zoning ordinance to include buffering requirements or other strategies, to reduce conflicts between existing single-family residential areas and higher intensity uses.

About the Objective:

New development should be encouraged to include amenities and design that contribute to the desired character and quality of life within Somerset. Where smaller homes or middle housing, such as duplexes or quadplexes, are developed, the inclusion of shared greenspaces, landscaping buffers, or other amenities can be required or encouraged to improve livability and separate neighborhoods/subdivisions from adjacent uses. Enhanced standards for sidewalks can also be included for residential, mixed-use, and non-residential development to provide the community with direct and safe bike and pedestrian routes to reach important destinations.

Champions:

Somerset Planning and Zoning

Resources:

KYTC TAP Grants

FUTURE LAND USE PLAN

About the Future Land Use Plan

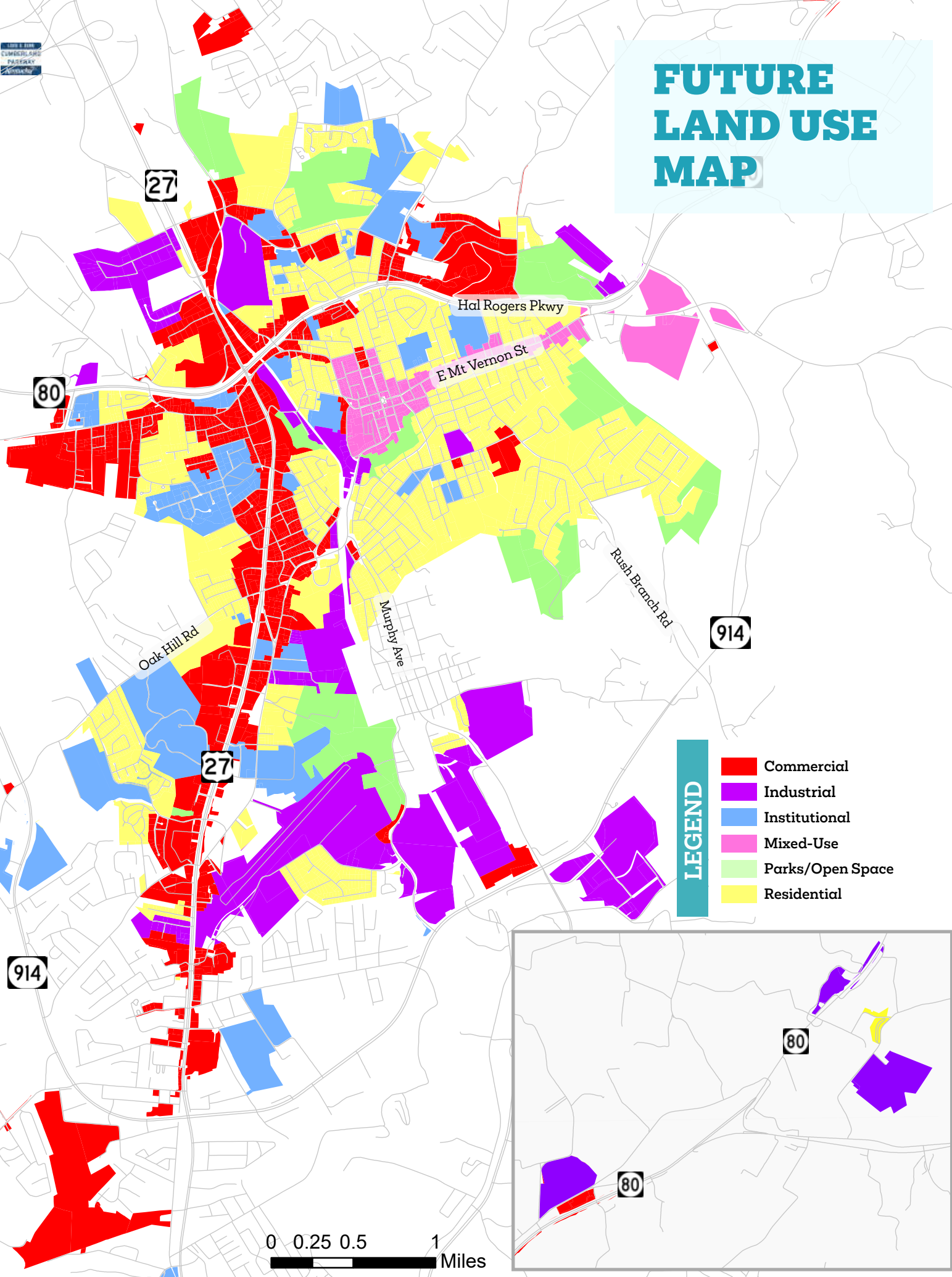
How land is developed can contribute to the character of a community; however, it is imperative to be smart and deliberate about land use decisions to ensure logical, orderly, and efficient growth. Pursuant to KRS 100.187, a land use plan is a required element of a comprehensive plan. Land use plans are used to provide direction on how the community wants to grow and develop, and they are a vital resource for planning commission members and elected officials for rezoning.

The future land use map for Somerset is divided into six land use categories:

-  Commercial
-  Industrial
-  Institutional
-  Mixed-Use
-  Parks & Open Space
-  Residential

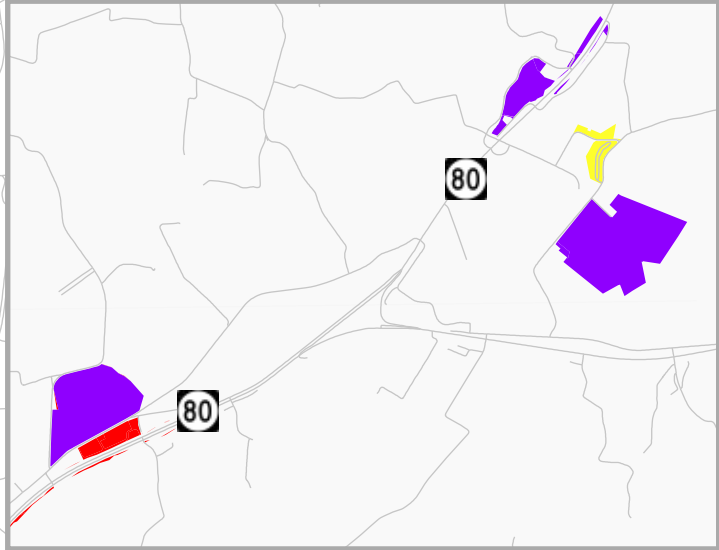
Each category will provide information and detail to provide guidance when making land use decisions and ultimately determining if the request complies with the comprehensive plan.

FUTURE LAND USE MAP



- LEGEND**
- Commercial
 - Industrial
 - Institutional
 - Mixed-Use
 - Parks/Open Space
 - Residential

0 0.25 0.5 1 Miles



FUTURE LAND USE PLAN

DEVELOPMENT CRITERIA

Commercial

Commercial land uses can vary in range scale and impact. Based on these and other factors, commercial land uses can require additional services and cause greater impacts, such as traffic management, site access, and utility requirements. Commercial land uses and development in the downtown area have different considerations than commercial development along US 27. The necessary access management, building form, and the type of commercial being proposed should be considered.

The types of commercial uses can vary greatly from retail and restaurants to professional services and doctors' offices to storage units and car sales. The impacts of each type of commercial also varies. Service-oriented retail uses, such as restaurants, grocery stores, and banks, have greater impacts on traffic compared to business/professional offices, such as engineering firms or insurance agents; however, they are all commercial uses, and these types of impacts should be considered when making land use decisions. In addition to commercial uses, multi-family residential dwelling (such as apartments) can also be an appropriate use in commercial areas since their impacts are similar to these uses.

Factors such as the scale and form of the development should be considered and complement surrounding residential and commercial uses when making land use decisions. Adequate buffering to lower-density residential uses is encouraged to minimize any potential negative impacts.

The following guidelines should be considered when making decisions for commercial uses.

General Criteria

- Development within the floodplain should be avoided unless proper authorization is obtained, and adequate mitigation and safety provisions are undertaken.
- Development on steep slopes with grades greater than 15% is discouraged.
- Adequate measures should be taken to ensure impacts related to storm water runoff are mitigated.
- Master planned developments with a mixture of commercial uses is strongly encouraged; commercial can also serve as a transition to a residential subdivision.
- Shared parking between adjacent uses is encouraged when practical.
- Development should be compatible with and consider its impact on adjacent properties.

Utilities

- Development should be served by municipal sewer and water systems as necessary for the proposed use.
- Development should be adequately served by emergency services such as police, fire, and EMS.
- Utilities should be buried underground where practical or required by the city.

Access

- New access points onto city roads should be minimized, and the use of shared access roads or driveways is strongly encouraged.
- New access points should be designed to minimize impacts to and congestion on the city's road network as well as adjoining properties.
- Sidewalks should be installed as development occurs to reduce gaps and improve connectivity, especially adjacent residential areas.

Character

- Development should incorporate high quality building materials and enhanced landscaping.
- Signs should be monument-style and avoid an overabundant number of signs along major corridors.
- Loading areas, service bays, and storage areas should be oriented on the site so they are not visible from city roads.

FUTURE LAND USE PLAN DEVELOPMENT CRITERIA

Industrial

Industrial land uses can have the greatest impacts on surrounding areas and can potentially increase commercial truck traffic to and from the area. Similar to commercial land uses, impacts from industrial land uses can also vary based on factors, such as levels of commercial truck traffic, noise, smoke, vibrations, or other environmental emissions. Uses such as advanced manufacturing, quarries, and logistics facilities all have unique impacts on the surrounding areas that should be considered.

Commercial uses may also be appropriate in industrial areas if they complement the surrounding industrial uses. These uses should be considered on a case-by-case basis. Uses such as countertop sales and plumbing supply stores could be appropriate, as could some service-oriented retail such as restaurants and gas stations that would serve employees of the industrial area.

The following guidelines should be considered when making decisions for industrial uses.

General Criteria

- Development within the floodplain should be avoided unless proper authorization is obtained, and adequate mitigation and safety provisions are undertaken.
- Development on steep slopes with grades greater than 15% is discouraged.
- Adequate measures should be taken to ensure impacts related to storm water runoff are mitigated.
- Development should be compatible with and consider its impact on adjacent properties.
- Master planned developments that integrate a campus-like approach are encouraged.

Utilities

- Development should be served by municipal sewer and water systems as necessary for the proposed use.
- Development should be adequately served by emergency services such as police, fire, and EMS.
- Utilities should be buried underground where practical or required by the city.

Access

- New access points should be designed to provide adequate access to the site and minimize conflicts with access points on adjacent parcels.
- New access points should be designed to minimize impacts to and congestion on the city's road network.
- Sidewalks should be installed as development occurs where appropriate.

Character

- Development should incorporate high quality building materials.
- Adequate screening and buffering should be incorporated to reduce impacts on adjacent non-industrial properties.

FUTURE LAND USE PLAN

DEVELOPMENT CRITERIA

Institutional

Institutional uses can function like commercial land uses; they can have impacts on traffic management and utilities and create congestion while some institutional uses have little or no impacts. Examples of institutional uses include public and private schools, government uses, utilities, and other public or semi-public uses.

The following guidelines should be considered when making decisions for institutional uses.

General Criteria

- Development within the floodplain should be avoided unless proper authorization is obtained, and adequate mitigation and safety provisions are undertaken.
- Development on steep slopes with grades greater than 15% is discouraged.
- Adequate measures should be taken to ensure impacts related to storm water runoff are mitigated.
- Development should be compatible with and consider its impact on adjacent and nearby properties.

Utilities

- Development should be served by municipal sewer and water systems as necessary for the proposed use.
- Development should be adequately served by emergency services such as police, fire, and EMS.
- Utilities should be buried underground where practical or required by the city.

Access

- New access points should be designed to minimize impacts to and congestion on the city's road network as well as adjoining properties.
- Sidewalks should be installed as development occurs to reduce gaps and improve connectivity, especially when adjacent to residential areas.

Character

- Development should incorporate high quality building materials and enhanced landscaping.
- Signs should be monument-style and avoid an overabundant number of signs along major corridors. Loading areas, service bays, and storage areas should be oriented so they are not visible from city roads.

