

**Minutes of AARC
December 13, 2017**

Call to Order

Roll Call

Lindy Huber, Skip Phillips, John Wilhoit, and Pattie Wilson (Planning Director)

Minutes - May 3, 2017

Motion to approve by John, Second by Lindy
All voted in favor

New Business

Consideration of Application #12 - 026 - 2017. An application by James J. O'Brien (3 Creeks Training Center LLC-Valley View Farm located at Firegate #62 or, 4598 West Leestown Rd - A-1 District) to operate a 4 unit Bed & Breakfast/Inn.

Background

On Tuesday, December 5th the members of the AARC (Lori Garkovich, Lindy Huber, Skip Phillips, John Wilhoit and Pattie Wilson) met at 3 Creeks Training Center LLC at 4606 West Leestown Rd to assess the physical environment within which the proposed Bed & Breakfast/Inn will be located.

3 Creeks Training Center provides international level training facilities for 3 Day Event horses and riders. 38.124 acres of the farm are located in Woodford and another @145 acres located in Franklin County for a total of @188 acres.

The farm boards 25 horses in 4 existing barns and competes 10 horses of its own at the international level. Allie Knowles, an internationally recognized event rider is the trainer and competition rider for the farm.

In addition to its boarding and training services, 3 Creeks Training Center hosts clinics with internationally recognized trainers and riders and has begun providing a staging area for international teams who want to compete in Kentucky and the southeastern US. To date, the farm has provided stalls for their horses but the riders have had to find their own accommodations in Frankfort hotels.

A new 10 stall barn with separate paddocks is being built physically separated from the main facilities to provide an isolation facility for visiting competitors and their horses.

Four apartments (a one bedroom with a bathroom and 3 one bedrooms with 2 bathrooms) above the barn will provide temporary living space for these visiting competitors. This will enable them to have immediate access to their horses in isolation from the other horses on the farm.

The barn living quarters is under review by the local building inspector for compliance, as well as the local health department, electrical inspector, HVAC inspector and plumbing inspector.

The period during which competitors and their horses will be using the facility runs from approximately March to October, when most move to Florida for the winter season.

Because those who will stay at the Bed & Breakfast/Inn will be there to prepare for competition and their horses will be stabled below their living area, there is a very low probability of noise greater than what would normally occur at a competition barn with horses moving in and out periodically.

The footprint of the apartments is exactly the same as the barn over which they are located. The barn with the 4 apartments is 3,000 feet from the nearest farm house and 5,280 feet from the nearest neighboring agricultural enterprise which raises cattle and crops.

Parking will be available on a concrete pad adjacent to the barn, which is designed to enable a semi to pull in, unload/load horses, and then leave the area.

No hay is stored in this barn. It is stored in a separate facility on the main part of the training center. Hay to feed the horses during the winter is raised on 3 Creeks Training Center and the owner's other farm in another county.

Since its beginning 3 years ago, 3 Creeks Training Center has created 15 agriculturally related jobs ranging from maintenance and upkeep to horse management and training.

Public Meeting

Mr. O'Brien was present and the Chairman asked him to summarize the history of his application. He stated that Valley View Farm is a training center for equestrian riders that compete in Rolex style 3 day events. There is nothing like it here as far as Olympic style training. The farm contains indoor and outdoor arenas and cross country fields conducive to this. Once word got out that he had constructed these types of facilities there was a strong interest in overnight accommodations for the riders. He needed a quarantine facility so he built the barn (subject to this application) on the top of the hill, away from all of the other facilities. While building the new barn he decided to consolidate and construct living quarters above the barn for the riders in a standalone structure to protect the beauty of the farm. He did not know this needed any type of local approval until Isaac Hughes, Building Inspector visited the site in the fall.

Skip then discussed the occupancy (number of guests) that could occupy the 4 bedrooms. The AARC all felt that a maximum number of guests should be included as a condition to forward to the Board of Adjustment for the Conditional Use Permit. Mr. O'Brien agreed to a maximum of 10 since there may be families from time to time.

Summary of observations and AARC decision tree scores

The visit confirmed that the design and placement of the new barn with its second floor Bed & Breakfast/Inn is appropriate to the environment of a world class training center found in Europe. The facility is located to maximize its isolation from the main farm and neighbors and thereby minimize any intrusion on the rural and agricultural character of the area.

The proposal fits with 701.4 Conditional Uses (J) of the Versailles-Midway-Woodford County Zoning Ordinance which states: *Bed and breakfast/Inn establishments, which shall be reviewed by the Agricultural Advisory Review Committee as an "agricultural enterprise" prior to Board of Adjustment review.*

The proposal reflects the following components of the 2016 Goals and Objectives of the 2011 Comprehensive Plan:

Agricultural Use Goal

To protect and promote the county's agricultural economy and character.

Agricultural Use Goal Objectives

3. Conserve the unique elements of the County's agrarian character, such as the horse farms, in order to promote tourism and its related economic benefit.

5. Recognize that farmland can best be preserved by creating and sustaining farm revenue by promoting value added agricultural economic development.

6. Recognize the agricultural and equine factors that continue to fuel the region's economy.

Skip asked the members present at the Public Meeting to discuss their scoring of the Decision Tree. He indicated that he came up with 805 due to the livestock located on the adjoining property. John stated that he got 745 but would like to discuss the wording of the scoring of 7 - 7A at a future AARC meeting. Lindy scored 805 – 825 depending on how she interpreted the questions. She also noted that this is a wonderful facility and Woodford County needed more like it. Lori scored at 755 though she was not able to be present at the Public Meeting. The scores on the AARC Decision Tree range from 745 to 825 which place this application into the "recommended for approval by AARC" category.

With there being no further discussion the Chairman called for a recommendation on the application.

Recommendation

Motion was made by John Wilhoit, 2nd by Lindy Huber, that the AARC recommends to the Board of Adjustment to approve a 4 room Bed & Breakfast/Inn in the 2nd floor of the new quarantine barn, with a maximum of 10 guests, as a Conditional Use, Application #12 - 026 – 2017, submitted by James J. O'Brien (3 Creeks Training Center LLC-Valley View Farm) located at Firegate #62 aka 4598 West Leestown Rd - A-1 District. All voted in favor of the motion.

New Business

John asked the AARC to schedule a Work Session in the near future to discuss overnight stays on farms in Woodford County and a way to streamline their review and approval. The members agreed to have a Work Session at their January 10th or February 14th meeting depending on members available to attend. Pattie will schedule accordingly.

Motion to adjourn the meeting was made by John, 2nd by Lindy with all in favor.