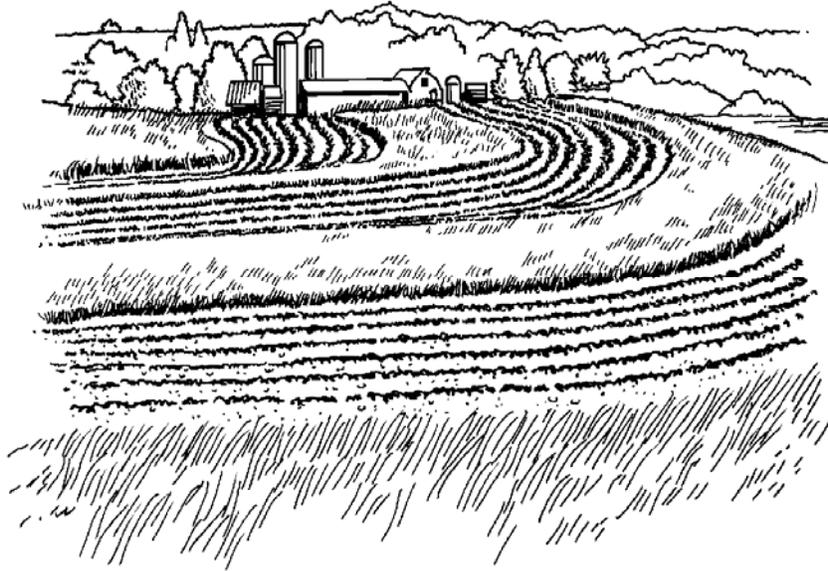


*THE KENTON COUNTY
AGRICULTURE AND
FARMLAND FUTURES PROJECT*



REPORT TO THE KENTUCKY PACE CORPORATION

prepared by the

KENTON COUNTY FARMLAND WORKING GROUP

C/O KENTON COUNTY CONSERVATION DISTRICT
6028 CAMP ERNST ROAD
BURLINGTON, KY 41005

March 2005

INTRODUCTION

The Kenton County Farming and Farmland Futures Project grew out of a request in April 2002 from then Judge Executive Richard Murgatroyd that the Kenton County Conservation District convene a working group to investigate the possibility of using a Kentucky Purchase of Agricultural Conservation Easements (PACE) Corporation grant to determine the status of agriculture and explore farmland preservation options for Kenton County. Among several questions Judge Murgatroyd raised were:

- Is agriculture a viable industry in Kenton County?
- Is there public support for the preservation of farmland and the agricultural community?
and
- How might farmland preservation efforts be funded on a continuing basis?

Although the Kenton County Conservation District had tracked the steady decrease in farmland in Kenton County over the past 60 years, Judge Murgatroyd's request provided a stimulus to expand information on this trend and to seriously focus on the future of agriculture in our rapidly suburbanizing county in Northern Kentucky with its agricultural economy in transition, primarily due to the decline of tobacco as a cash crop.

Invitations to participate in the farmland working group were extended to several entities whose missions are related to conservation, government, and planning. The following agreed to become project partners: Kenton County Fiscal Court, Kenton Conservancy, Northern Kentucky Area Planning Commission; Kenton County Parks and Recreation Department; and the Kenton County Cooperative Extension Service. Representatives from the Kenton County and Regional Farmer's Market Initiative also joined us at several meetings. From the outset, the working group sought guidance from staff of the American Farmland Trust (AFT), who have worked with other Kentucky counties on similar projects. AFT's guidance was combined with local agricultural information needs to develop a PACE grant proposal, which received funding in (date).

This document presents the findings of the Kenton County Agriculture and Farmland Futures working group as the various project components were addressed. The report consists of three parts:

- **Part I** includes an agriculture industry profile that describes the status of agriculture in Kenton County and a Cost of Community Services study (COCS) designed to show how much Kenton County spends on public services for each tax dollar raised from a specific land use. Both the agricultural profile and COCS were prepared by the AFT. Findings of the agricultural profile and COCS are followed by a brief discussion, including several AFT recommendations for heightening public awareness and support for agriculture and farmland protection. Part I also identifies farmland in the most danger of land use changes. This section considers zoning, zoning change applications, urban service boundaries, and predicted land use for the future and was prepared by the Northern Kentucky Planning and Zoning Commission (NKAPC), based on the county's Comprehensive Plan update.
- **Part II** summarizes the findings of three citizen focus groups and a countywide survey of farmers and landowners. The focus groups and survey served to gauge public support for

agriculture and interest in farmland preservation and were important education and outreach tools during the project. The activities presented in Part II were conducted by the farmland working group, with the Kenton County Conservation District acting as lead.

- **Part III** investigates sources of funding and techniques to finance a local PACE or Purchase of Development Rights (PDF) program. Conducted by the AFT, this project component describes existing local, state and federal sources of funding for farmland protection and assesses their potential applications for Kenton County. Funding strategies that have been implemented in other counties in Kentucky and elsewhere also are discussed.

With the generous support from the PACE Corporation, AFT, and all our local partners, we believe we have answered the questions posed by Judge Executive Murgatroyd. As the reader of this document will learn, the future of agriculture and farmland protection in Kenton County involves complex and sometimes controversial issues. It is hoped the findings herein will stimulate thinking on the impact of changing land use patterns and the place of agriculture and farmlands in Kenton County's future.

*Lorna Harrell, Kenton County Farmland Working Group Chair
March 2005*

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American Farmland Trust Study Report	
Kenton Farmland Working Group Power Point presentation	
Grant budget, contracts, and supporting documentation	
Farmland Identification Maps	

FOCUS GROUPS SUMMARY

PURPOSE

The Farmland Working Group (FWG) hosted a series of three focus groups aimed at exploring participants' perceptions of agriculture/farming in Kenton County and the potential for promoting a farmland preservation program.

MEETING FORMAT AND LOGISTICS

The first of three focus groups served as a pilot for subsequent groups because it consisted of members of an existing group, the Southern Kenton County Task Force, which had been meeting on rural issues for some years under the leadership of the Northern Kentucky Area Planning Commission (NKAPC). The 45-minute focus group was conducted within the context of the group's regularly scheduled luncheon meeting in May 2004, hosted by the NKAPC. The three questions addressed during the discussion were:

- 1) What is your concept of agriculture and farming in Kenton County?
- 2) What are the benefits and/or obstacles to farmland preservation in Kenton County?
- 3) How could farmland preservation be promoted in Kenton County?

Experience gained during the focus group "pilot" helped members of the FWG prepare for two additional focus groups which met in June 2004 and included participants who volunteered when responding to our survey of farmers and landowners. (See Attachment 1 for follow-up materials sent to those who volunteered.) These focus groups each lasted about 90 minutes and were held at two different locations, one a suburban and the other a rural setting. The expanded timeframe permitted time for discussion of the following five questions:

- 1) What is your perception of agriculture and farming in Kenton County?
- 2) What are the benefits of farmland preservation in Kenton County?
- 3) What are the obstacles to farmland preservation in Kenton County?
- 4) How could farmland preservation be promoted in Kenton County?
- 5) How could farmland preservation be funded in Kenton County?

The table below includes further details of the three focus groups.

Table 1. FWG Focus Groups Conducted in 2004

Date/Time	Location	Number of Participants	Facilitators
May 11, 2004 Noon luncheon	Northern KY Area Planning Commission Fort Mitchell, KY		Keith Logsdon & Larisa Keith, NKAPC Lorna Harrell, Conservation District
June 8, 2004 Late afternoon	Kenton Co. Cooperative Extension Center – Durr Annex Edgewood, KY		Wayne Spiegel, Kenton Co. Fiscal Court & Larisa Keith, NKAPC
June 24, 2004 Early evening	Kenton Co. Cooperative Extension Center – Main Office Independence, KY		Mary Kathryn Dickerson, Conservation District

A complete list of focus group participants is included as a part of this report.

Summary of Focus Group Results

Everyone who participated in the focus groups received verbatim summaries of the responses to the questions considered by each group (See attachment 3) and was encouraged to send their comments to the FWT. In at least one case, a focus group participant was very critical of the summaries. Every effort was made to address any concerns.