FUTURE LAND USE PLAN DEVELOPMENT CRITERIA

Mixed-Use

Areas that provide more than one use are generally found in the older parts of Somerset, such as the historic downtown. Mixed-use areas encourage and can include various commercial uses, business/professional office uses, and residential uses. The primary goal is to provide more daily uses in one place and for the uses to complement each other with minimal negative impacts to properties in the vicinity.

The following guidelines should be considered when making decisions for mixed use developments.

General Criteria

- Development within the floodplain should be avoided unless proper authorization is obtained, and adequate mitigation and safety provisions are undertaken.
- Development on steep slopes with grades greater than 15% is discouraged.
- Adequate measures should be taken to ensure impacts related to storm water runoff are mitigated.
- The multiple uses should be compatible and provide daily services within the area or development.
- Shared parking with adjacent parcels or developments is encouraged when practical.
- Development should be compatible with and consider its impact on adjacent properties.

Utilities

- Development should be served by municipal sewer and water systems as necessary for the proposed use.
- Development should be adequately served by emergency services such as police, fire, and EMS.
- Utilities should be buried underground where practical or required by the city.

Access

- New access points should be designed to minimize impacts to and congestion on the city's road network as well as adjoining properties.
- Sidewalks should be installed as development occurs to reduce gaps and improve connectivity, especially when adjacent to residential areas.
- Alleys should be used when possible to reduce new access points onto city streets.

Character

- Development should incorporate high quality building materials.
- Development and redevelopment in denser areas should incorporate buildings that are located closer to the road and incorporate any required parking behind the building.
- Loading areas, service bays, and storage areas should be oriented, so they are not visible from city roads.
- Signs should be monument-style and avoid an overabundant number of signs along major corridors.

FUTURE LAND USE PLAN

DEVELOPMENT CRITERIA

Parks & Open Space

Parks and open space areas are generally comprised of undeveloped land and include public and private parks, open areas, passive and active recreation areas. This land use can include areas with steep slopes, woodlands, floodways, wetlands, and other areas that are not generally suited for development and are left undeveloped.

The following guidelines should be considered when making decisions for parks and open space uses.

General Criteria

- Any development that does occur should be minimal, complement adjacent properties, and reflect the natural or undeveloped character of the area.
- Developments that have large numbers of visitors, such as parks, should be compatible with and consider their impacts on adjacent properties.

Utilities

- Development should be served by municipal sewer and water systems only for uses where these utilities are needed.
- Development should be adequately served by emergency services such as police, fire, and EMS.
- Utilities should be buried underground to retain the natural character.

Access

- New access points should be designed to minimize impacts to and congestion on the city's road network as well as adjoining properties.
- Sidewalks should be installed as development occurs to reduce gaps and improve connectivity, especially when adjacent to residential areas.

Character

- Parks and open space areas should be encouraged in new residential subdivisions to improve access to recreational space.
- Signs should be discouraged.

FUTURE LAND USE PLAN DEVELOPMENT CRITERIA

Residential

Residential land uses comprise the largest amount of land in Somerset. All residential uses, regardless of density or type, are classified under this category. Examples of residential land uses include single-family detached homes, single-family attached homes (such as townhomes or patio homes), two-family dwellings (such as duplexes), and multi-family units (such as apartments), and manufactured or home parks. Residential uses can also be accessory to another use, such as accessory dwelling units (ADU).

New residential developments are encouraged to include sidewalks and/or trails to connect to commercial areas and provide alternative transportation options. Factors such as the scale and form of the development should be considered and complement surrounding residential and commercial uses when making land use decisions.

The following guidelines should be considered when making decisions for residential uses.

General Criteria

- Development within the floodplain should be avoided unless proper authorization is obtained, and adequate mitigation and safety provisions are undertaken.
- Development on steep slopes with grades greater than 15% is discouraged.
- Adequate measures should be taken to ensure impacts related to storm water runoff are mitigated.
- Development should be compatible with and consider its impact on adjacent properties.
- Coordination with local schools is encouraged to reduce impacts and coordinate growth.

Utilities

- Development should be served by municipal sewer and water systems as necessary for the proposed use.
- Development should be adequately served by emergency services such as police, fire, and EMS.
- Utilities should be buried underground where practical or required by the city.

Access

- New access points should be designed to minimize impacts to and congestion on the city's road network as well as adjoining properties.
- New residential subdivisions are encouraged to develop multiple entrances as necessary to ensure adequate and safe access for residents and first responders.
- Sidewalks should be installed as development occurs to reduce gaps and improve connectivity, especially when adjacent to commercial areas.

Character

- Multi-family residential developments should incorporate high quality building materials.
- Development and redevelopment in denser areas should incorporate buildings that are located closer to the road and incorporate any required parking behind the building.
- Parks and open space areas should be encouraged in new residential subdivisions to improve access to recreational space.
- Signs should be discouraged.



GOAL 2

HOUSING

GOAL STATEMENT:

Encourage multiple types of housing in Somerset that are affordable, encourage homeownership, and meet the needs of people at all stages of life.



HOUSING OBJECTIVES

A large, light gray, stylized outline of a house with a gabled roof and two windows, positioned in the upper right background of the page.

OBJECTIVE 2.1:

Support pathways to homeownership, such as financial planning or rent-to-own financing from private or non-profit sources, to provide long-term and stable housing options for Somerset residents.

OBJECTIVE 2.2:

Expand housing options that support “aging in place” by encouraging new senior housing developments, allowing smaller houses, and retrofitting existing homes for better accessibility.

OBJECTIVE 2.3:

Support and encourage local partners to develop solutions for people experiencing homelessness or other at-risk individuals with viable pathways to stable housing and employment.

HOUSING

OBJECTIVE 2.1:

Support pathways to homeownership, such as financial planning or rent-to-own financing from private or non-profit sources, to provide long-term and stable housing options for Somerset residents.

ACTION STEPS:

2.1a: Establish a program to provide financial assistance and training to low-income, first-time homebuyers through HUD's Housing Choice Voucher Homeownership Program or by partnering with local nonprofits and/or financial institutions.

2.1b: Encourage and support local organizations to establish a rent-to-own housing program by partnering with regional, state or local agencies.

About the Objective:

According to the 2022 American Community Survey, more Somerset households rent rather than own their homes. To provide more pathways to homeownership, it is important to not only encourage owner-occupied housing that is affordable for the Somerset community but to also explore options that provide residents living on limited incomes to find stable and affordable homes.

For low-income households, the US Department of Housing and Urban Development (HUD) sponsors the locally administered Housing Choice Voucher Homeownership Program, which provides financial education and assistance for first-time homebuyers. Some communities have also partnered with financial institutions provide education and mentorship, partnered with down-payment assistance, to low-income householders. Another option is to work with private, public, or nonprofit partners to establish rent-to-own programs, which can provide a flexible pathway towards homeownership.

Champions:

Somerset Housing Authority

Partners:

City of Somerset

Nonprofits and Community Organizations

Local Businesses

Resources:

HUD

Community Development Block Grant Program

HOME Investment Partnerships Program

Welcome Home Program

OBJECTIVE 2.2:

Expand housing options that support “aging in place” by encouraging new senior housing developments, allowing smaller houses, and retrofitting existing homes for better accessibility.

ACTION STEPS:

2.2a: Assess the potential for providing zoning incentives, such as permitting smaller lot or home sizes, when design features to support aging adults are included in residential development.

2.2b: Assess the need for updates to the zoning code to permit housing options that support “aging in place,” such as accessory dwellings units on single-family lots.

2.2c Work with local organizations to identify, provide, and install home safety features for low-income residents that are aging or have a disability.

About the Objective:

According to the online public survey, senior housing and assisted living were the second-highest housing type that Somerset residents say are needed in the area. While senior housing can be provided through institutional settings, there is also often a need for flexible housing options that allow seniors to safely live in their own home or neighborhood.

For existing homes, the installation of ADA accessible design features, such as ramps, stair lifts, or grab bars, can be supported through coordination with nonprofit partners that are already serving this demographic. For future homes, land use and building regulations can be updated to provide cost-saving incentives to developers when senior-friendly design features are used. Additionally, accessory dwelling units (sometimes called ‘carriage houses’ or ‘mother-in-law suites’) can be permitted in single-family areas to allow aging adults to live near their family and/or caretakers.

Champions:

Somerset Housing Authority

Partners:

Somerset Planning and Zoning

Resources:

HOME Investment Partnerships Program

Welcome Home Program

AARP HomeFit Guide

Residential Universal Design Building Code

HOUSING

OBJECTIVE 2.3:

Support and encourage local partners to develop solutions for people experiencing homelessness or other at-risk individuals with viable pathways to stable housing and employment.

ACTION STEPS:

2.3a: Empower local partners involved in housing and social programs to create and deliver a strategy for providing pathways to stable housing and employment for people experiencing homelessness in Somerset, serving as a support system for this process.

2.3b: Work with service organizations to identify properties that are within walking distance of employment, retail, and other needs that can be developed for transitional and supportive housing.

About the Objective:

According to a broad range of community input, housing stability and support services for people who are experiencing homelessness is a prominent need for the Somerset community. While there are many organizations at work in Somerset that are providing vital services to homeless individuals, there has not yet been a city-wide coordinated effort. By supporting and encouraging the many social service organizations and agencies that assist the homeless community, the City of Somerset can be an active partner in identifying the factors contributing to homelessness in Somerset and empower these organizations to establish a city-wide strategy for supporting unhoused community members as they transition to steady housing and employment situations.

Champions:

Somerset Housing Authority

Partners:

Life Learning Center

Nonprofits and Community Organizations

Public Services

Resources:

REACH Grant Program



GOAL 3

DOWNTOWN

GOAL STATEMENT:

Establish downtown Somerset as destination in southern Kentucky with high-quality public spaces and diverse shopping, dining, and entertainment options.



DOWNTOWN OBJECTIVES



OBJECTIVE 3.1:

Partner with local businesses and community organizations to further strengthen the image of downtown with aesthetic improvements, including tree plantings, public art, and façade enhancements.

OBJECTIVE 3.2:

Improve the visual appearance of downtown by ensuring existing and future utilities are installed underground.

OBJECTIVE 3.3:

Develop a pilot program to close downtown streets to vehicular traffic in certain areas to create an outdoor public corridor that encourages street activities.

OBJECTIVE 3.4:

Encourage more people to visit downtown by attracting more unique shops, restaurants, and entertainment uses as well as hosting regular events and festivals.

OBJECTIVE 3.5:

Provide a seasonal shuttle service between downtown and destinations near Lake Cumberland to increase tourism in the city.

OBJECTIVE 3.6:

Promote and enhance downtown's historic character by developing recommended architectural design guidelines for new construction and improvements to existing buildings.

OBJECTIVE 3.7:

Encourage the reuse of existing structures by exploring financial and/or zoning incentives for retrofitting old buildings that contribute to downtown's character.

DOWNTOWN

OBJECTIVE 3.1:

Partner with local businesses and community organizations to further strengthen the image of downtown with aesthetic improvements, including tree plantings, public art, and façade enhancements.

ACTION STEPS:

3.1a: Create a downtown streetscaping and public art plan for areas in the public right-of-way to strengthen the appearance of downtown public spaces.

3.1b: Partner with downtown businesses, local artists, and community volunteers to create public art, enhance facades, and plant and maintain landscaping.

About the Objective:

An important step in encouraging more downtown activity and business is by making aesthetic improvements to the public realm. While the City can take responsibility for areas within the public right-of-way with improvements to streetscaping and public art projects, most buildings, small green spaces, and parking lots are privately owned, which requires the City to collaborate with businesses to expand downtown design that is attractive and inviting.

Champions:

Somerset Tourism

Partners:

Somerset Planning and Zoning

Local First

Kentucky Main Street Program

Watershed Arts Alliance

Resources:

Kentucky Main Street Program

National Endowment for the Arts, Our Town Grant Program

OBJECTIVE 3.2:

Improve the visual appearance of downtown by ensuring existing and future utilities are installed underground.

ACTION STEPS:

3.2a: Review and revise existing land use regulations to ensure that new downtown utility lines are installed underground on parcels and right-of-way, and work with utility companies to establish a phasing plan to bury existing above-ground utilities.

