

Staff Report

Board of Adjustment Hearing: April 16, 2024

Case Number: CUP 24-02
Applicant: Cirilo Gorostieta and Rosa Nolasco
Location: 499 Redmon Rd
Request: Conditional Use Permit
Agrotourism Events (such as rodeos)
Zoning: A-1 Agricultural
Application Date: March 12, 2024
Legal Notification: April 2, 2024
Staff Site Visit: April 4, 2024



Proposal:

Applicant requests a Conditional Use Permit to operate agrotourism events (such as rodeos). Applicant proposes to have four to five events a year (with the events including: barrel racing, team roping, and ranch hand competitions. They propose to have music starting at 3:00 PM to 10:00 PM. The applicant proposes to not allow music played during rodeo events to exceed 60 dB. Applicants will have a temporary sign directing visitors to the farm entrance and will collect admission at this location. The applicants also have temporary lighting solutions for low-light conditions. The applicants anticipate 200 attendees per event. No buildings or tents will be used nor will seating be provided, spectators are allowed to bring their own pop-up tents. Trash receptacles and temporary restrooms will be provided. The applicant will also provide food with food trucks and there is no plan to serve alcohol at any of the events. Customers will not be allowed to participate in rodeo competitions but may have opportunities for safe interactions with farm animals.

Background:

Parcel # 034-00-00-040.02

Owner: Cirilo Gorostieta and Rosa Nolasco

Existing Structures: Primary homes (1) and existing barns.

Existing front setback to residence (approximate):
50 ft

Closest neighboring residential structure:
180 ft

Ingress/Egress: There is an existing entrance from Redmon Rd.

Parking: There is a paved driveway that goes back to a barn allowing for parking areas.



Is the structure located within the 1% annual regulatory floodplain? A portion of the rear of the property is in the floodplain however the rest of the property is not.

- PARKING: There is a paved driveway that goes back to a barn allowing for parking areas.
- SITE EVALUATION FOR ON-SITE SEWAGE DISPOSAL SYSTEM: Approved septic exists for structure.
- AGRICULTURAL USE OF PROPERTY: Equine Breeding.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of this conditional use application for a agrotourism events (rodeos) as the use is an allowable conditional use in the A-1 Agricultural Zone and will not negatively affect the general health, safety, welfare of the community.

Condition 1: The maximum permissible sound level at the adjoining property line(s) shall not exceed:

- a. 60 dB(A) 7:00 a.m. to 10:00 p.m.
- b. 55 dB(a) 10:00 p.m. to 7:00 a.m.

Condition 2: All outdoor lighting must be pointed downward and shielded so as not to spill onto adjoining properties.

Condition 3: Designated parking areas shall be sufficient to accommodate the maximum capacity and shall not encroach on any public right-of-way.

Condition 4: Traffic signage or traffic directors/attendants should be provided to assist visitors in accessing the property on the days of events.

Condition 5: Applicant is subject to annual inspection by the Bourbon County Joint Planning Office.

Condition 6: Should a violation be issued, applicant will be subject to revocation of the conditional use permit as determined by the Bourbon County Board of Adjustment.

Condition 7: Any expansion of this use will require an additional conditional use permit application.