The following paragraphs summarize the responses to individual questions.

1) What is your concept of agriculture and farming in Kenton County?

A total of 25 responses were given with much overlap. In general, people said there were fewer working farms in the county than in the past and those farms that still survive are mostly part-time or “hobby” farm operations. The decline of tobacco, land fragmentation, planning regulations, development of subdivisions, and lack of financial or other incentives make farming a difficult enterprise in Kenton County. One respondent described farming in the county as a “dinosaur” while others were more optimistic about new ventures, including the proposed Northern Kentucky Farmers’ Market.

2) What are the benefits of farmland preservation in Kenton County?

A total of 17 responses were given, again with overlap. People mentioned several benefits of preserving farmland /green space (often used synonymously in responses). Benefits included aesthetics, habitat preservation, erosion and sediment control, preservation of rural character, and fewer government services required. Two responses expressed the view that preserving farmland encourages the redevelopment of the county’s urban core.

3) What are the obstacles to farmland preservation in Kenton County?

Of the 21 responses to this question, the one most emphasized was the large sums developers now offer for land for subdivisions. Small family farms are not being perpetuated as in the past and many property owners find it easier to sell out and move on. Lack of viable government programs and general opposition or lack of knowledge concerning farmland preservation were also viewed as major obstacles.

4) How could farmland preservation be promoted in Kenton County?

This question elicited 25 responses. Various financial incentives (tax breaks from PVA, conservation programs, help from PACE, etc.) topped the list. Several responses also mentioned more comprehensive development. Some respondents suggested that farmland preservation be aligned with suburban and urban interests. One respondent stated, "Align with people in the suburbs! They want greenspace to stay." Although responses to the question varied by focus group, this question seemed to evoke the most hopeful response.

5) How could farmland preservation be funded in Kenton County

This question stimulated 11 responses, primarily focusing on financial incentives. Some of the responses overlapped with those of Question 4. Farmers' markets and enhanced media coverage of farming and preservation efforts were viewed as important in building public support. One individual suggest that the state determine what land is important and let them bid on it when it comes up for sale.

At the close of each focus group, facilitators thanked participants for their time and encouraged them to contact the FWG with any additional ideas or comments.

Attachments will be:

- 1) follow-up invitation/postcard
- 2) list of participants and
- 3) verbatim summaries.

**Kenton County Farmland Work Group
Questions for Focus Group – 11 May 2004**

1. What is your concept of agriculture and farming in Kenton County?

2. What are the benefits and/or obstacles to farmland preservation in Kenton County?

3. How could farmland preservation be promoted in Kenton County?

Kenton Farmland Southern Kenton County Task Force – Focus Group 11 May 2004

1. What is your concept of agriculture and farming in Kenton County?
 - 1.1. Part time
 - 1.2. Aging population/children not interested – can't afford it
 - 1.3. Farmland being converted to other uses
 - 1.4. Don't need as much land for production – larger farms replacing family farms (enterprises/automation)
 - 1.5. Land/topography not suited for large
 - 1.6. Cooperative – farmers working together to consolidate labor and goods for sale – group sales make more money.
 - 1.7. Farmers have to create their own market – less tobacco – more niche markets (cattle)
 - 1.8. Would benefit from Farmers Market
 - 1.9. Effective government regulations
 - 1.10. Need to adapt to the urban areas – on the fringe – pick your own vegetables.

2. What are the benefits and/or obstacles to farmland preservation in Kenton County?
 - 2.1. Obstacles
 - 2.1.1. Price of land and equipment
 - 2.1.2. Rejection of farmland preservation
 - 2.1.3. County makes more money from other land uses/e.g. commercial and industrial – must have the proper mix
 - 2.1.4. Population becomes stagnant if no new homes are provided (must be balanced)
 - 2.1.5. Increase in land costs (preservation - constricting supply)

 - 2.2. Benefits
 - 2.2.1. Green Space
 - 2.2.2. Take fewer government services – pay for themselves county makes more money from farmers.
 - 2.2.3. Erosion control/storm water benefits
 - 2.2.4. Maintenance of ecosystems/wildlife
 - 2.2.5. Helps (farmland preservation efforts) to redevelop inner cities
 - 2.2.6. Retention of rural character/historical land use

3. How could farmland preservation be promoted in Kenton County?
 - 3.1. Tax incentive
 - 3.2. Stop growth
 - 3.3. Financial incentives (Grassland Reserve Program –GRP – to keep farms)
 - 3.4. Farmers market (ways to make dollars)
 - 3.5. Control infrastructure to control or redirect growth
 - 3.6. Smart Growth
 - 3.7. Redirect growth along major existing corridors (Hwys. 16, 17, etc.)
 - 3.8. PACE (Purchase of Agriculture Conservation Easements) program
 - 3.9. Purchasing farmland for recreation
 - 3.10. Work of Kenton Conservancy

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Kenton County Farmland Work Group
Questions for Focus Groups – June 8 and June 24, 2004

1. What is your perception of agriculture and farming in Kenton County?

2. What are the benefits of farmland preservation in Kenton County?

3. What are obstacles to farmland preservation in Kenton County?

4. How could farmland preservation be promoted in Kenton County?

5. How could farmland preservation be funded in Kenton County?

**Kenton Farmland Focus Group – Kenton Extension Center
Durr Annex 8 June 2004**

1. What is your concept of agriculture and farming in Kenton County?
 - 1.11. Farmers struggling to break even. Bombarded by Planning & Zoning
 - 1.12. Dinosaur
 - 1.13. Hobby – enjoyable
 - 1.14. Farms are thought of as secondary – not at top of list
 - 1.15. 1 acre lot subdivisions – wanting lights – complaining
 - 1.16. Development taking over – economics
 - 1.17. Not enough \$\$ in conservancies, etc.
 - 1.18. No incentives!! to preserve
 - 1.19. Need \$\$ to keep it going

2. What are the benefits to farmland preservation in Kenton County?
 - 2.1. Aesthetics
 - 2.2. Economic benefit – food prices
 - 2.3. Greenspace
 - 2.4. Preserves heritage
 - 2.5. Preservation will help inner cities

3. What are obstacles to farmland preservation in Kenton County?
 - 3.1. Worth too much \$\$
 - 3.2. Can you afford to/not to keep it
 - 3.3. Property values and adjoining activities – increased taxes
 - 3.4. Small farmers – family farms are gone – not profitable
 - 3.5. Hard to convince people that it is worthwhile
 - 3.6. Majority of values are not in farmland
 - 3.7. Easier to sell you land and go play golf
 - 3.8. Estate taxes

4. How could farmland preservation be promoted in Kenton County?
 - 4.1. Study other areas – Harrison County has larger lots, etc. - Are they successful? Use that as example
 - 4.2. Clean up – restrictions – enforcement
 - 4.3. Conservation Easements
 - 4.4. Education
 - 4.5. Find what public can do to support smaller farms
 - 4.6. County help sell larger properties with deed restrictions
 - 4.7. Determine public perception and find out how to appeal to them
 - 4.8. Get involved with real estate agents
 - 4.9. has to be affordable
 - 4.10. Help to keep farm economically viable
 - 4.11. Eliminate disincentives (PVA)
 - 4.12. Get support for future
 - 4.13. Align with people in suburbs! They want greenspace to stay
 - 4.14. Farmers market
 - 4.15. Work with cities for balance – educate and get to tailgate markets and tax benefits

5. How could farmland preservation be funded in Kenton County?
 - 5.1. Taxes
 - 5.2. Major market
 - 5.3. State decide what land is important and let them bid on it when it comes for sale (PACE?)