3.2b: Coordinate with local utility providers to remove unused utility poles from the public right of way.

About the Objective:

As new development and redevelopment occurs downtown, Somerset aims to prioritize the visual appearance and functionality of the area by burying utility infrastructure underground. Not only will this effort help beautify downtown Somerset, but it will also reduce power and cable outages during storms and reduce the risk of accidents and fires. To accomplish this, the City should coordinate with local utilities to remove retired/unused utility poles, update land use regulations to require new developments to bury all on-site utilities, and establish a phasing plan for burying above-ground utilities within the public right-of-way.

Champions:

Somerset Planning and Zoning

Partners:

Local Utility Providers

DOWNTOWN

OBJECTIVE 3.3:

Develop a pilot program to close downtown streets to vehicular traffic in certain areas to create an outdoor public corridor that encourages street activities.

ACTION STEPS:

3.3a: Identify a block, plaza, or other downtown space for events and work with local partners to create a short-term event series that promotes activity downtown, such as biking and outdoor games, as well as pop-up retail.

3.3b: Track attendance and revenues generated by the downtown pilot event series to help assess the benefits of continuing the events and creating a permanent shared street downtown.

About the Objective:

While downtown Somerset has a mix of different public plazas and parks in the downtown area, many of these spaces are designed as landmarks and memorials and not directly intended for active use. To increase downtown activity, the City will explore options for hosting downtown events that use public streets for activities that draw people into downtown. In other communities, downtown streets have been temporarily closed for events like family-friendly bicycling days. This kind of event not only creates unique play spaces for residents, but it also encourages more people to visit downtown and to engage with local businesses.

Champions:

Somerset Tourism

Partners:

Somerset Planning and Zoning

Kentucky Main Street

Shop Local Somerset

Somerset Public Library

Resources:

Kentucky Main Street Program

Project for Public Spaces

OBJECTIVE 3.4:

Encourage more people to visit downtown by attracting more unique shops, restaurants, and entertainment uses as well as hosting regular events and festivals.

ACTION STEPS:

3.4a: Continue to host current downtown events and expand promotion of these events.

3.4b: Work with local partners to create and promote new downtown events that engage a wide variety of community members.

About the Objective:

Downtown events and festivals are an important part of creating exciting activities for community members and visitors. Events that showcase local businesses and artists, as well as encourage food and retail vendors serve to create exposure for start-up businesses that do not have brick and mortar shops. By expanding and promoting existing community events like Foodstock Festival and Moonlight Festival and hosting other desired events, Somerset will encourage more seasonal tourism activity downtown and create exciting entertainment options for residents.

Champions:

Chamber of Commerce

Partners:

SPEDA Community Foundation, Local First, Kentucky Main Street Program, Somerset Tourism, Watershed Arts Alliance

Resources:

SPEDA Grants

DOWNTOWN

OBJECTIVE 3.5:

Provide a seasonal shuttle service between downtown and destinations near Lake Cumberland to increase tourism in the city.

ACTION STEPS:

3.5a: Work with regional tourism partners to assess the need for and viability of a seasonal shuttle service between downtown Somerset and areas near Lake Cumberland.

About the Objective:

One of Somerset’s greatest opportunities to increase foot traffic for downtown businesses and events is to engage with tourists visiting Lake Cumberland. However, downtown Somerset is not visible from US 27, limiting natural opportunities for visitors to explore downtown. To encourage more tourism activity, the City can work towards creating a downtown shuttle service from major destinations near Lake Cumberland in order to make travel to downtown safer and more convenient. To do this, the City can perform a trial run of this strategy during major events, like Foodstock, that align with lake season. The City can also explore partnerships with Lake Cumberland Tourism and businesses that serve lake visitors to develop the shuttle service.

Champions:

Somerset Tourism

Partners:

Lake Cumberland Tourism

OBJECTIVE 3.6:

Promote and enhance downtown's historic character by developing recommended architectural design guidelines for new construction and improvements to existing buildings.

ACTION STEPS:

3.6a: Create a pattern booklet for recommended architectural design styles and features to enhance and complement the existing and historic character of downtown Somerset.

3.6b: Promote the downtown architectural design guidelines with local property and business owners and assess opportunities for incentivizing the use of the guidelines in development and redevelopment.

About the Objective:

As new development and redevelopment occurs in Somerset, it is important to maintain the overall character and visual appearance. One way to encourage development that is consistent with downtown's image is to create a set of design guidelines that communicate the specific architectural and landscaping elements that can be used to construct places that align with the desired character. Design guidelines, rather than standards, do not require development to use any of the included design features, but instead provide builders with a recommended list of features that can guide them to develop places and structures that successfully fit in with the rest of downtown.

Champions:

Somerset Planning and Zoning

Partners:

Pulaski County Historical Society

SPEDA

Somerset Tourism

Resources:

State Historic Preservation Office

Kentucky Heritage Council

DOWNTOWN

OBJECTIVE 3.7:

Encourage the reuse of existing structures by exploring financial and/or zoning incentives for retrofitting old buildings that contribute to downtown's character.

ACTION STEPS:

3.6a: Provide educational opportunities to local property and business owners on federal and statewide financial incentives for preserving and rehabilitating historic structures.

3.6b: Assess the need for additional zoning or other incentives to increase the rehabilitation of aging downtown buildings.

3.6c: Assess the need for a façade grant program to encourage and support the revitalization of existing structures in downtown.

About the Objective:

Many of the buildings in Somerset's downtown were developed in the late 19th century and early 20th century, lending a historic character to the downtown and creating a strong foundation for future mixed-use development. The preservation, reuse, and restoration of these existing buildings, whether historic or not, is important for cultivating the character and uses that are desired in downtown. To aid in the reuse of these structures, the City can promote existing financial incentives for historic structures, update zoning codes to make the reuse of historic structures equally or more convenient than new development and assess the need for local strategies to encourage reuse, such as a façade grant program or financial incentives for providing a mix of uses within a single building.

Champions:

Somerset Planning and Zoning

Partners:

SPEDA

Pulaski County Historical Society

Resources:

State Historic Preservation Office

Kentucky Heritage Council



GOAL 4

ECONOMIC DEVELOPMENT & TOURISM

GOAL STATEMENT:

Foster a strong workforce and robust local economy by encouraging local business growth, attracting new industries, and expanding affordable healthcare and childcare services.



ECONOMIC DEVELOPMENT & TOURISM OBJECTIVES



OBJECTIVE 4.1:

Attract industries with high-paying positions to diversify job opportunities and maintain the city's population.

OBJECTIVE 4.2:

Continue to coordinate with employers in Somerset to determine the needs for and best ways to provide childcare for the workforce.

OBJECTIVE 4.3:

Work with healthcare facilities and community organizations to support and promote healthcare services that are missing in Somerset.

OBJECTIVE 4.4:

Coordinate with local partners to implement programs that support small business growth in Somerset.

OBJECTIVE 4.5:

Leverage Somerset's proximity to Lake Cumberland by partnering with local businesses and destinations to promote downtown Somerset to tourists.

GOAL 4

ECONOMIC DEVELOPMENT & TOURISM

OBJECTIVE 4.1:

Attract industries with high-paying positions to diversify job opportunities and maintain the city's population.

ACTION STEPS:

4.1a: Evaluate and map current commercial and industrial vacancies in the city to account for where development is needed and create incentives to attract industries.

4.1b: Work with SPEDA and regional development companies to promote prime development opportunities.

About the Objective:

Community input from the online survey emphasizes the need for more employment opportunities in Somerset, especially for jobs offering higher-paying wages. Investing in strategies to attract employers with higher-paying positions and opportunities for career advancement is especially important for retaining young people who are moving to larger regional cities for employment. The City should evaluate potential assets, such as city-owned property, that can be leveraged to incentivize employers to locate in Somerset.

Champions:

SPEDA

Partners:

Shop Local Somerset

City of Somerset

Resources:

K-PEGG

OBJECTIVE 4.2:

Continue to coordinate with employers in Somerset to determine the needs for and best ways to provide childcare for the workforce.

ACTION STEPS:

4.2a: Form a working group of childcare providers and major employers in Somerset to identify pathways for improving local access to quality childcare.

4.2a: Consider establishing a program to provide technical support to family childcare providers to enhance skillsets, community support, and access to resources for family members, friends, and other individuals providing childcare.

About the Objective:

According to community input, there is a need for more childcare options in Somerset, especially for second and third shift workers; however, the causes of this lack of childcare options in Somerset is unclear and both short-term and long-term efforts are needed. To guide a long-term approach to expanding childcare access, a working group of childcare providers, major employers, schools, and other potential partners should be established to identify the number of underserved children in the Somerset and Pulaski County area and develop a plan for expanding childcare service.

In the short-term, the City can work with local partners to offer technical support to informal childcare providers, such as retired family members, to provide resources and support to strengthen their ability to serve young children.

Champions:

SPEDA

Partners:

Employers

Childcare Providers

Somerset Independent Schools

Mayor's Office

Resources:

Child Care Assistance Program (CCAP)

ECONOMIC DEVELOPMENT & TOURISM

OBJECTIVE 4.3:

Work with healthcare facilities and community organizations to support and promote healthcare services that are missing in Somerset.

ACTION STEPS:

4.3a: Form a working group composed of city staff, healthcare professionals, social service providers, and other community members to identify the top healthcare challenges that Somerset residents are facing.

4.3b: Through the healthcare working group, establish a set of short-term and long-term strategies for mitigating Somerset's top healthcare challenges.

4.3c: Continue to provide and expand health-focused events and programs to strengthen health and fitness for all ages.

About the Objective:

Access to affordable and quality healthcare is an important issue for Somerset residents. While a local government may not be able to directly lower the cost of health services or hospital visits, the City can establish programs and services for residents to help alleviate the causes of major health problems in the community. Through the Healthy Somerset initiative, the City has already held events, such as a 5k walk and run, that are focused on improving physical activity and community health outcomes. The City can continue this effort to partner with healthcare experts and social services to identify the community's top health challenges and provide events and programs that encourage healthy habits to help reduce healthcare costs.

Champions:

Healthy Somerset

Partners:

Pulaski County Health Department

Lake Cumberland District Health Department

SPEDA

OBJECTIVE 4.4:

Coordinate with local partners to implement programs that support small business growth in Somerset.

ACTION STEPS:

4.4a: Assess the potential for a start-up business grant, revolving loan, and/or training program to encourage small business development.

4.4b: Partner with local businesses to identify skills and education missing in the local workforce and develop strategies to provide education and training to workers and employers.

4.4c: Create a program to partner high school students with local businesses for career and skill development.

About the Objective:

Creating more opportunities and supports for small businesses is an important step to creating a more robust local economy, especially as Somerset seeks to grow downtown businesses, diversify retail and dining options, and advance employment options for the workforce. Initial overhead costs, developing a strong customer base, and finding qualified employees are some of the major challenges that new businesses face. To encourage local business development, the City can provide opportunities for more visibility for local businesses, offer professional development to small business owners, provide grants or loans to start-up businesses, and connect employers with workers through training and exposure.

Champions:

SPEDA

Partners:

Chamber of Commerce

Shop Local Somerset

Somerset Community College

Somerset Independent Schools

Resources:

SPEDA Mini Grants

Small Business Development Center (SBDC)

Kentucky Enterprise Fund

Community Development Financial Institutions (CDFIs)

SBA Mentor-Protégé Program

ECONOMIC DEVELOPMENT & TOURISM

OBJECTIVE 4.5:

Leverage Somerset's proximity to Lake Cumberland by partnering with local businesses and destinations to promote downtown Somerset to tourists.

ACTION STEPS:

4.5a: Consider coordinating with Lake Cumberland Tourism for paired events that promote local businesses and recreation.

4.5b: Expand marketing of downtown Somerset near Lake Cumberland and along key tourism routes, such as US 27.

