

APPLICATION TO PLANNING COMMISSION

Conditional Use Permit/ Home Occupation

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. CUP 24- Fee Amount: \$ _____ Date Fee Received: _____

1. APPLICANT Cirilo Gorostieta/Rosa Nolasco Owner (if different) _____

MAILING ADDRESS 499 Redmond Road, Paris, KY 40361

PHONE NO. (859) 621-1213 (HOME) _____ (WORK) _____

2. PLEASE CIRCLE: Paris / Bourbon County / Millersburg/ North Middletown

Location 499 Redmond Road, Paris, KY 40361

3. SUBDIVISION _____

4. EXISTING USE Farming ZONING DISTRICT A-1 Agricultural

5. DESCRIPTION OF REQUEST Conditional use permit to conduct rodeo events on applicants farm.

See Bourbon County Zoning Ordinance 3.22 Uses Permitted by Conditional Use Permit Section (H)

7. SUPPORTING INFORMATION:

CONDITIONAL USE PERMIT– Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards and refuse and service areas. Also attach a narrative statement relative to the above requirements and also explain any economic, noise, glare or odor effects on adjoining property and the general compatibility with other properties in the district.

CHECKLIST:

- Attach a Legal Description of the Property
- Attach a plan of the proposed use (as described above)
- Attach a narrative of the proposed use (as described above)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name and address)

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted. The filing fee covers the cost of public notice and the recording of a Land Use Restriction at the County Clerk's Office.

Terry D. Towles Attorney for Applicants 

APPLICANT SIGNATURE

3/12/2024

DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

TERRY D. TOWLES
ATTORNEY AT LAW

March 13, 2024

Paris-Bourbon County
Joint Board of Adjustment
Paris, KY 40361

RE: Conditional Use Permit for Rodeo Events
Venue in Agricultural (A-1) Zone

To Members of the Board of Adjustment:

I am writing to you in my capacity as an attorney representing Cirilo Gorostieta, Rosa Nolasco, Omar Morales, and Mayra Hermelinda (collectively the "Applicants") as owners of the property (the "Property") zoned Agricultural (A-1), located at 499 Redmond Road in Bourbon County. The Applicants have worked with horses most of their lives. One of the Applicants, Cirilo Gorostieta, is a Kentucky licensed horse trainer. The Applicants are requesting approval to host approximately four to five rodeo events ("Events") a year on their farm. The Applicants have previously held rodeo events on the farm for family and close friends. Because the Applicants have had such positive experiences hosting rodeo events for their family and close friends they now wish to share this unique form of entertainment with the broader community. They believe the excitement and cultural significance of rodeo would provide a valuable experience for the general public. The Applicants are unaware of any prior actions taken by the Board of Adjustment on the Property.

One of the many uses permitted by conditional use in Agricultural Zone (A-1) includes the use of both commercial and non commercial outdoor recreational facilities. See Section 3.22(H) Bourbon County Zoning Ordinance. Outdoor rodeo events are included among permitted uses.

Agritourism is defined by the Kentucky Department of Agriculture, as "The act of visiting a working farm or any agricultural, horticultural, or agribusiness operation for the purpose of enjoyment, education or active involvement in the activities of the farm or operation." The proposed activity would directly showcase the skills and traditions of livestock handling, a core component of agriculture and would offer a vibrant and educational way for the public to connect with the roots of farming and our rural heritage here in Bourbon County.

The 32-acre property will host all-day rodeo events on Saturdays. These events include, but aren't limited to barrel racing, team roping, bull riding, and ranch hand competitions. The festivities, including music will begin at 3:00 pm and end by no later than 10:00 pm. To ensure there is no disruption to neighboring properties, any music played during the rodeo events will not exceed a sound level of 60 dB. The competition area is set well back from the road, ensuring safety and privacy. Temporary signage on Redmon Road will direct visitors to the farm entrance, where staff will collect admission fees and guide guests to ample parking at the rear of the property. The long driveway prevents traffic backup on Redmon Road. Should it become necessary, the large parking area allows cars to safely pull off the entrance path, providing emergency vehicles with clear passage to the event. The Applicants do have temporary lighting solutions to ensure adequate illumination in low-light conditions. The location of event has been chosen to minimize the impact of light spillage onto neighboring properties.

The Applicants anticipate approximately 200 attendees per event. Bleachers for seating are not being offered at this time. Most spectators either bring their own chairs or sit on blankets while watching the events. No buildings or tents will be used during the events. Visitors are allowed to bring their own pop-up tents to use for shade if they desire. Ample trash receptacles and temporary restrooms will be provided and maintained to ensure a clean and comfortable experience for guests. Food and non-alcoholic drinks will be provided for customers. Food trucks will serve as the food source, and all participating trucks must be pre-approved by the Bourbon County Health Department to ensure compliance with health and safety regulations. The Applicants have no plans to serve alcohol at any of the events.

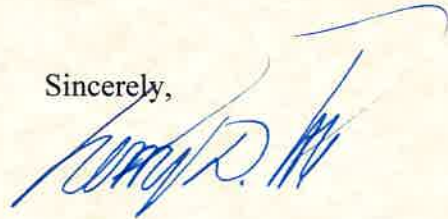
The Applicants understand the liability protections granted to Kentucky agritourism destinations under KRS Statute 247.8091 and will comply by displaying conspicuous warning signs. These signs will inform visitors that they assume the risks inherent in attending the event. While customers will not participate in rodeo competitions, they may have opportunities for safe interactions with farm animals. The Applicants will obtain additional liability coverage.

In closing, rodeos offer a unique window into the heart of agriculture. They showcase the practical skills essential for farm management, such as animal husbandry and expert horsemanship. These events highlight the vital role working animals play in the agricultural process. Moreover, rodeos are a celebration of our rich agricultural heritage, ingrained in the American narrative. They honor the traditions and skills that built our rural communities. Beyond entertainment, rodeos can generate revenue that

helps farms thrive, allowing for investments in sustainability, upgraded equipment, or even educational workshops on livestock management. This financial support is crucial for a farm's long-term strength and viability.

Thank you for your time and consideration. We look forward to presenting this Conditional Use Application to the Board of Adjustment for its favorable consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Terry D. Towles", with a large, sweeping flourish at the end.

Terry D. Towles