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**Kenton Farmland Focus Group – Kenton Extension Center
Marshall Road 24 June 2004**

1. What is your concept of agriculture and farming in Kenton County?
 - 1.20. Fewer “working” farms
 - 1.21. Fragmentation
 - 1.22. Part-time/supplemental Income (wouldn’t (b)e wish)
 - 1.23. Older generation occupation
 - 1.24. Larger farms – corporate owned
 - 1.25. Costly- difficult to make money; difficult to maintain; difficult to enter as a new farmer

2. What are the benefits to farmland preservation in Kenton County?
 - 2.1. For next generation
 - 2.2. Environmental concerns
 - 2.3. Fresher, localized food supply
 - 2.4. Aesthetics – danger of becoming too urban
 - 2.5. Nature threatened
 - 2.6. Education for urban kids
 - 2.7. Survival - self-sustaining

3. What are obstacles to farmland preservation in Kenton County?
 - 3.1. Land is easily developable – cheap, flat, ready to develop
 - 3.2. Developers offering huge \$\$ for subdivisions
 - 3.3. Political support
 - 3.4. Farming traditions not passed on
 - 3.5. Land developed with poor planning
 - 3.6. Farming not economically viable occupation now
 - 3.7. Lack of governmental programs/assistance
 - 3.8. Ways to keep farmland in family not there

4. How could farmland preservation be promoted in Kenton County?
 - 4.1. Governmental support thru \$\$ (tax) breaks, programs, etc.
 - 4.2. Various economic incentives
 - 4.3. Better ways to keep farm in family
 - 4.4. Better zoning protection
 - 4.5. Farmers should not be penalized with increased taxes due to increased land values
 - 4.6. Farmland needs to be considered in land use decisions.
 - 4.7. Better representation of zoning commissions
 - 4.8. More representation from Southern portion of County (North has control)
 - 4.9. More educational programs (NKU specific agricultural program needed here)
 - 4.10. Research fields

5. How could farmland preservation be funded in Kenton County?
 - 5.1. Fair taxation
 - 5.2. More positive media coverage – media publicize funding opportunities and positive view of farming
 - 5.3. Developers liable for mitigation efforts from developments
 - 5.4. Infrastructure available before development
 - 5.5. Protect with taxes
 - 5.6. Percent of lottery monies
 - 5.7. Infill/redevelopment of city – make more attractive for development
 - 5.8. Better outlets – ways to sell goods – farmer’s market

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KENTON COUNTY CONSERVATION DISTRICT

6028 Camp Ernst Road
Burlington, Kentucky 41005-9520
(859) 586-7903
FAX (859) 586-7683



21 May 2004

Dear

Thank you for responding to the Kenton County Farmland Work Group survey. On your survey you indicated you may be willing to serve on a focus group to help us better understand your views on the importance of farmland to Kenton County. This study is intended to find out what farmers in Kenton County want to do with their land, and gauge the importance that residents place on farmland in the county.

We have scheduled two sessions, and hope you will be able to attend one of these.

Tuesday, June 8, 4:30 – 6 p.m.

Kenton Co. Extension Center Durr Annex, Dixie Highway, Edgewood

Directions: Durr Annex Learning Center

From Interstate 275: Take exit #83 (Dixie Highway). South on Dixie Highway.

Left at fourth traffic light into K-Mart Shopping Plaza.

Center is at the south end of the plaza (opposite end from K-Mart).

Thursday, June 24, 7:00 – 8:30 p.m.

Kenton Co. Extension Center – 10990 Marshall Road

Directions: From Interstate 275 (Cincinnati / Covington / Boone or Campbell Counties):

Take exit 79 (Taylor Mill / Covington). South on Route 16 for approximately 7.5 miles.

Left on Marshall Road. Left into driveway of the Durr Extension Center.

Please indicate your choice of focus group session on the enclosed card and return it to us no later than Tuesday, June 1. Please return the card even if you are unable to attend or are no longer interested in serving on a focus group. We will contact you to confirm the focus group session for which you register.

If you have any questions or would like more information, please call: Sally Aaron at 859-586-7903 or e-mail to sally.aaron@ky.usda.gov. Thank you for your help and cooperation in this important work.

Sincerely,

Mary Kathryn Dickerson, District Coordinator – Kenton County Conservation District
for the Kenton County Farmland Work Group

The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service and Conservation Districts prohibit discrimination in all programs and activities on the basis of race, color, national origin, sex, religion, age, disability, political beliefs, sexual orientation or marital or family status.

Thank you to those who participated in the focus groups (our apologies to those we inadvertently omitted):

Mr. Ronald J. Lubbe, Erlanger, KY
Mr. Lloyd Brueckner, Independence, KY
Mr. Jeff Cahill, Covington, Ky
Ms. Linda Dalton, Covington, Ky
Mrs. Joy D'amico, Latonia, KY
Ms. Kathy Donohoue, Independence, KY
Toni and Vince Lovelace, Demossville, KY
Mr. Henry Menke, Morning View, KY
Mr. Michael Powder, Ryland Heights, KY
Mr. Elmer Price, Morning View, KY
Mr. Paul Riley, Morning View, KY
Mr. Mike Roland, DeMossville, KY
Mr. Don C. Saylor, Covington, KY
Mrs. Sylvia Shor, Cincinnati., OH
Mr. Paul C. Sipple, Covington, KY
Jeff and Grace Wilson, Taylor Mill, KY
Members of the Southern Kenton County Task Force

Letter sent with survey

18 March 2004

Dear Kenton County Landowner,

I am writing to ask your help in a study regarding agriculture and farmland in Kenton County. This study is part of an effort to develop a profile of agricultural activity in our county and to determine if there is an interest and a need for measures to preserve and protect farmland.

If you receive our District newsletter *Landscapes* or are one of our farm cooperators, you already are aware that we are a county agency involved in soil and water conservation. In view of our mission, former Judge-Executive Richard Murgatroyd directed us to undertake this study for the county. Our other partners in this project include the Northern Kentucky Area Planning Commission, Kenton County Cooperative Extension Service, and Kenton County Conservancy. The results of this survey will help us answer questions regarding the current status and future of agriculture and farmland in Kenton County. Similar studies have been conducted in Oldham and Fayette counties and other Kentucky counties undergoing rapid development.

Your household was selected to participate in this survey because you own property in Kenton County that is classified as agricultural land. This survey is being mailed to all such property owners. In order to assure accuracy of results, we ask that an adult property owner complete this survey. Your answers will be kept completely confidential and will be released only in summaries in which no individual's answer can be identified.

The survey should take only a few minutes of your time. When it is complete, please fold, tape securely, and drop it in the mail. Postage is furnished. It would be most helpful if you would return the survey by **Friday, April 2, 2004**.

If you have any questions or comments, we would be happy to talk with you. Feel free to contact me at our office number, 859-586-7903.

We are enclosing a packet of Forget-Me-Not seeds and hope you enjoy them in your summer garden! Thank you very much for your help in this important study.

Sincerely,

Mary Kathryn Dickerson, District Coordinator
Kenton County Conservation District

Enclosure

Help Decide the Future of Farming in Kenton County

Your opinion is important to us. Please complete a survey to let us know how you feel about the future of agriculture in Kenton County.

1. Do you consider yourself to be a farmer? Yes No
If "Yes"
 - approximately how many acres of farmland do you own? _____
 - approximately how many cropland acres do you own? _____
 - approximately how many cropland acres do you rent? _____
 - approximately how many cropland acres do you have that are currently farmed by someone else? _____
 - other _____

2. Approximately how long do you anticipate continuing to keep your land in agricultural production? _____ years.

3. Do you think farmland protection or preservation should be considered for Kenton County?
 - a. Yes No
 - b. Please explain:

4. Which of the following statements best describes your current feelings regarding your land?
(please check only one statement)
 - a. I purchased my farmland as a real estate investment and plan to sell it for development.
 - b. I am willing to consider the sale of my land for development, for the right price, and I have no strong feelings, one way or the other, whether my land remains in agriculture.
 - c. I would like my land to stay in agriculture as long as I own it. However, what happens after I sell is up to the new owner.
 - d. I would like my land to stay in agriculture even after I no longer own it and would like to explore ways to keep my land in agricultural production.
 - e. I would be willing to explore other options for my land, such as parks and recreation, green space, or conservation land.
 - f. Other ideas _____

5. I would be more likely to consider options for protecting all or part of my land if there were tax benefits available for doing so.
 Yes No

6. Comments:

Would you like to participate on a focus group about farmland protection (a 2-hour time commitment)?
Yes _____ No _____
If yes, provide your contact information or call our office at 586-7903.