About the Objective:

Lake Cumberland's proximity to Somerset and its main gateway (US 27) running through the city, Somerset has the opportunity to engage lake-goers with destinations, festivals, and other entertainment just minutes up the road from the lake. By working with local tourism partners, businesses in Somerset and the Lake Cumberland area can benefit from a united tourism approach. By initiating a new tourism campaign along key tourism routes and promoting Somerset's downtown, shopping, and events through lake rentals and other businesses, Somerset can attract more patrons for local businesses and introduce more regional visitors to Somerset.

Champions:

Somerset Tourism

Partners:

Chamber of Commerce

Lake Cumberland Tourism

Shop Local

SPEDA



GOAL 5 PARKS & NATURAL AREAS

GOAL STATEMENT:

Preserve and enhance parks, recreational facilities, and natural areas to expand recreational options for children, adults, and tourists.



PARKS & NATURAL AREAS OBJECTIVES

OBJECTIVE 5.1:

Limit development in environmentally sensitive areas.

OBJECTIVE 5.2:

Develop a Parks and Recreation Master Plan to establish a long-term strategy for maintaining, expanding, and improving the city's parks and trail network.

OBJECTIVE 5.3:

Expand SomerSplash Waterpark to add more amenities and accommodate more visitors.

GOAL 5

PARKS & NATURAL AREAS

OBJECTIVE 5.1:

Limit development in environmentally sensitive areas.

ACTION STEPS:

5.1a: Assess the need for updating existing land use regulations related to environmentally sensitive areas.

About the Objective:

New development should be thoughtfully guided to limit impacts in areas where natural systems are easily impacted by growth. For example, development standards for flood prone areas should be reviewed and potentially revised to limit or mitigate environmental impacts. Additional development review and controls can also be considered for areas with karst topography and land uses that are adjacent to agricultural land.

Champions:

Somerset Planning and Zoning

OBJECTIVE 5.2:

Develop a Parks and Recreation Master Plan to establish a long-term strategy for maintaining, expanding, and improving the city's parks and trail network.

ACTION STEPS:

5.2a: Develop a long-range Parks and Recreation Master Plan that aligns with the Comprehensive Plan and is guided by community input.

5.2b: Work with community partners to identify and provide youth programs and athletics that are in high demand in Somerset.

5.2c: Conduct a feasibility study to evaluate the need for an indoor/outdoor sports complex to accommodate regional and local demand for a high-quality athletic venue.

5.2d: As new parks and recreational facilities are planned and constructed, integrate universal design features to improve accessibility for a wide variety of users.

About the Objective:

From an outdoor athletics complex to pickleball courts, online survey respondents shared a variety of different ideas for parks and recreational facilities in Somerset. While some community members called for entirely new parks and facilities, others called for improvements to existing areas or small-scale amenities that can be integrated into existing parks. The need for more youth athletic programs and accessibility enhancements through universal design were also expressed by community members. To successfully capture the community's needs, the City should develop a long-range Parks and Recreation Master Plan that aligns with the comprehensive plan strategies, is guided by ideas and values shared by the Somerset community, and strategically leverages available City and external funding to make meaningful and achievable improvements to Somerset's park system.

Champions:

Somerset Parks & Recreation

Partners:

Somerset Tourism

Lake Cumberland Tourism

Somerset Planning and Zoning

Somerset Independent Schools

Pulaski County Public Library

Resources:

KYTC TAP Grant

21st Century Community Learning Centers (21CCLC)

Land & Water Conservation Fund

PARKS & NATURAL AREAS

OBJECTIVE 5.3:

Expand SomerSplash Waterpark to add more amenities and accommodate more visitors.

ACTION STEPS:

5.3a: Develop a master plan for the expansion of SomerSplash Waterpark to accommodate more visitors and offer a wider range of activities and amenities.

About the Objective:

SomerSplash Waterpark is currently a popular destination for both local families and visitors in Somerset. Community members are interested in seeing the water park expanded to include more amenities, accommodate more visitors, and to generate more revenues for the city. To better understand the SomerSplash Waterpark's ability to expand and to develop a site and funding plan to guide expansion, Somerset should create a master plan.

Champions:

Somerset Parks & Recreation

Partners:

Somerset Tourism

SPEDA



GOAL 6

TRANSPORTATION

GOAL STATEMENT:

Provide a transportation network that is safe and accessible for all types of users.



TRANSPORTATION OBJECTIVES



OBJECTIVE 6.1:

Evaluate and complete road improvements as new development occurs to provide adequate access.

OBJECTIVE 6.2:

Continue to increase sidewalk connections between neighborhoods, shopping areas, workplaces, downtown, and other destinations with a priority placed on high-traffic corridors such as US 27.

OBJECTIVE 6.3:

Increase trail connections and safe bicycle routes between major destinations in the city.

OBJECTIVE 6.4:

Explore options to provide fixed-route bus service in the Somerset area.

OBJECTIVE 6.5:

Continue to maintain local roads to support safe and comfortable travel.

OBJECTIVE 6.6:

Coordinate with KYTC on new development proposals to ensure both the City's and KYTC's goals and desired development patterns are considered.

OBJECTIVE 6.7:

Improve the visual appearance of development along US 27 with streetscaping improvements that are compatible with the road's commercial character.

OBJECTIVE 6.8:

Attract consistent regional commercial air service to Somerset with a nationally branded carrier to increase tourism and leisure travel opportunities, enhance business attraction efforts and support existing industrial clients.

TRANSPORTATION

OBJECTIVE 6.1:

Evaluate and complete road improvements as new development occurs to provide adequate access.

ACTION STEPS:

6.1a: Consider updating the zoning ordinance and subdivision regulations to require access management practices and/or traffic impact analyses to be incorporated into new developments.

6.1b: As development occurs, ensure that the Level of Service does not drop below “C” Classification.

6.1c: Identify ways to increase maintenance efforts along public rights-of-way and along railroad rights-of-way.

About the Objective:

As new growth occurs, transportation infrastructure should be maintained and upgraded to accommodate traffic generated by new development. This aim can be accomplished by increasing maintenance and improvements on public roads and by updating land use regulations to ensure access management standards continue to guide efficient and safe site access.

Champions:

Somerset Street Department

Partners:

KYTC

Somerset Planning and Zoning

Resources:

KYTC Rural Secondary Program Funding

KYTC County Priority Projects Program

OBJECTIVE 6.2:

Continue to increase sidewalk connections between neighborhoods, shopping areas, workplaces, downtown, and other destinations with a priority placed on high-traffic corridors such as US 27.

ACTION STEPS:

6.2a: Create a sidewalk implementation plan to identify areas where sidewalks are missing or inadequate, and to create a strategy for funding and implementing sidewalk improvements.

6.2b: Amend the zoning ordinance and subdivision regulations to enhance sidewalk standards and ensure they are required when new development occurs.

About the Objective:

Online survey respondents ranked “more sidewalks and pedestrian amenities” as the most needed in Somerset. Community input also emphasized the need for more sidewalks connecting people to downtown and along US 27. To strategically guide the expansion of Somerset’s sidewalk network, the City can develop a sidewalk implementation plan that identifies sidewalk routes, establishes a phased implementation plan and funding strategy, and creates standards for the width of sidewalks and placement of pedestrian amenities along routes. Additionally, the City can update land use regulations to ensure that new developments provide adequate sidewalk coverage to connect people within and between sites.

Champions:

Somerset Planning and Zoning

Partners:

KYTC

Somerset Street Department

Resources:

KYTC TAP Grant

TRANSPORTATION

OBJECTIVE 6.3:

Increase trail connections and safe bicycle routes between major destinations in the city.

ACTION STEPS:

6.3a: Update the 2015 Bicycle and Pedestrian Master Plan to increase non-motorized transportation options and facilitate the expansion of protected bike lanes, trails, and multi-use paths.

About the Objective:

Online survey respondents ranked “more bike infrastructure (trails, bike lanes, etc.)” as the third-highest transportation improvement that is needed in Somerset. The need for recreational trails for both cyclists and pedestrians was also discussed in community input, especially the need for a more connected trail system that connects people to parks and other major destinations. To do this, the 2015 Bike and Pedestrian Master Plan should be updated to include any changes to bike routes, a connected trail system, and a phasing plan that aligns implementation priorities with funding availability.

Champions:

Somerset Street Department

Partners:

Somerset Parks and Recreation

Resources:

KYTC TAP GRANT

KYTC Tools to Develop a Bicycle/Pedestrian Master Plan

OBJECTIVE 6.4:

Explore options to provide fixed-route bus service in the Somerset area.

ACTION STEPS:

6.4a: Conduct a feasibility study for the expansion of transit services and research funding that could offset direct city costs for transit services.

About the Objective:

Community input from the online survey emphasized the need for expanded public transit service to meet the needs of a variety of potential users. While RTEC currently provides affordable, on-demand transit to specific destinations, such as medical appointments and employment, community members have expressed a need for a fixed-route service in the Somerset area to serve more people at different days and times than can be supported by on-demand service. To assess the viability of providing a fixed-route bus service, the City should identify potential partners and conduct a feasibility study. This study should provide different scenarios for providing fixed-route service, a funding strategy, and other details as needed.

Champions:

Mayor's Office

Partners:

KYTC

RTEC

Pulaski County

City of Ferguson

Resources:

KYTC Transportation Delivery Grants

TRANSPORTATION

OBJECTIVE 6.5:

Continue to maintain local roads to support safe and comfortable travel.

ACTION STEPS:

6.5a: Inventory and prioritize road maintenance needs to create a plan for ongoing maintenance.

About the Objective:

Online survey respondents ranked “better maintenance and repairs on existing roads” as the second-highest transportation improvement that is needed in Somerset. Maintenance can include patching, repaving, and grading roads and roadside shoulders, as well as maintaining road drainage systems. While maintenance should be performed regularly, large projects should be prioritized for external funding opportunities from state and federal sources.

Champions:

Somerset Street Department

Partners:

KYTC

Resources:

KYTC Rural Secondary Program Funding

KYTC County Priority Projects Program

KYTC County and Municipal Road Aid

OBJECTIVE 6.6:

Coordinate with KYTC on new development proposals to ensure both the City's and KYTC's goals and desired development patterns are considered.

ACTION STEPS:

6.6a: Establish a process for obtaining comments from KYTC District 8 as new development proposals are reviewed by City staff and agencies.

About the Objective:

As new development proposals are submitted to the City for approval, proposals for property located along state roads should be submitted to KYTC for comment to ensure both state and local transportation needs are considered during the development review process. This step in development review would be separate from the technical review committee review (see Objective 7.1).

Champions:

Somerset Street Department

Partners:

Somerset Planning and Zoning

KYTC

TRANSPORTATION

OBJECTIVE 6.7:

Improve the visual appearance of development along US 27 with streetscaping improvements that are compatible with the road's commercial character.

ACTION STEPS:

1.1a: Partner with KYTC to develop a plan for streetscaping, signage, and other public infrastructure/amenity improvements along US 27 that uses high-quality design to promote the City's character and identity while preserving the visibility of businesses from the street.

1.1a: Consider updating land use regulations to include minimal design standards for new development along US 27 that enhances the appearance of private property visible from the roadway.

About the Objective:

As a major gateway to both Somerset and Lake Cumberland, the visual appearance of US 27 serves as the first impression many visitors have of the area. While the corridor successfully functions as a suburban commercial corridor, the community wants to see more investment in the design of the road to make it more attractive and comfortable for non-automobile travel. Because businesses along US 27 rely on visibility from the road to attract customers, the design of landscaping and amenities should preserve views of store fronts. Because US 27 is a state road, the City will need to partner with KYTC to plan and implement streetscaping improvements. Additionally, the City can evaluate the need for minimal design standards for properties along US 27 to enhance their appearance from the road.

Champions:

Somerset Street Department

Partners:

Somerset Tourism

KYTC

Resources:

Safe Streets and Roads for All (SS4A) Grant Program

OBJECTIVE 6.8:

Attract consistent regional commercial air service to Somerset with a nationally branded carrier to increase tourism and leisure travel opportunities, enhance business attraction efforts and support existing industrial clients.

ACTION STEPS:

6.8a: Engage local and regional partners and industry experts to research funding opportunities and apply for grants to launch commercial air service in Somerset with a nationally branded carrier.

6.8b: Continue to establish and cultivate relationships with state and federal legislators to develop initiatives that promote commercial air service partnerships in rural communities.