Optional:

Name: _____ Phone: _____

Address: _____ E-mail: _____

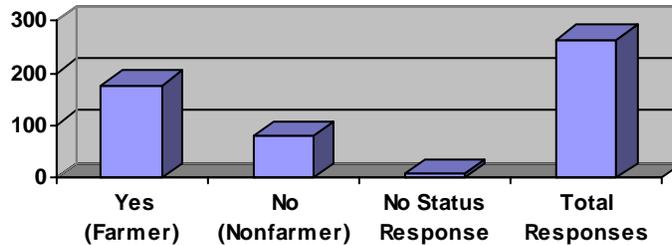
City: _____ State: _____ Zip Code: _____

Wildflower Packet enclosed with survey

Help Decide the Future of Farming in Kenton County Farmland Survey March 2004 - Summary of Results

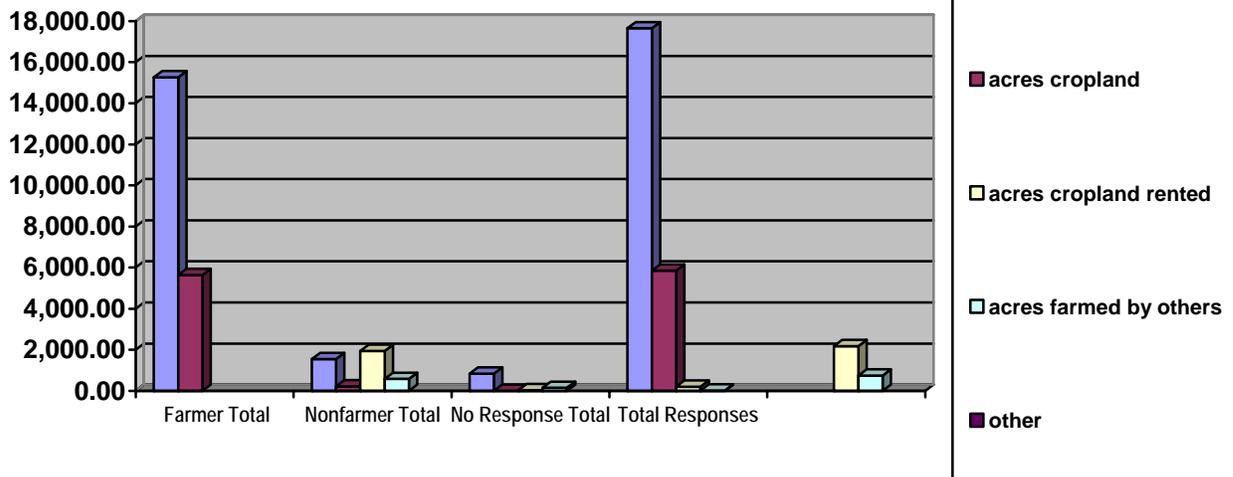
Question #1	Yes (Farmer)	No (Nonfarmer)	No Status Response	Total Responses
Do you consider yourself to be a farmer?	176	80	8	264
Percentage	66%	31%	3%	100%

Do you consider yourself to be a farmer?



Question #1 – If Yes	Farmer Total	Nonfarmer Total	No Response Total	Total Responses
approximately how many acres of farmland do you own?	15,269.55	1,543	840	17,652.45
approximately how many cropland acres do you own?	5,630.3	221	5	5,856.3
approximately how many cropland acres do you rent?	1,945.5	37	200	2,182.5
approximately how many cropland acres do you have that are currently farmed by someone else?	580	148.5	16	744.5
other (See responses below)				

Acres owned, rented, farmed by others



Farmer other category:

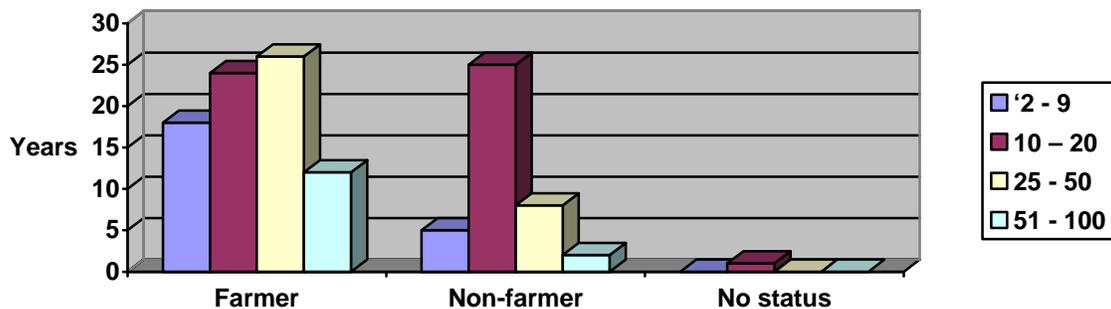
1. Retired - did farm on small scale
2. Lease tobacco base
3. fields used for pasture
4. sell tobacco base
5. cuts and bales 4 other pieces of land for hay
6. raise horses
7. Harrison County land - 90 acres
8. Have been too old
9. I grow small fruits and trees (Ky Forest stewardship plan and Tree Farm Certification)
10. Hobby farming, gardening
11. farm parents' 25 acres/ 10 cropland
12. neighbor cuts hay
13. 20 acres for hay, mostly trees and brush for the wildlife
14. keep bees, etc.
15. farm manager
16. my son
17. In a very minor way - we have tobacco poundage - neighbor puts cattle on land to try to keep it clean. He also cuts the hay for the same reason
18. retired
19. Neighbor uses hay and pasture in return for keeping farms mowed - fence row, etc. or grow tobacco.
20. retired
21. have rented the rest of the land for goats and horses to keep farm cleaned.
22. my son now operates the farm - retired
23. part share of 120 acre farm
24. part time
25. woodlands and pasture 72 acres
26. jointly owned
27. 28 acres in Kenton County

Nonfarmer – Other category:

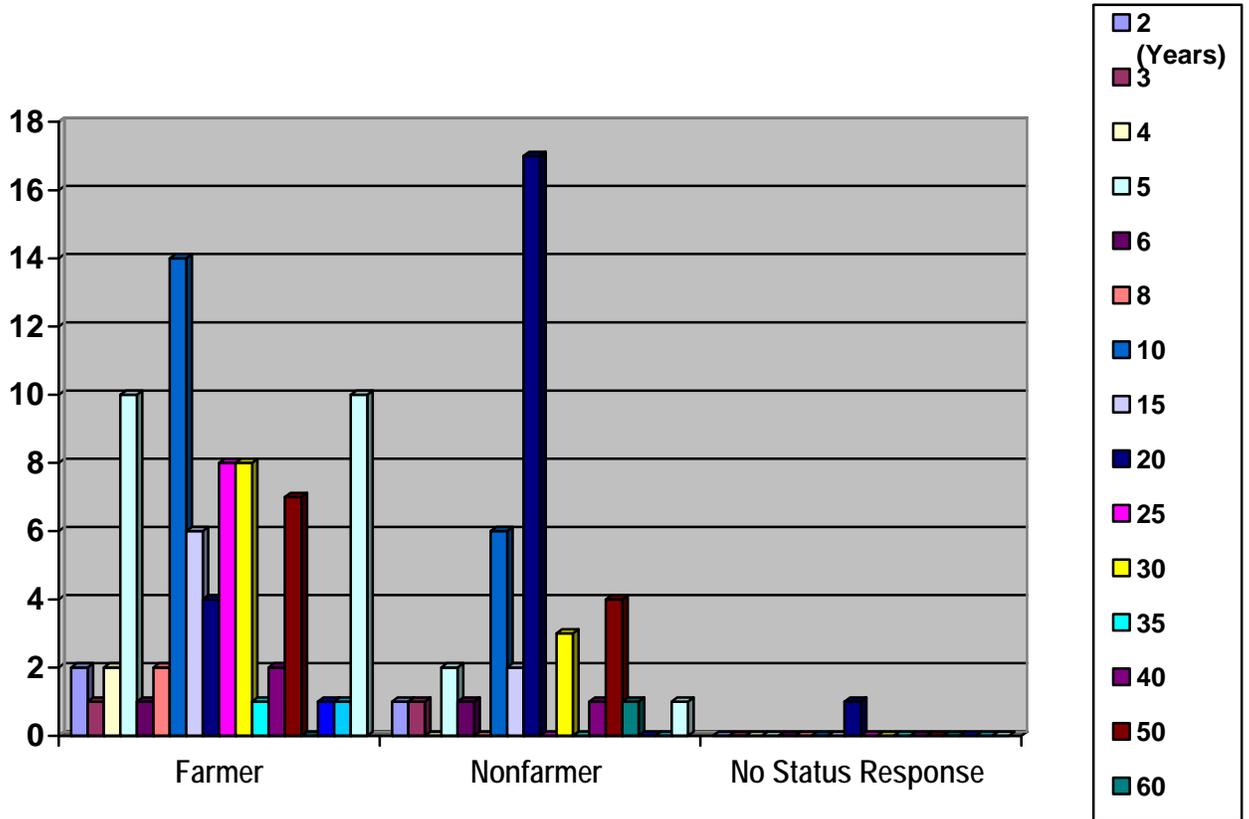
1. We do lease tobacco and harvest hay.
2. Someone else cuts and bales hay on 20+ acres
3. sold farm in 2001
4. I lease out my tobacco base
5. I have attempted to enhance my land as wildlife habitat by keeping out invasive species and doing native plant restorations.
6. own 40 acres - son farms them
7. cows, horses pasture
8. I don't grow crops, I have a horse on the land
9. tobacco allotment is leased out
10. tobacco crop leased out and grown elsewhere
11. 72 acres forest - mother died and they raised PV 500% because of development and PV would co--g an ag listing!! What a joke.

# 2 Approximately how long do you anticipate continuing to keep your land in agricultural production?	Farmer	Nonfarmer	No Status Response
2 (Years)	2	1	0
3	1	1	0
4	2	0	0
5	10	2	0
6	1	1	0
8	2	0	0
10	14	6	0
15	6	2	0
20	4	17	1
25	8	0	0
30	8	3	0
35	1	0	0
40	2	1	0
50	7	4	0
60	0	1	0
75	1	0	0
99	1	0	0
100	10	1	0
'2 - 9	18	5	0
10 - 20	24	25	1
25 - 50	26	8	0
51 - 100	12	2	0

How long to you anticipate keeping land in ag production?

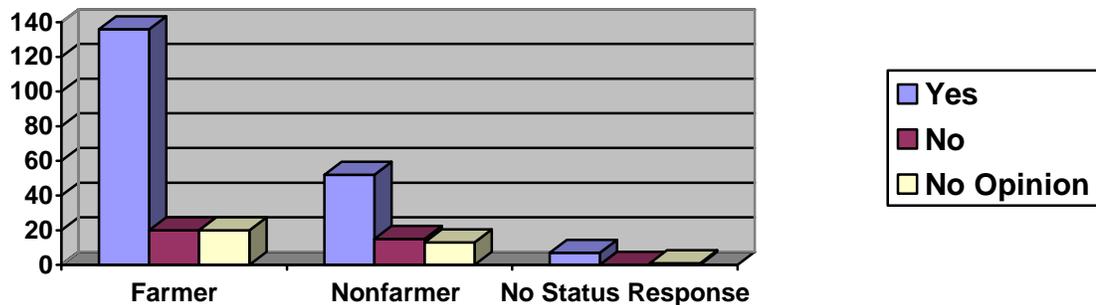


How long will you keep land in agricultural production?



# 3 Do you think farmland protection or preservation should be considered for Kenton County?	Farmer	Nonfarmer	No Status Response
Yes	136	52	7
No	20	15	0
No Opinion	20	13	1

Should farmland protection be considered for Kenton County?



Farmer – Yes think farmland protection or preservation should be considered for Kenton County.

Comments:

1. Too much development interferes with the ecosystem. There's already too much with flooding, erosion, etc.
2. Because a lot of people depend on it.
3. To stop urban sprawl
4. I work at a real job to pay for by hobby and my land use doesn't pollute like a bunch of houses on my 10 acres. So I should receive land production and tax relief.
5. There's not much left
6. To stop urban expansion
7. It's sad how farmland is gobbled up by development since WWII, all sectors of society benefited financially except farmers.
8. If something isn't done soon there won't be any farmland left.
9. Yes, if protection doesn't occur it will continue to be gobbled up by subdivisions.
10. Our small stretch is the famiy farm with beef cattle and a barn for show hogs and steers and heifers. We want to raise our children with farm animals and a love of the land.
11. Generations to come should enjoy open space and land to roma.
12. Too many subs & cities
13. American farmers feed the world
14. I think there is a growing demand for locally grown organic beef and produce. The truth about the chemicals used in foreign countries will eventually be made known.
15. I think it may be too late. We should have put a stop to excessive develoment five years ago.
16. Farming is the backbone of our country
17. Too much is being grabbed up without thinking of the future results.
18. Too many farms are being sold for subdivisions. Builders have none of the restrictions that are put on farmers. Farms are in the neighborhood first but homeonwers can complain about smells, noises, etc.
19. How long before all of Kenton County is a subdivision?
20. We need
21. You can't grow anything on blacktop or concrete
22. We need a local source for fresh produce and a meat source if ever needed.
23. Most farms are not only growing so many houses per acre. In the near future Kenton County will all be under roof. Is this a good thing??

24. Every few years for the past 12 - 15 years I've had to demonstrate/prove to the PVA office that my land is being used for agricultural purposes.
25. It provides a buffer zone around the area from fast growing subdivisions. Grass lands, and forests clean our air and make for a cleaner environment. Farmers are far more concerned about watershed programs than our developers, etc.
26. Development needs to be curbed. Subdivisions are consuming land
27. Kenton County is overgrown
28. Since state route 16 is the county divide by water flow, (north going toward Ohio River) I believe development should only be north of SR 16
29. There is too much development
30. Farming heritage - farming is best land use for southern Kenton County
31. Farms are important and being bought for development every day.
32. Because our open spaces are being gobbled up rapidly by developers.
33. It is the backbone of America
34. Development/subdivisions occupy the majority of the northern 2/3 of the county, and continue to remove open land from the agriculture and farmland base. With change comes increased & new environmental and governmental issues. It is very important that the younger generation see and experience the historical and modern farm buildings and operations along with a variety of farm animals, crops, gardens, and wildlife within Kenton County.
35. How are you going to slow down progress? Well known name contractors are buying up large acres farm land for future development. It look like to me it will be three to four years from now.
36. Too many subdivisions and no improvement in roads to handle the traffic. Look at Taylor Mill
37. I believe that grass is nicer than concrete.
38. No one owns land, where only here for a little while, let others find the happiness and joy of the land, when we are gone.
39. Pockets of land in undeveloped state necessary for wildlife, etc.
40. Drive around the country and look. The bulders have no respect for the land or the erosion they cause. They can't build a house that looks like ahouse, all they can build anymore is boxes and the roads to these subdivisions are all substandard and obsolete
41. We need farm land
42. Continue lower taxes; provide outlet for farm products
43. It is important to have lands in agriculture production in proximity to metropolitan areas
44. Too much of our farmlnad is being turned into malls, apartment complexes, and subdivisions.
45. There will be no place for cattle or crops if land keeps ging into subdivisions.
46. Farms are being eaten up by business and new subdivisions with no thought of the long term. Who will raise meat and crops and where will people do this if no farms are left.
47. Every city needs a green belt to support it; read Wendell Berry's essays.
48. Home grown vegetables are good
49. We don't feel there should be specific restrictions. It should be up to the individual landowner. Those who wish to preserve their farms should be aided in doing so, in that those who wish to sell should be able to.
50. Developers are buying all the farm land and cities will not stop them because of financial goals and lawsuits by developers. Government has to step in.
51. Because it is too bare for development although I know it won't be long
52. The way people are bulding new homes it won't be long the farms are gone.
53. Farms are becoming more and more rare as large family farms are being sold for subdivisions, green space is important, and a heritage that we can't afford to give away.
54. Keep it in the family
55. County's natural heritage
56. Destruction of farmland is being brought about at a rapid rate houses are being built on all of the land that would have been tillable.

57. In approx. year 1980 the NKAPC changed lot size from 5 acres lot to 1 acre lot size. It should have been 2 or 3 acres lot size. The larger lot size would have help keep it look like it was still in a rural setting and we would have our green space.
58. Keep open land (greenspace) if possible
59. Agriculture has lost our dedicated farmer, our nation needs to preserve what is left
60. Keep farms in rural Kenton County
61. Some combination of protection and preservation is necessary if we want to maintain the natural beauty of the country.
62. I don't want to see it in concrete and houses
63. Need green space. Need diversity. Helps with ending rapid runoff and water pollution.
64. Farms that are now being sold are going to industry and subdivisions soon there will not be any place for cattle and farming.
65. The county, I feel is focused on building and industry for the tax base and development only. Farm preservation not one of the top items of focus.
66. We don't need wall to wall - need open fields
67. I've lived in rural Kenton County most all my life. I like rural areas.
68. To keep city from telling you what to do
69. There is a great need for this. Developers are taking out farms at an alarming rate. Something needs to be done.
70. Too many subdivisions being developed
71. At the rate of development there won't be a dozen 100+ acre plots in 20 years
72. Even New York City recognizes the need to keep a green area for the residents, in Central Park. Kenton County must keep our farm areas undeveloped.
73. As long as it can be done without lowering the value for people who plan to sell their land.
74. Our farms are one by one being developed. How sad that a county once known for our agricultural heritage now has so little farmland.
75. At the present rate farmland will be gone & a way of life lost forever in this county.
76. Too many subdivisions taking good farm land. People move from the city and expect the farmer to change their life style.
77. Everything has to be planned for best results, and it better be done soon. But you'll have to give the farmers some incentives.
78. To keep county planning out of our hair
79. Farms disappearing
80. To preserve our future
81. We need open farm lands
82. Developers are buying up farms as we speak. Put a stop to this.
83. For the future generation to enjoy open space.
84. Protect the right of the farmer. Do not let growth force them out. Do not allow new people moving in to restrict the rights of the farmer.
85. Land suitable for farming should be protected as farmland for the future. There is too much suburban sprawl using the best farmland.

Farmer – No - (do not) think farmland protection or preservation should be considered for Kenton County. Comments:

1. We no longer depend on need for extra income there are just 2 - 4 farmers left and they live in the extreme south end of the county.
2. Many people have kept their farms thinking they may have to sell in retirement. Then in effect the value of the land is diminished.
3. I would encourage crop preservation but with the deterioration, trash, dumping, trailers, and demise of the environment in southern Kenton County it seems a mute point. If the violation of the blight ordinance continues I want to be able to put 15 trailers on my farm.
4. We don't feel there should be specific restrictions. It should be up to the individual landowner. Those who wish to preserve their farms should be aided in doing so, in that those who wish to sell should be able to.
5. Farmland not significant or prime enough in Kenton County to be preserved.
6. Supply and demand
7. No further gov. controls should be enforced upon landowners
8. I spent a lot of money (my own) to purchase land and invested a huge amount of sweat and back breaking work in farming and maintaining it. I don't need non-landowners telling me what to do with it.
9. Nothing special to preserve
10. Most of the better quality farm land has already been developed.
11. A person who owns a farm should be able to do what he or she wants to do with their property.
12. Property rights issue
13. I feel like Kenton County has become more suburban county than the surrounding counties.

Nonfarmer – Yes think farmland protection or preservation should be considered for Kenton County. Comments:

1. It would be a shame to see the farmland in Kenton County be lost to development
2. If agricultural farmland is not being used to farm I think it should be at least in large part, restored for native wildlife habitat.
3. Too many houses - the country is disappearing
4. To keep the few farms we have left
5. To help slow down over-development of the land
6. The area farmed must be located with other farm land that is practical and profitable to farm.
7. It's good to have large green spaces.
8. Farmland keeps food prices down. We can not make more land. If we develop all of our land then we become dependent on foreign lands for our food.
9. If people want to farm it would help them.
10. In areas where there is farmland that is being used it should be protected from development.
11. Too much development - not enough infrastructure - need clean waterways and streams
12. Development of county should provide for mix of industrial, agriculture, residential
13. It is great way for county to keep green space, continue economic impact, provide fresh products to area and provide healthful lifestyle.
14. I think the nation as a whole and Kenton County in particular needs to preserve this way of life and areas of green space. We need to curb urban sprawl.
15. Too much development.
16. Suburban sprawl has practically eaten up all of Kenton County farms.
17. Too many acres are going for subdivisions
18. Not much nice looking areas left. Developed lands all look the same -cause excess runoff.
19. We need wildlife protection
20. Heritage

21. We are farmers! A wonderful life! Every child should have the opportunity to experience the life of a farmer.
22. Because it is the most perfect place to bring up a family working together and everyone has their choice and understand how the weather can affect what you grow even if it is just a garden to provide food for your own family.
23. To avoid sprawl - but that is probable not possible under the nowadays agricultural conditions.
24. Keep PV office & Gc--d out of our hair stop increasing property tax. Included storm water, water line, sewage line. Each time Murgatroyd and his fellows open their mouths our tax in some way goes up.
25. Farming is what most of my grandpa, grandma, dad, mom & uncles & aunts did to make a living. It gave me the work ethic I have today.

Nonfarmer – No - (do not) think farmland protection or preservation should be considered for Kenton County. Comments:

1. Too urban for farming.
2. That power that already exists thru zoning and other governmental apparatus and is already being used (skewed by imperfect market forces).
3. Because most people make their living outside of the farm. People who make their living by farming should be protected.
4. Anyone that owns farmland knows how to protect and preserve it if that is what they want. Without a government agency involved.
5. What makes you think you can make better decisions than me.
6. I think the land owner should be able to do what they want with their land.
7. I do not think it is important/appropriate to preserve farmland in urbanized counties. I think land should be employed in its highest and best use.
8. Too late farm ground is too high price to farm I have sold 80 acres for \$880,000 the only way to make farmer keep the ground is have them make some money
9. Taxes too high for farm land.

Farmer - No opinion

Comments:

1. Protect green space, farming necessary occupation, provides watershed
2. I guess I need a better explanation of protection and preservation?
3. Most of the big farms and frontage have already been sold.
4. Mixed feelings
5. Cities keep taking rights away

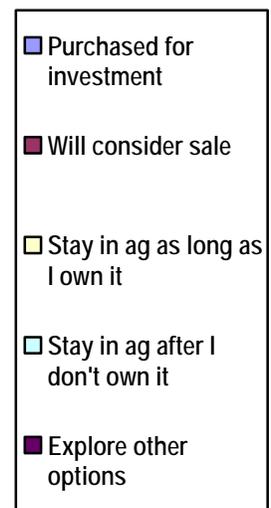
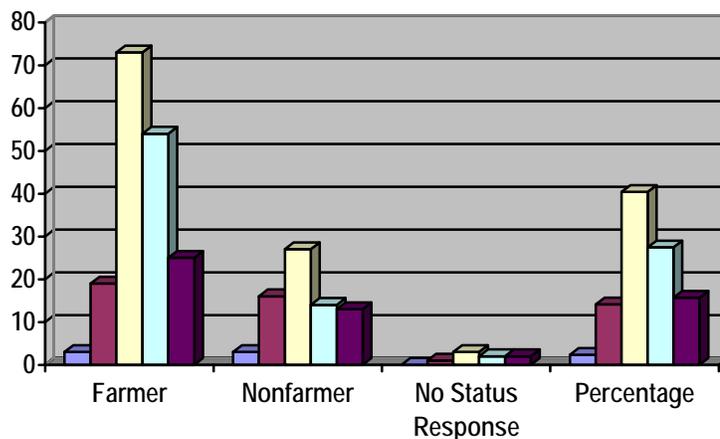
Nonfarmer - No opinion