6.8c: Collaborate with neighboring communities to make a regional pitch for daily service to a regional hub like Chicago, Atlanta or Charlotte by leveraging connecting flights.

About the Objective:

A commercial airport in Somerset or Pulaski County will advance many different community objectives by providing current and future businesses with more direct access to air transport and by creating more convenient travel options for both visitors and residents. To accomplish this aim, the City will need to work with a coalition of local communities to pursue funding opportunities and build support for this project.

Champions:

SPEDA

Partners:

City of Somerset

Somerset-Pulaski County Chamber of Commerce

Pulaski County Government

FUTURE TRANSPORTATION PLAN

About the Future Land Use Plan

The Future Transportation Plan includes major improvements to Somerset's transportation system that are planned for the next 25 years. These improvements include three projects from the Kentucky Transportation Cabinet's Six-Year Plan and an additional streetscaping project along US 27 that was identified during the comprehensive planning process. As future growth in Somerset aligns with the Future Land Use Plan, transportation investments can be coordinated to support areas of increased vehicular and pedestrian traffic, allowing the City to allocate resources for transportation enhancements proactively, aligning road expansions, public transit routes, and pedestrian and cycling paths with areas zoned for future development.

The Projects

Project 8-169.00 aims to improve safety and mobility on KY-39 in Somerset, spanning from milepoint 0.280 to 1.130 between KY-80 and Oak Leaf Lane. Planned for the 2024 fiscal year, the project includes an estimated design cost of \$425,000, funded by the Surface Transportation Program.

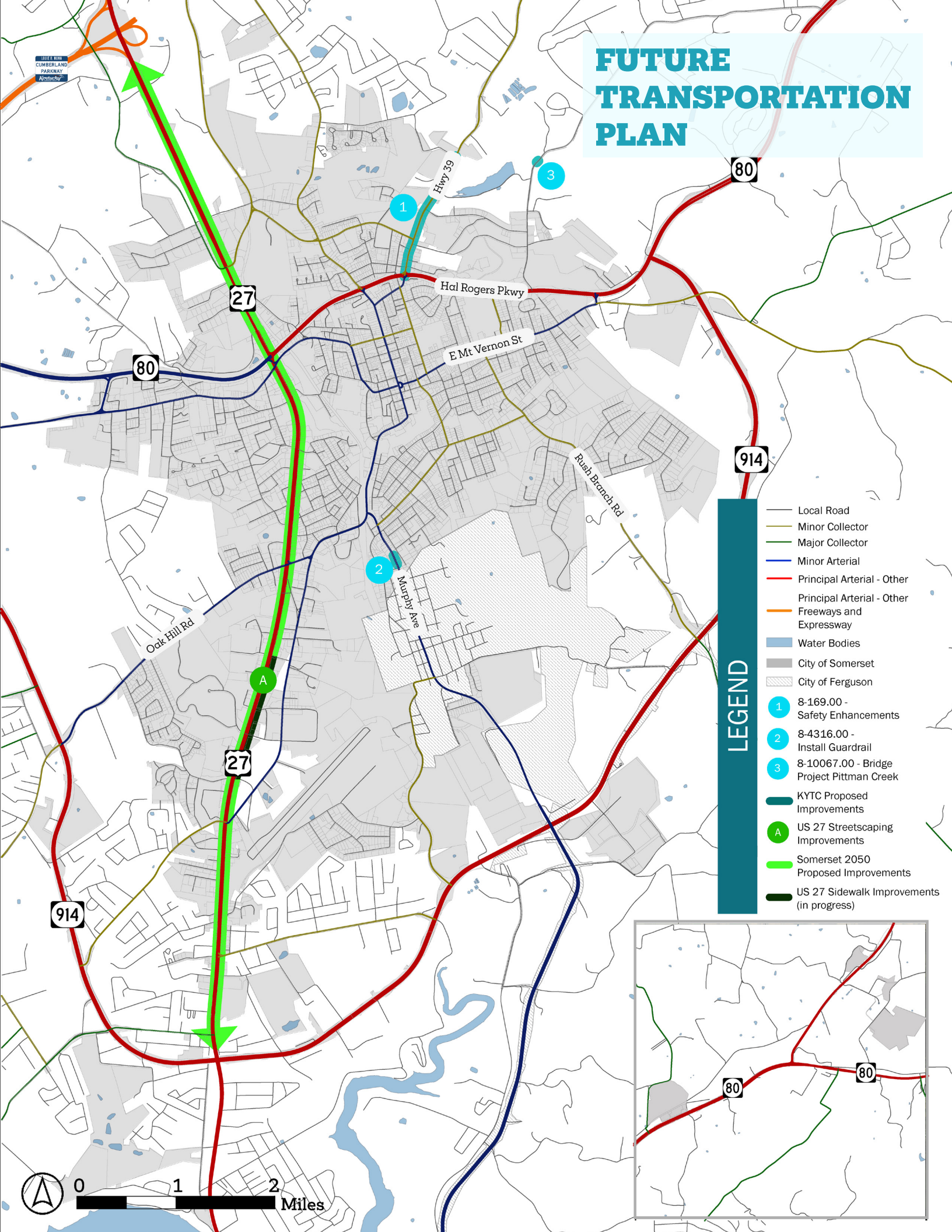
Project 8-4316.00 focuses on enhancing road safety by installing a guardrail on a 0.06-mile section of KY-1247 in Somerset. Spanning from milepoint 5.980 to 6.040. With an estimated construction cost of \$15,000, funding for the project is slated for the 2025 fiscal year.

Project 9-10067.00 targets bridge infrastructure improvement in Pulaski County by addressing the bridge on KY-3260 at Pittman Creek, specifically at milepoints 0.847 to 0.859. Estimated design costs are set at \$220,000, funded by the Federal Bridge Program (FBP), with design anticipated in the 2024 fiscal year.

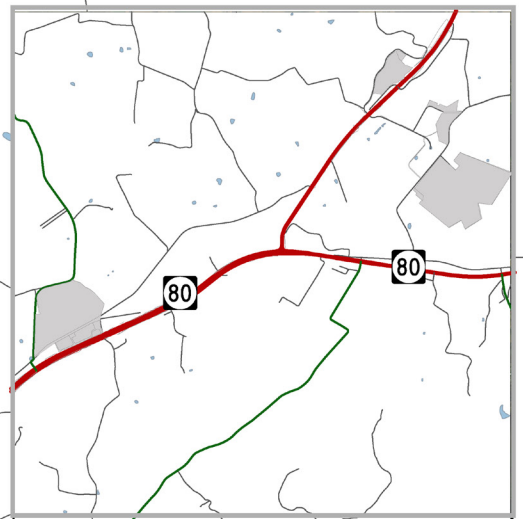
The US-27 Streetscaping Project enhances the aesthetic appeal and safety of the commercial corridor, which makes it more attractive and accessible for both businesses and visitors. This type of project can include features like wider sidewalks, improved street lighting, landscaping with trees and shrubbery, and street furniture. Streetscaping also incorporates pedestrian crosswalks, curb extensions, and plazas. By revitalizing the US-27 corridor, foot traffic will be encouraged, local businesses will be supported, and the existing commercial strip will be turned into a more scenic route.

As part of the sidewalk and streetscaping improvements planned for US 27, TAP funding is supporting construction along the east side of US-27 in Somerset to provide a safe alternative for pedestrians and cyclists. The sidewalk begins at milepoint 14 (US Highway 27 and Realty Lane) and ends at milepoint 14.7 (US Highway 27 and Washington Avenue) covering a distance of 3,320 linear feet with a width of 5 feet. The project's estimated cost is \$1,300,000.

FUTURE TRANSPORTATION PLAN



- LEGEND**
- Local Road
 - Minor Collector
 - Major Collector
 - Minor Arterial
 - Principal Arterial - Other
 - Principal Arterial - Other
 - Freeways and Expressway
 - Water Bodies
 - City of Somerset
 - City of Ferguson
 - 1 8-169.00 - Safety Enhancements
 - 2 8-4316.00 - Install Guardrail
 - 3 8-10067.00 - Bridge Project Pittman Creek
 - KYTC Proposed Improvements
 - A US 27 Streetscaping Improvements
 - Somerset 2050 Proposed Improvements
 - US 27 Sidewalk Improvements (in progress)



GOAL 7 FACILITIES & UTILITIES

GOAL STATEMENT:

Encourage the efficient use of land through innovative land use practices.



FACILITIES & UTILITIES OBJECTIVES

OBJECTIVE 7.1:

Form a technical review committee that includes EMS, utility providers, and other key agencies to review development proposals and ensure development can be adequately served by public facilities and services.

OBJECTIVE 7.2:

Partner with utility providers and non-profit organizations to increase awareness of payment assistance and energy efficiency programs and strategies for residents.

FACILITIES & UTILITIES

OBJECTIVE 7.1:

Form a technical review committee that includes EMS, utility providers, and other key agencies to review development proposals and ensure development can be adequately served by public facilities and services.

ACTION STEPS:

7.1a: Gather representatives from relevant public safety departments, utility providers, and other key agencies and establish a process for partners to review and provide recommendations on development proposals.

About the Objective:

As growth occurs, new homes and businesses should be adequately served by the vital public facilities and services provided in Somerset. To ensure that the agencies and departments operating these facilities and services are equipped to support new growth, a new step in the development review process can be created to ensure these entities can review and provide comment on the proposed development. This objective can be fulfilled by establishing a technical review committee that composed of representatives from public services like water, EMS, police, and fire.

Champions:

Somerset Planning and Zoning

Partners:

Somerset Public Safety

Local Utility Providers

Somerset Police Department

Somerset Fire Department

Somerset Pulaski County EMS

Kentucky Emergency Management

OBJECTIVE 7.2:

Partner with utility providers and non-profit organizations to increase awareness of payment assistance and energy efficiency programs and strategies for residents.

ACTION STEPS:

7.2a: Develop a promotional campaign to educate residents and property owners on cost-saving programs and best practices to mitigate utility costs.

7.2b: Monitor federal and state programs that fund rooftop solar for low-income homeowners and promote to residents and businesses.

7.2c: Assess the viability of developing a wholesale purchasing program for solar panels to reduce the upfront cost for eligible households and/or property owners.

About the Objective:

According to comments from the online public survey, the high cost of electricity bills was the greatest challenge residents face when using utilities. While the cost of energy cannot be directly mitigated through the comprehensive plan, the City can work with energy providers and state/federal agencies to reduce the energy cost burden on Somerset households.

In the short-term, residents can be educated on ways weatherize their homes to make them more energy efficient. Some of these strategies are low-cost, such as shading outdoor air-conditioning units, while other strategies require more financial investment, such as improving home insulation or installing light-colored roofing. For long range strategies, the City can look toward alternative energy sources, such as rooftop solar panels, to support households and businesses in becoming more energy independent. Because the upfront costs of solar power can be prohibitive for many homeowners and property owners, the City should help promote existing solar financing programs and, if there is community interest, evaluate the viability of locally owned options like community wholesale purchases of solar panels for personal/private use.

Champions:

Somerset Utilities

Partners:

Local Utility Providers

Local Nonprofits

Resources:

Environmental Protection Agency

Kentucky Energy and Environment Cabinet

SECTION 3

IMPLEMENTATION

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IMPLEMENTING THE PLAN

About Implementation

The Implementation chapter includes three tools to help guide the successful completion of the strategies included in *Somerset 2050*, including a brief guide to regularly updating and maintaining the comprehensive plan, a series of implementation tables, and a phasing plan.

About the Implementation Tables

The implementation tables consolidate the plan recommendations into a series of tables to provide a concise reference for completing the plan's goals, objectives, and action steps. These tables are organized by the plan's seven goals and include the recommended timeframe, champions, partners, and resources for each objective.

About the Phasing Plan

The phasing plan is a strategic guide for implementation that organizes the plan's action steps into five time frames for implementation: Immediate (2025), Short-Range (2026-2030), Medium-Range (2031-2040), Long-Range (2041-2050), and Ongoing. These categories align with the timeframes included in the implementation tables.

All action steps that require an update to the City's land use regulations are included in the Immediate time frame in order to ensure all of these updates are considered and written together. The following three phases (Short-, Medium-, and Long-Range) organize action steps based on their importance/priority-level to stakeholders. For example, lower-priority action steps are included in Long-Range whereas the highest-priority action steps are included in Short-Range.

Plan Maintenance

Somerset 2050 provides guidance for achieving the plan goals and objectives based upon the community's current needs and the best practices, tools, and resources that are available today; however, future events may steer the city toward other routes. As new opportunities and needs arise, the City of Somerset should update this plan every five years to ensure that it continues to reflect the goals of the local community.

With a five-year update, the overall goals will likely not change but some of the specific objectives and action steps may need to be adjusted. In addition to a five-year update, the City of Somerset should perform an annual progress report or meeting to assess which strategies are progressing and which ones should be revised. These annual reviews are also an opportunity for different departments, organizations, or boards/commissions to coordinate next steps for the upcoming year. During annual reviews or five-year updates, the City can also consider analyzing recent demographic or economic shifts to understand changing conditions, as well as seeking additional public input to guide these updates.

GOAL 1

LAND USE

IMPLEMENTATION TABLES

GOAL STATEMENT:

“Encourage the efficient use of land through land use strategies that create destinations.”

OBJECTIVES & ACTION STEPS

OBJECTIVE 1.1: Prioritize infill development and redevelopment of outdated structures to encourage the efficient use of land within the city limits and limit sprawl.

ACTION STEP 1.1a: Limit utility extensions by prioritizing and maintaining service in existing areas.

ACTION STEP 1.1b: Review the zoning regulations for conflicts and inefficiencies to streamline procedures and allow flexibility.

ACTION STEP 1.1c: Assess the need for an incentive program to encourage the rehabilitation of existing aging structures for multi-family housing, commercial uses, and mixed-use development.

OBJECTIVE 1.2: Create streamlined regulations that align with market trends and permit multiple uses on a parcel or within a single structure to create destinations within Somerset.

ACTION STEP 1.2a: Allow housing options in commercial zoning districts at a scale that is compatible with adjacent properties.

ACTION STEP 1.2b: Review and amend the zoning ordinance and subdivision regulations to allow for shared parking and require connections to future developments.

OBJECTIVE 1.3: Encourage new developments and subdivisions to be well connected and walkable with high-quality amenities to create places that people want to live in or visit.

ACTION STEP 1.3a: Amend the subdivision regulations to provide open space requirements and strengthen sidewalks requirements for new commercial and residential developments.

ACTION STEP 1.3b: Amend the zoning ordinance to include buffering requirements or other strategies, to reduce conflicts between existing single-family residential areas and higher intensity uses.

TIMELINE	CHAMPION	PARTNERS	RESOURCES
Ongoing	<ul style="list-style-type: none"> Somerset Planning and Zoning 	<ul style="list-style-type: none"> Local Utility Provers 	<ul style="list-style-type: none"> Rural Community Development Initiative Grants Community Development Block Grant
2025			
2026-2030			
2025	<ul style="list-style-type: none"> Somerset Planning and Zoning 	<ul style="list-style-type: none"> SPEDA Somerset Tourism 	<ul style="list-style-type: none"> N/A
2025			
2025	<ul style="list-style-type: none"> Somerset Planning and Zoning 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
2025			

HOUSING

IMPLEMENTATION TABLES

GOAL STATEMENT:

“Encourage multiple types of housing in Somerset that are affordable, encourage homeownership, and meet the needs of people at all stages of life.”

OBJECTIVES & ACTION STEPS

OBJECTIVE 2.1: Support pathways to homeownership, such as financial planning or rent-to-own financing from private or non-profit sources, to provide long-term and stable housing options for Somerset residents.

ACTION STEP 2.1a: Establish a program to provide financial assistance and training to low-income, first-time homebuyers through HUD’s Housing Choice Voucher Homeownership Program or by partnering with local nonprofits and/or financial institutions.

ACTION STEP 2.1b: Encourage and support local organizations to establish a rent-to-own housing program by partnering with regional, state or local agencies.

OBJECTIVE 2.2: Expand housing options that support “aging in place” by encouraging new senior housing developments, allowing smaller houses, and retrofitting existing homes for better accessibility.

ACTION STEP 2.2a: Assess the potential for providing zoning incentives, such as permitting smaller lot or home sizes, when design features to support aging adults are included in residential development.

ACTION STEP 2.2b: Assess the need for updates to the zoning code to permit housing options that support “aging in place,” such as accessory dwellings units on single-family lots.

ACTION STEP 2.2c: Work with local organizations to identify, provide, and install home safety features for low-income residents that are aging or have a disability.

OBJECTIVE 2.3: Support and encourage local partners to develop solutions for people experiencing homelessness or other at-risk individuals with viable pathways to stable housing and employment.

ACTION STEP 2.3a: Empower local partners involved in housing and social programs to create and deliver a strategy for providing pathways to stable housing and employment for people experiencing homelessness in Somerset, serving as a support system for this process.

ACTION STEP 2.3b: Work with service organizations to identify properties that are within walking distance of employment, retail, and other needs that can be developed for transitional and supportive housing.

TIMELINE	CHAMPION	PARTNERS	RESOURCES
2026-2030	<ul style="list-style-type: none"> Somerset Housing Authority 	<ul style="list-style-type: none"> City of Somerset Nonprofits and Community Organizations Local Businesses 	<ul style="list-style-type: none"> HUD Community Development Block Grant Program HOME Investment Partnerships Program Welcome Home Program
2031-2040			
2025	<ul style="list-style-type: none"> Somerset Housing Authority 	<ul style="list-style-type: none"> Somerset Planning and Zoning 	<ul style="list-style-type: none"> HOME Investment Partnerships Program Welcome Home Program AARP HomeFit Guide Residential Universal Design Building Code
2026-2030			
2031-2040			
Ongoing	<ul style="list-style-type: none"> Somerset Housing Authority 	<ul style="list-style-type: none"> Life Learning Center Nonprofits and Community Organizations Public Services 	<ul style="list-style-type: none"> REACH Grant Program
Ongoing			

DOWNTOWN IMPLEMENTATION TABLES

GOAL STATEMENT:

“Establish downtown Somerset as destination in southeastern Kentucky with high-quality public spaces and diverse shopping, dining, and entertainment options.”

OBJECTIVES & ACTION STEPS

OBJECTIVE 3.1: Partner with local businesses and community organizations to further strengthen the image of downtown with aesthetic improvements, including tree plantings, public art, and façade enhancements.

ACTION STEP 3.1a: Create a downtown streetscaping and public art plan for areas in the public right-of-way to strengthen the appearance of downtown public spaces.

ACTION STEP 3.1b: Partner with downtown businesses, local artists, and community volunteers to create public art, enhance facades, and plant and maintain landscaping.

OBJECTIVE 3.2: Improve the visual appearance of downtown by ensuring existing and future utilities are installed underground.

ACTION STEP 3.2a: Review and revise existing land use regulations to ensure that new downtown utility lines are installed underground on parcels and right-of-way, and work with utility companies to establish a phasing plan to bury existing above-ground utilities.

ACTION STEP 3.2b: Coordinate with local utility providers to remove unused utility poles from the public right of way.

OBJECTIVE 3.3: Develop a pilot program to close downtown streets to vehicular traffic in certain areas to create an outdoor public corridor that encourages street activities.

ACTION STEP 3.3a: Identify a block, plaza, or other downtown space for events and work with local partners to create a short-term event series that promotes activity downtown, such as biking and outdoor games, as well as pop-up retail.

ACTION STEP 3.3b: Track attendance and revenues generated by the downtown pilot event series to help assess the benefits of continuing the events and creating a permanent shared street downtown.

OBJECTIVE 3.4: Encourage more people to visit downtown by attracting more unique shops, restaurants, and entertainment uses as well as hosting regular events and festivals.

ACTION STEP 3.4a: Continue to host current downtown events and expand promotion of these events.

ACTION STEP 3.4b: Work with local partners to create and promote new downtown events that engage a wide variety of community members.

TIMELINE	CHAMPION	PARTNERS	RESOURCES
2026-2030	<ul style="list-style-type: none"> Somerset Tourism 	<ul style="list-style-type: none"> Somerset Planning and Zoning Local First Kentucky Main Street Program Watershed Arts Alliance 	<ul style="list-style-type: none"> Kentucky Main Street Program National Endowment for the Arts, Our Town Grant Program
2026-2030			
2025	<ul style="list-style-type: none"> Somerset Utilities 	<ul style="list-style-type: none"> Local Utility Providers Somerset Planning and Zoning 	<ul style="list-style-type: none"> N/A
2026-2030			
2026-2030	<ul style="list-style-type: none"> Somerset Tourism 	<ul style="list-style-type: none"> Somerset Planning and Zoning Kentucky Main Street Shop Local Somerset Somerset Public Library 	<ul style="list-style-type: none"> Kentucky Main Street Program Project for Public Spaces
2026-2030			
Ongoing	<ul style="list-style-type: none"> Chamber of Commerce 	<ul style="list-style-type: none"> SPEDA Community Foundation Local First Kentucky Main Street Program Somerset Tourism Watershed Arts Alliance 	<ul style="list-style-type: none"> Kentucky Main Street Program Project for Public Spaces
Ongoing			

DOWNTOWN (Continued)

IMPLEMENTATION TABLES

GOAL STATEMENT:

“Establish downtown Somerset as destination in southeastern Kentucky with high-quality public spaces and diverse shopping, dining, and entertainment options.”

OBJECTIVES & ACTION STEPS

OBJECTIVE 3.5: Provide a seasonal shuttle service between downtown and destinations near Lake Cumberland to increase tourism in the city.

ACTION STEP 3.5a: Work with regional tourism partners to assess the need for and viability of a seasonal shuttle service between downtown Somerset and areas near Lake Cumberland.

OBJECTIVE 3.6: Promote and enhance downtown’s historic character by developing recommended architectural design guidelines for new construction and improvements to existing buildings.

ACTION STEP 3.6a: Create a pattern booklet for recommended architectural design styles and features to enhance and complement the existing and historic character of downtown Somerset.

ACTION STEP 3.6b: Promote the downtown architectural design guidelines with local property and business owners and assess opportunities for incentivizing the use of the guidelines in development and redevelopment.

OBJECTIVE 3.7: Encourage the reuse of existing structures by exploring financial and/or zoning incentives for retrofitting old buildings that contribute to downtown’s character.

ACTION STEP 3.7a: Provide educational opportunities to local property and business owners on federal and statewide financial incentives for preserving and rehabilitating historic structures.

ACTION STEP 3.7b: Assess the need for additional zoning or other incentives to increase the rehabilitation of aging downtown buildings.

ACTION STEP 3.7c: Assess the need for a façade grant program to encourage and support the revitalization of existing structures in downtown.

TIMELINE	CHAMPION	PARTNERS	RESOURCES
2031-2040	<ul style="list-style-type: none"> Somerset Tourism 	<ul style="list-style-type: none"> Lake Cumberland Tourism 	<ul style="list-style-type: none"> N/A
2026-2030	<ul style="list-style-type: none"> Somerset Planning and Zoning 	<ul style="list-style-type: none"> Pulaski County Historical Society SPEDA Somerset Tourism 	<ul style="list-style-type: none"> State Historic Preservation Office Kentucky Heritage Council
Ongoing			
2026-2030	<ul style="list-style-type: none"> Somerset Planning and Zoning 	<ul style="list-style-type: none"> Pulaski County Historical Society SPEDA Somerset Tourism 	<ul style="list-style-type: none"> State Historic Preservation Office Kentucky Heritage Council
2025			
2031-2040			

GOAL 4

ECONOMIC DEVELOPMENT & TOURISM

IMPLEMENTATION TABLES

GOAL STATEMENT:

“Foster a strong workforce and robust local economy by encouraging local business growth, attracting new industries, and expanding affordable healthcare and childcare services.”

OBJECTIVES & ACTION STEPS

OBJECTIVE 4.1: Attract industries with high-paying positions to diversify job opportunities and maintain the city’s population.

ACTION STEP 4.1a: Evaluate and map current commercial and industrial vacancies in the city to account for where development is needed and create incentives to attract industries.