Comments:

1. That power that already exists thru zoning and other governmental apparatus and is already being used (skewed by imperfect market forces).
2. I don't know
3. question (3 responses)
4. Depending on time frame: 5 - 15 years yes; 20 - 60 years no.
5. Depend on regulations, they keep changing

#4 Which of the following statements best describes your current feelings regarding your land? (please check only one statement)	Farmer Total	Nonfarmer Total	No Status Response Total	Total Responses	Percentage of Total
I purchased my farmland as a real estate investment and plan to sell it for development.	3	3	0	6	2.35%
I am willing to consider the sale of my land for development, for the right price, and I have no strong feelings, one way or the other, whether my land remains in agriculture.	19	16	1	36	14.12%
I would like my land to stay in agriculture as long as I own it. However, what happens after I sell is up to the new owner.	73	27	3	103	40.39%
I would like my land to stay in agriculture even after I no longer own it and would like to explore ways to keep my land in agricultural production.	54	14	2	70	27.45%
I would be willing to explore other options for my land, such as parks and recreation, green space, or conservation land.	25	13	2	40	15.69%
Other ideas (See responses below)					
Total Responses (no response)	174 (2)	73 (7)	8	255	100%

Current feelings regarding their farmland



Farmer Other Ideas:

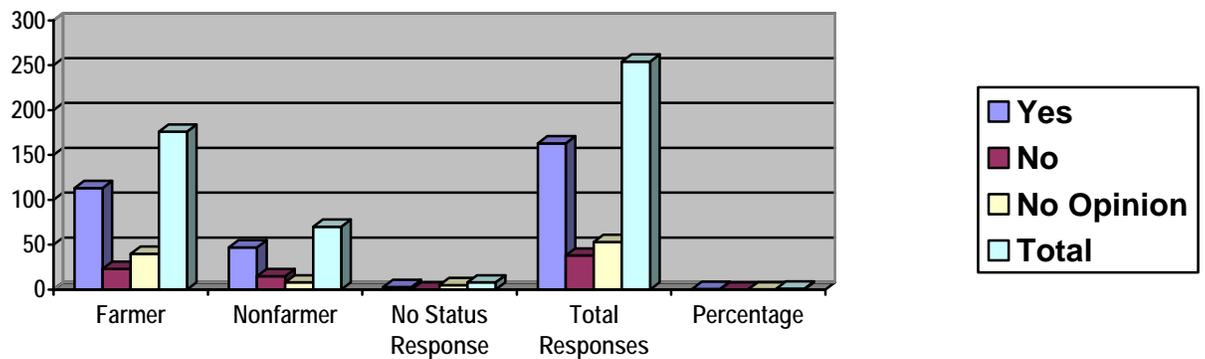
1. We are more interested in our land continuing as green space than farm production
2. Stay agricultural/no plans to sell
3. Maybe other options?
4. Pass to kids and keep for farming
5. My land will be handed down to my children, who would continue to farm.
6. I work very hard to stay agriculture to pass on to my children and their children, etc.
7. My will is read my family with comments to them that it remain as a farm.
8. I think it is a shame small farms have been forced out of existance. I grew up on small farms. I am now 71 years old.
9. Property will be willed to 3 sons
10. Other options eventually
11. I would consider selling for golf course
12. The land will be left to our children - they plan to keep it as open acres.
13. I would like my land to be kept as green space, wildlife sanctuary, with the ability for my children to build homes on it.
14. In 1950 there was 25 farms on Green Road plus 10 dairy farms operating out of the 25 farm none exist & tobacco base is next to no income. What is next on regulations for farmland
15. This was handed down from my grandfather to my mother and to me to keep in the family forever.
16. Maybe other options?
17. We do not plan on selling land - will be let to heirs.
18. Encourage retention as farmland by my heirs through proper trust
19. Purchased this land for family & dogs.
20. As long as it is possible
21. I consider my land as my leagacy to my children and grandchildren. We all love and cherish it very much.
22. Preserve my land for my family to remain the way it is now
23. It will stay agriculture as long as I am able to keep it going. After that it is up to my children.
24. I bought the farm to farm and sell it for the highest price unless I don't have to pay taxes or family as long as it's a farm

Nonfarmer Other Ideas:

1. I plan to enjoy my land and pass it to my children
2. No parks or recreation
3. My property borders a valley and I hope it always stays undeveloped.
4. Would like to keep my farm for my son to operate
5. I sold my farm because it was no longer practical or profitable to keep it.
6. Green space for wildlife
7. To stay as is
8. It's my land & I will do what I want with it.
9. At 78 years of age I assume my children will sell to a developer.
10. Purchased land as investment and plan to keep for development in my family.
11. Wildlife protection
12. I love it and want to keep it. Probably not possible for land to stay in agriculture after I sell it.
13. The land location fits b & c due to use permit and flood plane.
14. I would like to keep it in a large block while others around be develop.
15. Damn Bowman Creek for fishing
16. Keep as close to virgin as possible for the wild animals - have one homestead

# 5 I would be more likely to consider options for protecting all or part of my land if there were tax benefits available for doing so.	Farmer	Nonfarmer	No Status Response	Total Responses	Percentage
Yes	113	47	3	163	64.17 %
No	23	15	0	38	14.96 %
No Opinion	40	8	5	53	20.87 %
Total (no response)	176	70 (10)	8	254	100.00 %

Would consider options to protect if tax benefits available



Farmer – Yes to likely to consider options for protecting if there were tax benefits. Comments:

1. If things keep going like they are you won't have any farms in the county.
2. Our 10 acres is on a separate deed. There is no right of way to it. I hope it always remains pasture for the farm animals. It is fenced.
3. My property is part of a larger farming operation that is covered in another questionnaire.
4. We bought this land with no intentions of selling it or making a profit off of it. I would hope my heirs feel the same way after I am gone. Why would you introduce deer and other wild animals and then let developers rape the land so there are no longer any grazing areas for these animals?
5. I live in country and want to keep it that way - no subdivisions, shopping malls.
6. Wish grandson would take over
7. Keep development in the Northern Part of the County
8. I belonged to a focus group and they consisted of engineers, contractors, and investors. Not one farmer. Who you think you are kidding.
9. Need to keep at least part of the county in agriculture. It's a sad day when you have to give your heritage up because the county wants a bigger tax base.
10. I am presently considering a conservation easement on a portion of land in my estate.
11. I think it is sad to see some of our best farm land being sold for commercial & housing. It has to be stopped somehow.

12. I live out of state where I farm 100 acres.
13. My land is full of wildlife deer, turkey, rabbits, squerils, racoons, tarpins, black snakes
14. Where was you fourteen year ago? It is too little to late. I needed some kind of Farm Tax brake and equipment. Taxes up 100% insurance up 100% I lost 50% of my tobacco base of 1,000 pounds. Wheat & soybeans prices down. Plus labor cost is up 100% to \$10 per hour if you can get any body to work 4 - 8 hours per day. (2)
15. Financial support for farmers is essential for preservation of green space and basic farm land.
16. Not likely
17. I have purchased another farm south of Kenton County. Only for the reason I feel no farmland preservation tactics are in place and will not be. I see an interest in farmland. I am only thinking ahead for myself and family and the family farm.
18. Farming is becoming harder to make money without being out a lot more on fencing and fertilizers, etc.
19. The amount of investment to keep some land as agriculture in Kenton County would be a good investment in future generations of this area.
20. I am weary of the best cropland being bought and subdivided for profit sake only. In 1980 I bought a small farm in Southern Kenton County because I wanted to establish my home on farmland. Without any input on my part, the farm behind me was sold for development. Now I have 20 suburbanites going in and out Stephenson Road. My area was really changed into suburbia and I could do nothing about it.