ACTION STEP 4.1b: Work with SPEDA and regional development companies to promote prime development opportunities.

OBJECTIVE 4.2: Continue to coordinate with employers in Somerset to determine the needs for and best ways to provide childcare for the workforce.

ACTION STEP 4.2a: Form a working group of childcare providers and major employers in Somerset to identify pathways for improving local access to quality childcare.

ACTION STEP 4.2b: Consider establishing a program to provide technical support to family childcare providers to enhance skillsets, community support, and access to resources for family members, friends, and other individuals providing childcare.

OBJECTIVE 4.3: Work with healthcare facilities and community organizations to support and promote healthcare services that are missing in Somerset.

ACTION STEP 4.3a: Form a working group composed of city staff, healthcare professionals, social service providers, and other community members to identify the top healthcare challenges that Somerset residents are facing.

ACTION STEP 4.3b: Through the healthcare working group, establish a set of short-term and long-term strategies for mitigating Somerset’s top healthcare challenges.

ACTION STEP 4.3c: Continue to provide and expand health-focused events and programs to strengthen health and fitness for all ages.

TIMELINE	CHAMPION	PARTNERS	RESOURCES
2026-2030	<ul style="list-style-type: none"> • SPEDA 	<ul style="list-style-type: none"> • Shop Local Somerset • City of Somerset 	<ul style="list-style-type: none"> • K-PEGG
Ongoing			
2031-2040	<ul style="list-style-type: none"> • SPEDA 	<ul style="list-style-type: none"> • Employers • Childcare Providers • Somerset Independent Schools • Mayor’s Office 	<ul style="list-style-type: none"> • Child Care Assistance Program (CCAP)
2031-2040			
2026-2030	<ul style="list-style-type: none"> • Healthy Somerset 	<ul style="list-style-type: none"> • Pulaski County Health Department • Lake Cumberland District Health Department • SPEDA 	<ul style="list-style-type: none"> • N/A
2026-2030			
Ongoing			

GOAL 4

ECONOMIC DEVELOPMENT & TOURISM (Continued)

IMPLEMENTATION TABLES

GOAL STATEMENT:

“Foster a strong workforce and robust local economy by encouraging local business growth, attracting new industries, and expanding affordable healthcare and childcare services.”

OBJECTIVES & ACTION STEPS

OBJECTIVE 4.5: Coordinate with local partners to implement programs that support small business growth in Somerset.

ACTION STEP 4.5a: Assess the potential for a start-up business grant, revolving loan, and/or training program to encourage small business development.

ACTION STEP 4.5b: Partner with local businesses to identify skills and education missing in the local workforce and develop strategies to provide education and training to workers and employers.

ACTION STEP 4.5c: Create a program to partner high school students with local businesses for career and skill development.

OBJECTIVE 4.6: Leverage Somerset’s proximity to Lake Cumberland by partnering with local businesses and destinations to promote downtown Somerset to tourists.

ACTION STEP 4.6a: Consider coordinating with Lake Cumberland Tourism for paired events that promote local businesses and recreation.

ACTION STEP 4.6b: Expand marketing of downtown Somerset near Lake Cumberland and along key tourism routes, such as US 27.

TIMELINE	CHAMPION	PARTNERS	RESOURCES
2031-2040	<ul style="list-style-type: none"> • SPEDA 	<ul style="list-style-type: none"> • Chamber of Commerce • Shop Local Somerset • Somerset Community College • Somerset Independent Schools 	<ul style="list-style-type: none"> • SPEDA Mini Grants • Small Business Development Center (SBDC) • Kentucky Enterprise Fund • Community Development Financial Institutions (CDFIs) • SBA Mentor-Protégé Program
2031-2040			
2031-2040			
2026-2030	<ul style="list-style-type: none"> • Somerset Tourism 	<ul style="list-style-type: none"> • Chamber of Commerce • Lake Cumberland Tourism • Shop Local • SPEDA 	<ul style="list-style-type: none"> • N/A
2026-2030			

GOAL 5

PARKS & NATURAL AREAS

IMPLEMENTATION TABLES

GOAL STATEMENT:

“Preserve and enhance parks, recreational facilities, and natural areas to expand recreational options for children, adults, and tourists.”

OBJECTIVES & ACTION STEPS

OBJECTIVE 5.1: Limit development in environmentally sensitive areas.

ACTION STEP 5.1a: Assess the need for updating existing land use regulations related to environmentally sensitive areas.

OBJECTIVE 5.2: Develop a Parks and Recreation Master Plan to establish a long-term strategy for maintaining, expanding, and improving the city’s parks and trail network.

ACTION STEP 5.2a: Develop a long-range Parks and Recreation Master Plan that aligns with the Comprehensive Plan and is guided by community input.

ACTION STEP 5.2b: Work with community partners to identify and provide youth programs and athletics that are in high demand in Somerset.

ACTION STEP 5.2c: Conduct a feasibility study to evaluate the need for an indoor/outdoor sports complex to accommodate regional and local demand for a high-quality athletic venue.

ACTION STEP 5.2d: As new parks and recreational facilities are planned and constructed, integrate universal design features to improve accessibility for a wide variety of users.

OBJECTIVE 5.3: Expand SomerSplash Waterpark to add more amenities and accommodate more visitors.

ACTION STEP 5.3a: Develop a master plan for the expansion of SomerSplash Waterpark to accommodate more visitors and offer a wider range of activities and amenities.

TIMELINE	CHAMPION	PARTNERS	RESOURCES
2025	<ul style="list-style-type: none"> Somerset Planning and Zoning 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
2026-2030	<ul style="list-style-type: none"> Somerset Parks & Recreation 	<ul style="list-style-type: none"> Somerset Tourism Lake Cumberland Tourism Somerset Planning and Zoning Somerset Independent Schools Pulaski County Public Library 	<ul style="list-style-type: none"> KYTC TAP Grant 21st Century Community Learning Centers (21CCLC) Land & Water Conservation Fund
Ongoing			
2031-2040			
Ongoing	<ul style="list-style-type: none"> Somerset Parks & Recreation 	<ul style="list-style-type: none"> Somerset Tourism SPEDA 	<ul style="list-style-type: none"> Somerset Parks & Recreation funds Land & Water Conservation Fund
2041-2050			

TRANSPORTATION

IMPLEMENTATION TABLES

GOAL STATEMENT:

“Provide a transportation network that is safe and accessible for all types of users.”

OBJECTIVES & ACTION STEPS

OBJECTIVE 6.1: Evaluate and complete road improvements as new development occurs to provide adequate access.

ACTION STEP 6.1a: Consider updating the zoning ordinance and subdivision regulations to require access management practices and/or traffic impact analyses to be incorporated into new developments.

ACTION STEP 6.1b: As development occurs, ensure that the Level of Service does not drop below “C” Classification.

ACTION STEP 6.1c: Identify ways to increase maintenance efforts along public rights-of-way and along railroad rights-of-way.

OBJECTIVE 6.2: Continue to increase sidewalk connections between neighborhoods, shopping areas, workplaces, downtown, and other destinations with a priority placed on high-traffic corridors such as US 27.

ACTION STEP 6.2a: Create a sidewalk implementation plan to identify areas where sidewalks are missing or inadequate, and to create a strategy for funding and implementing sidewalk improvements.

ACTION STEP 6.2b: Amend the zoning ordinance and subdivision regulations to enhance sidewalk standards and ensure they are required when new development occurs.

OBJECTIVE 6.3: Increase trail connections and safe bicycle routes between major destinations in the city.

ACTION STEP 6.3a: Update the 2015 Bicycle and Pedestrian Master Plan to increase non-motorized transportation options and facilitate the expansion of protected bike lanes, trails, and multi-use paths.

OBJECTIVE 6.4: Explore options to provide fixed-route bus service in the Somerset area.

ACTION STEP 6.4a: Conduct a feasibility study for the expansion of transit services and research funding that could offset direct city costs for transit services.

OBJECTIVE 6.5: Continue to maintain local roads to support safe and comfortable travel.

ACTION STEP 6.5a: Inventory and prioritize road maintenance needs to create a plan for ongoing maintenance.

TIMELINE	CHAMPION	PARTNERS	RESOURCES
2025	<ul style="list-style-type: none"> Somerset Street Department 	<ul style="list-style-type: none"> KYTC Somerset Planning and Zoning 	<ul style="list-style-type: none"> KYTC Rural Secondary Program Funding KYTC County Priority Projects Program
2025			
2031-2040			
2026-2030	<ul style="list-style-type: none"> Somerset Planning and Zoning 	<ul style="list-style-type: none"> KYTC City of Somerset Street Department 	<ul style="list-style-type: none"> KYTC TAP Grant
2025			
2026-2030	<ul style="list-style-type: none"> Somerset Street Department 	<ul style="list-style-type: none"> Somerset Parks and Recreation 	<ul style="list-style-type: none"> KYTC TAP GRANT KYTC Tools to Develop a Bicycle/Pedestrian Master Plan
2041-2050	<ul style="list-style-type: none"> Mayor's Office 	<ul style="list-style-type: none"> KYTC RTEC Pulaski County City of Ferguson 	<ul style="list-style-type: none"> KYTC Transportation Delivery Grants
Ongoing	<ul style="list-style-type: none"> Somerset Street Department 	<ul style="list-style-type: none"> KYTC 	<ul style="list-style-type: none"> KYTC Rural Secondary Program Funding KYTC County Priority Projects Program KYTC County and Municipal Road Aid

TRANSPORTATION

IMPLEMENTATION TABLES (Continued)

GOAL STATEMENT:

“Provide a transportation network that is safe and accessible for all types of users.”

OBJECTIVES & ACTION STEPS

OBJECTIVE 6.6: Coordinate with KYTC on new development proposals to ensure both the City’s and KYTC’s goals and desired development patterns are considered.

ACTION STEP 6.6a: Establish a process for obtaining comments from KYTC District 8 as new development proposals are reviewed by City staff and agencies.

OBJECTIVE 6.7: Improve the visual appearance of development along US 27 with streetscaping improvements that are compatible with the road’s commercial character.

ACTION STEP 6.7a: Partner with KYTC to develop a plan for streetscaping, signage, and other public infrastructure/amenity improvements along US 27 that uses high-quality design to promote the City’s character and identity while preserving the visibility of businesses from the street.

ACTION STEP 6.7b: Consider updating land use regulations to include minimal design standards for new development along US 27 that enhances the appearance of private property visible from the roadway.

OBJECTIVE 6.8: Attract consistent regional commercial air service to Somerset with a nationally branded carrier to increase tourism and leisure travel opportunities, enhance business attraction efforts and support existing industrial clients.

ACTION STEP 6.8a: Engage local and regional partners and industry experts to research funding opportunities and apply for grants to launch commercial air service in Somerset with a nationally branded carrier.

ACTION STEP 6.8b: Continue to establish and cultivate relationships with state and federal legislators to develop initiatives that promote commercial air service partnerships in rural communities.

ACTION STEP 6.8c: Collaborate with neighboring communities to make a regional pitch for daily service to a regional hub like Chicago, Atlanta or Charlotte by leveraging connecting flights.

TIMELINE	CHAMPION	PARTNERS	RESOURCES
2026-2030	<ul style="list-style-type: none"> Somerset Street Department 	<ul style="list-style-type: none"> Somerset Planning and Zoning KYTC 	<ul style="list-style-type: none"> N/A
2031-2040	<ul style="list-style-type: none"> Somerset Street Department 	<ul style="list-style-type: none"> Somerset Planning and Zoning 	<ul style="list-style-type: none"> Safe Streets and Roads for All (SS4A) Grant Program
2025			
Ongoing	<ul style="list-style-type: none"> SPEDA 	<ul style="list-style-type: none"> City of Somerset Somerset-Pulaski County Chamber of Commerce Pulaski County Government 	<ul style="list-style-type: none"> N/A
Ongoing			
Ongoing			

GOAL 7

FACILITIES & UTILITIES

IMPLEMENTATION TABLES

GOAL STATEMENT:

“Ensure that community facilities and utilities can support new development as growth occurs.”

OBJECTIVES & ACTION STEPS

OBJECTIVE 7.1: Form a technical review committee that includes EMS, utility providers, and other key agencies to review development proposals and ensure development can be adequately served by public facilities and services.

ACTION STEP 7.1a: Gather representatives from relevant public safety departments, utility providers, and other key agencies and establish a process for partners to review and provide recommendations on development proposals.

OBJECTIVE 7.2: Partner with utility providers and non-profit organizations to increase awareness of payment assistance and energy efficiency programs and strategies for residents.

ACTION STEP 7.2a: Develop a promotional campaign to educate residents and property owners on cost-saving programs and best practices to mitigate utility costs.

ACTION STEP 7.2b: Monitor federal and state programs that fund rooftop solar for low-income homeowners and promote to residents and businesses.

ACTION STEP 7.2c: Assess the viability of developing a wholesale purchasing program for solar panels to reduce the upfront cost for eligible households and/or property owners.

TIMELINE	CHAMPION	PARTNERS	RESOURCES
2026-2030	<ul style="list-style-type: none"> Somerset Planning and Zoning 	<ul style="list-style-type: none"> Somerset Public Safety Local Utility Providers Somerset Police Department Somerset Fire Department Somerset Pulaski County EMS Kentucky Emergency Management 	<ul style="list-style-type: none"> Rural Community Development Initiative Grants Community Development Block Grant
2026-2030	<ul style="list-style-type: none"> Somerset Utilities 	<ul style="list-style-type: none"> Local Utility Providers Local Nonprofits 	<ul style="list-style-type: none"> Environmental Protection Agency Kentucky Energy and Environment Cabinet
Ongoing			
Ongoing			

PHASING PLAN

IMMEDIATE ACTIONS (2025)

LAND USE REGULATION UPDATES (ALL GOAL CATEGORIES)

ACTION STEP 1.1b: Review the zoning regulations for conflicts and inefficiencies to streamline procedures and allow flexibility.

ACTION STEP 1.2a: Allow housing options in commercial zoning districts at a scale that is compatible with adjacent properties.

ACTION STEP 1.2b: Review and amend the zoning ordinance and subdivision regulations to allow for shared parking and require connections to future developments.

ACTION STEP 1.3a: Amend the subdivision regulations to provide open space requirements and strengthen sidewalks requirements for new commercial and residential developments.

ACTION STEP 1.3b: Amend the zoning ordinance to include buffering requirements or other strategies, to reduce conflicts between existing single-family residential areas and higher intensity uses.

ACTION STEP 2.2a: Assess the potential for providing zoning incentives, such as permitting smaller lot or home sizes, when design features to support aging adults are included in residential development.

ACTION STEP 3.2a: Review and revise existing land use regulations to ensure that new downtown utility lines are installed underground on parcels and right-of-way, and work with utility companies to establish a phasing plan to bury existing above-ground utilities.

ACTION STEP 3.7b: Assess the need for additional zoning or other incentives to increase the rehabilitation of aging downtown buildings.

ACTION STEP 5.1a: Assess the need for updating existing land use regulations related to environmentally sensitive areas.

ACTION STEP 6.1a: Consider updating the zoning ordinance and subdivision regulations to require access management practices and/or traffic impact analyses to be incorporated into new developments.

ACTION STEP 6.1b: As development occurs, ensure that the Level of Service does not drop below “C” Classification.

ACTION STEP 6.2b: Amend the zoning ordinance and subdivision regulations to enhance sidewalk standards and ensure they are required when new development occurs.

ACTION STEP 6.7b: Consider updating land use regulations to include minimal design standards for new development along US 27 that enhances the appearance of private property visible from the roadway.

SHORT-RANGE ACTIONS (2026-2030)

GOAL 1: LAND USE

ACTION STEP 1.1c: Assess the need for an incentive program to encourage the rehabilitation of existing aging structures for multi-family housing, commercial uses, and mixed-use development.

GOAL 2: HOUSING

ACTION STEP 2.1a: Establish a program to provide financial assistance and training to low-income, first-time homebuyers through HUD's Housing Choice Voucher Homeownership Program or by partnering with local nonprofits and/or financial institutions.

ACTION STEP 2.2b: Assess the need for updates to the zoning code to permit housing options that support "aging in place," such as accessory dwellings units on single-family lots.

GOAL 3: DOWNTOWN

ACTION STEP 3.1a: Create a downtown streetscaping and public art plan for areas in the public right-of-way to strengthen the appearance of downtown public spaces.

ACTION STEP 3.1b: Partner with downtown businesses, local artists, and community volunteers to create public art, enhance facades, and plant and maintain landscaping.

ACTION STEP 3.3a: Identify a block, plaza, or other downtown space for events and work with local partners to create a short-term event series that promotes activity downtown, such as biking and outdoor games, as well as pop-up retail.

ACTION STEP 3.3b: Track attendance and revenues generated by the downtown pilot event series (Action Step 3.3a) to help assess the benefits of continuing the events and creating a permanent shared street downtown.

ACTION STEP 3.6a: Create a pattern booklet for recommended architectural design styles and features to enhance and complement the existing and historic character of downtown Somerset.

ACTION STEP 3.6b: Promote the downtown architectural design guidelines (Action Step 3.6a) with local property and business owners and assess opportunities for incentivizing the use of the guidelines in development and redevelopment.

ACTION STEP 3.7a: Provide educational opportunities to local property and business owners on federal and statewide financial incentives for preserving and rehabilitating historic structures.

GOAL 4: ECONOMIC DEVELOPMENT & TOURISM

ACTION STEP 4.1a: Evaluate and map current commercial and industrial vacancies in the city to account for where development is needed and create incentives to attract industries.

ACTION STEP 4.3a: Form a working group composed of city staff, healthcare professionals, social service providers, and other community members to identify the top healthcare challenges that Somerset residents are facing.

ACTION STEP 4.3b: Through the healthcare working group (Action Step 4.3a), establish a set of short-term and long-term strategies for mitigating Somerset's top healthcare challenges.

ACTION STEP 4.6a: Consider coordinating with Lake Cumberland Tourism for paired events that promote local businesses and recreation.

ACTION STEP 4.6b: Expand marketing of downtown Somerset near Lake Cumberland and along key tourism routes, such as US 27.

PHASING PLAN

CONTINUED: **SHORT-RANGE ACTIONS (2026-2030)**

GOAL 5: **PARKS & NATURAL AREAS**

ACTION STEP 5.2α: Develop a long-range Parks and Recreation Master Plan that aligns with the Comprehensive Plan and is guided by community input.

GOAL 6: **TRANSPORTATION**

ACTION STEP 6.2α: Create a sidewalk implementation plan to identify areas where sidewalks are missing or inadequate, and to create a strategy for funding and implementing sidewalk improvements.

ACTION STEP 6.3α: Update the 2015 Bicycle and Pedestrian Master Plan to increase non-motorized transportation options and facilitate the expansion of protected bike lanes, trails, and multi-use paths.

ACTION STEP 6.6α: Establish a process for obtaining comments from KYTC District 8 as new development proposals are reviewed by City staff and agencies.

GOAL 7: **FACILITIES & UTILITIES**

ACTION STEP 7.1α: Gather representatives from relevant public safety departments, utility providers, and other key agencies and establish a process for partners to review and provide recommendations on development proposals.

ACTION STEP 7.2α: Develop a promotional campaign to educate residents and property owners on cost-saving programs and best practices to mitigate utility costs.

MEDIUM-RANGE ACTIONS (2031-2040)

GOAL 2: HOUSING

ACTION STEP 2.1b: Encourage and support local organizations to establish a rent-to-own housing program by partnering with regional, state or local agencies.

ACTION STEP 2.2c: Work with local organizations to identify, provide, and install home safety features for low-income residents that are aging or have a disability.

GOAL 3: DOWNTOWN

ACTION STEP 3.5a: Work with regional tourism partners to assess the need for and viability of a seasonal shuttle service between downtown Somerset and areas near Lake Cumberland.

ACTION STEP 3.7c: Assess the need for a façade grant program to encourage and support the revitalization of existing structures in downtown.

GOAL 4: ECONOMIC DEVELOPMENT & TOURISM

ACTION STEP 4.2a: Form a working group of childcare providers and major employers in Somerset to identify pathways for improving local access to quality childcare.

ACTION STEP 4.2b: Consider establishing a program to provide technical support to family childcare providers to enhance skillsets, community support, and access to resources for family members, friends, and other individuals providing childcare.

ACTION STEP 4.5a: Assess the potential for a start-up business grant, revolving loan, and/or training program to encourage small business development.

ACTION STEP 4.5b: Partner with local businesses to identify skills and education missing in the local workforce and develop strategies to provide education and training to workers and employers.

ACTION STEP 4.5c: Create a program to partner high school students with local businesses for career and skill development.

GOAL 5: PARKS & NATURAL AREAS

ACTION STEP 5.2c: Conduct a feasibility study to evaluate the need for an indoor/outdoor sports complex to accommodate regional and local demand for a high-quality athletic venue.

GOAL 6: TRANSPORTATION

ACTION STEP 6.1c: Identify ways to increase maintenance efforts along public rights-of-way and along railroad rights-of-way.

ACTION STEP 6.7a: Partner with KYTC to develop a plan for streetscaping, signage, and other public infrastructure/amenity improvements along US 27 that uses high-quality design to promote the City's character and identity while preserving the visibility of businesses from the street.

PHASING PLAN

LONG-RANGE ACTIONS (2041-2050)

GOAL 5: PARKS & NATURAL AREAS

ACTION STEP 5.3a: Develop a master plan for the expansion of SomerSplash Waterpark to accommodate more visitors and offer a wider range of activities and amenities.

GOAL 6: TRANSPORTATION

ACTION STEP 6.4a: Conduct a feasibility study for the expansion of transit services and research funding that could offset direct city costs for transit services.

ONGOING ACTIONS

GOAL 1: LAND USE

ACTION STEP 1.1a: Limit utility extensions by prioritizing and maintaining service in existing areas.

GOAL 2: HOUSING

ACTION STEP 2.3a: Empower local partners involved in housing and social programs to create and deliver a strategy for providing pathways to stable housing and employment for people experiencing homelessness in Somerset, serving as a support system for this process.

ACTION STEP 2.3b: Work with service organizations to identify properties that are within walking distance of employment, retail, and other needs that can be developed for transitional and supportive housing.

GOAL 3: DOWNTOWN

ACTION STEP 3.2b: Coordinate with local utility providers to remove unused utility poles from the public right of way.

ACTION STEP 3.4a: Continue to host current downtown events and expand promotion of these events.

ACTION STEP 3.4b: Work with local partners to create and promote new downtown events that engage a wide variety of community members.

GOAL 4: ECONOMIC DEVELOPMENT & TOURISM

ACTION STEP 4.1b: Work with SPEDA and regional development companies to promote prime development opportunities.

ACTION STEP 4.3c: Continue to provide and expand health-focused events and programs to strengthen health and fitness for all ages.

CONTINUED: ONGOING ACTIONS

GOAL 5: PARKS & NATURAL AREAS

ACTION STEP 5.2b: Work with community partners to identify and provide youth programs and athletics that are in high demand in Somerset.

ACTION STEP 5.2d: As new parks and recreational facilities are planned and constructed, integrate universal design features to improve accessibility for a wide variety of users.

GOAL 6: TRANSPORTATION

ACTION STEP 6.5a: Inventory and prioritize road maintenance needs to create a plan for ongoing maintenance.

ACTION STEP 6.8a: Engage local and regional partners and industry experts to research funding opportunities and apply for grants to launch commercial air service in Somerset with a nationally branded carrier.

ACTION STEP 6.8b: Continue to establish and cultivate relationships with state and federal legislators to develop initiatives that promote commercial air service partnerships in rural communities.

ACTION STEP 6.8c: Collaborate with neighboring communities to make a regional pitch for daily service to a regional hub like Chicago, Atlanta or Charlotte by leveraging connecting flights.

GOAL 7: FACILITIES & UTILITIES

ACTION STEP 7.2b: Monitor federal and state programs that fund rooftop solar for low-income homeowners and promote to residents and businesses.

ACTION STEP 7.2c: Assess the viability of developing a wholesale purchasing program for solar panels to reduce the upfront cost for eligible households and/or property owners.