Farmer – No - (not) likely to consider options for protecting if there were tax benefits.

Comments:

1. Too much control is not always a good thing.
2. "Forget-me-not" agriculture, preserves life.
3. I am 76 years old, and we are thinking about putting this farm in a trust.
4. My children will keep this farm in their name after I am deceased
5. My thought is that if people who want to preserve famland have a desire to do so, then they should purchase land and preserve it. Talk is cheap.
6. Our goal is to keep our farm for our children and our children's children into the future. We feel very strongly about preserving this heritage.
7. Thanks
8. I feel this land is jointly owned and the only way out is development.

Nonfarmer – Yes to likely to consider options for protecting if there were tax benefits.

Comments:

1. Put a stop to agencies like the sanitation district who now make people pay for rain water.
2. We are losing too much of our productive agricultural land at an arlarming rate due to several reasons. One of worst being eminent domain.
3. I have traveled extensively in Europe and admire the way they have preserved land and avoided wasteful sprawl. Property and estate taxes are the main forces causing agricultural land to be sold into the hands of developers.
4. The only way I would ever consider selling my land is if I had a great financial need - even then, I'd try to avoid it.0
5. That would help. The greatest lessona child can learn is by working the land and raising animals.
6. I don't farm the land. I keep a horse on the land.
7. Farming is no longer farming we are in a new dimension of food production. Land use will be evolutionary and need to be in 7 - 14 year review cycle. Need consider water runoff and priority need r..? Water to ground from runoff wells.

8. Farmland preservation comes down to lifestyle preservatio which should not be subsidized by government.
9. I have no plans for this land oteher than letting some deer hunters bow hunt. I am retired.0
10. Equal to Development? No go - limitations usual.

Nonfarmer – No - (not) likely to consider options for protecting if there were tax benefits.

Comments:

1. My farm has been in my family since 1910, but since it consists only of 26 acres, I can't make a living on it. I don't want government agencies mandating how and when I can sell my property.
2. My husband farmed prior to his death 19 years ago. Since then, the land has been neglected. My three sons have no interest in farming.
3. I firmly believe that our society as a whole should realize the value of farmland and green space and the benefits they provide.
4. Stay Away
5. Both my husband and myself were raised close to grandparents farms and feel it was one of the best parts of our childhood especially in spring and summer.

Farmer - No opinion on Tax Benefit

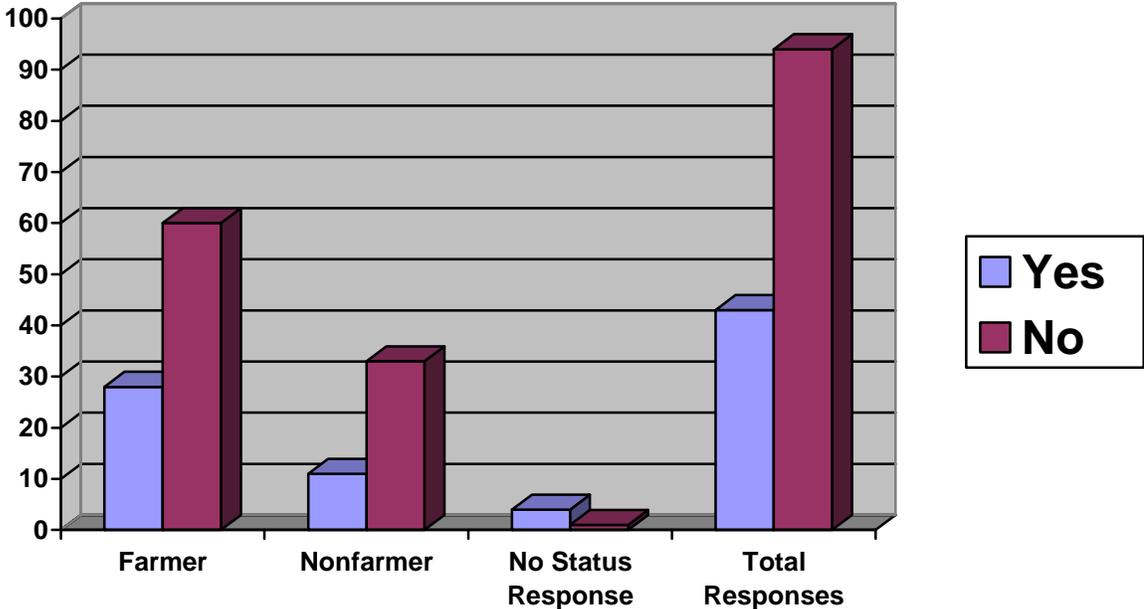
1. When you can't do what you want with your property then this has become the new soviet union!!!
2. Tax benefits are nice but if the county does not clean up the trash and trailers in Southern Kenton County, no one will want to stay here.
3. My husband Charles is deceased. I'm 88 and I want to see my ground stay in agriculture
4. My age is 77 years. My wife is 75. May be required to sell land if financially necessary at some future date.
5. I want to keep my land and keep the state and government out of it.
6. Not sure about this
7. Farmers must be compensated for their only real and most valuable asset. Anything else won't work.

Nonfarmer - No opinion on tax benefit

1. I don't know what you mean by protection. The land I own has been in my family since 1789 - 3 yrs. Before Ky. was a state. I want it to stay in the family. I'm not doing anything with it except giving away hay and looking at the woods and hills, but I want to continue doing so.
2. It's always been in Kenton County since Kenton County was formed, but I want to leave Kenton County alone, and I want them to leave me alone. I do pay taxes on it every year and that should be enough.
3. I don't know
4. n/a
5. Questions about this.
6. Protect it from what?
7. Attached letter

Question #7 Would you be willing to serve on a focus group?	Farmer	Nonfarmer	No Status Response	Total Responses
Yes	28	11	4	43
No	60	33	1	94

Would you serve on a focus group to discuss farmland protection?





KENTON COUNTY CONSERVATION DISTRICT

6028 Camp Ernst Road
Burlington, Kentucky 41005-9520
(859) 586-7903
FAX (859) 586-7683

For immediate release January 14, 2004

Kenton Farmland Work Group Awarded Grant

Farmland in Kenton County has steadily decreased over the past 60 years. Of the total 105,600 acres in Kenton County, there were 78,847 acres in farmland in 1940 held in 1,329 farms. By 1997, there were 37,788 acres in farms, in 442 farms.

In April 2002, at the request of Kenton County Judge Executive Richard Murgatroyd, the Kenton County Conservation District convened a work group to investigate using a Kentucky Purchase of Agricultural Conservation Easements (PACE) Corporation grant to explore farmland protection and preservation options for Kenton County. The work group received notification in November that they have been awarded a \$20,000 matching grant. The grant will aid the county in preparing an agricultural lands inventory and cost of community services study to provide an accurate picture of the status of agriculture in Kenton County. The study will also provide an educational program for both farmers and the urban and suburban community regarding farmland preservation and protection and investigate techniques to finance a local farmland protection program. The matching funds will be provided by cash and in-kind support through the partners, Kenton Co. Fiscal Court; Kenton Co. Conservancy; No. Ky. Area Planning Commission; Kenton Co. Parks and Recreation Dept.; and, Kenton Co. Cooperative Extension Service.

The work group will be using a variety of methods to help gather opinions about farmland protection options for Kenton County. A mail survey will be going out in February to over 1000 Kenton County farmers and other landowners. The work group hopes that people will take the time to fill out the survey and return it so their voice is heard.

Several community meetings will be held later this spring to explain the results of the agricultural lands inventory and cost of community services study, as well as gather public opinion. Several focus groups are also being planned.

If you would like to know more about the farmland protection study, or want to participate in the survey or a focus group, contact the Kenton County Conservation District at 859-586-7903 or e-mail to mdickers@ky.usda.gov.

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For information about this news release, contact Mary Kathryn Dickerson at 859-586-7903 or mdickers@ky.usda.gov

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