

## Minutes of March 30, 2022 AARC Work Session

**Present:** Members: Lori Garkovich, Skip Phillips, Bob Rouse (by zoom)  
Staff: Pattie Wilson and Kim O'Reel  
Guest: Chris Batts

**WORK SESSION CONTINUED:** Tourist Destination and Tourist Destination Expanded, Article II (306 A&B); and, Article VII, Section 701.8 and Definitions, A-H.

### Summary of Potential Recommendations to the Planning Commission

Remove the Tourist Destination Expanded language from the zoning ordinances.

Redefine the Tourist Destination language to be a conditional use.

- As a conditional use, place caps on the number of rooms and events, and seating at the restaurant, and other health, safety, welfare aspects of the proposal.

Clarify the definition of tourist destination as follows:

#### 306A Tourist Destination

Tourist Destinations provide for the rehabilitation and productive re-use of structures existing as of (date), in the rural areas of Woodford County, thus promoting tourism and the overall economy, while allowing for the continued use of the subject property for agricultural purposes, if any, and preservation of the landmark or historic structure. Tourist Destinations are allowed as a permitted Principal Use in designated Zoning Districts. Tourist Destination is a unique, regionally recognized existing landmark or historic structure as of January 1, 2012, that is primarily known for its existing architectural significance and/or uniqueness, which promote tourism and the overall economy, which naturally draws the general public as a destination that meets the following criteria and limitations: (See a – v)

Members then discussed changing part of the definition to include: Any site, building, structure, or natural feature that has visual, historical, or cultural significance. Further discussion included the following:

*A landmark is:*

*Any site, building, structure, or natural feature in a precisely delineated area and of a character unique within Woodford County that has demonstrated historical, cultural, aesthetic, or ecological/environmental significance defined as follows:*

*A Tourist Destination is allowed as a permitted Conditional Use in designated Zoning Districts (A1 and I2). In the A1 district, the Conditional Use is upon review by the Agricultural Advisory Review Committee with recommendations to the Board of Adjustment. A Tourist Destination must meet the following criteria and limitations:*

ADD to Tourist Destination

t. Additions to the existing structure and/or additional structures shall be in keeping with the historical character unique to that site

Leave tourism destination as CONDITIONAL USE in I-2 but it would not be reviewed by the AARC as that is not their purpose.

Clarify definitions for agri-tourism.

After much discussion it was suggested to merge Tourist Destination and Agri-Tourism ordinances into one new definition and ordinance because the purpose of agri-tourism is to protect and enhance the agricultural productivity and sustainability of agriculture in Woodford County, which tourist destination can be a part of.

Add agri-tourism to CO-1 as a conditional use. Then acquisition of appropriate county, state, and national permits will be a requirement for implementation of the conditional use permit

### **Summary of other proposed changes to the AARC bylaws or the decision tree**

**By-laws:** Members asked if the By-laws of the AARC could be amended to set a time limit between the review of a proposal by the AARC and its submission to the Board of Adjustment to 6 months. If the application is not presented to the BOA within that time period, the application should be resubmitted to the AARC for reconsideration. The reason for this change in the bylaws is that over the six month period, there may be significant changes in the situational context of the initial review, that would require different conditions or an actual change in the points awarded in the decision tree. It was asked for this to be placed on the AARC April 13<sup>th</sup> meeting agenda for discussion and possible adoption.

**Traffic:** Rural roads have limited capacity to safely manage high volumes of traffic. Many are hilly and curvy with sight distance compromised. Backups and congestion on such roads can lead to accidents. On most two-lane rural roads, the run-off ditches alongside do not allow residents or farmers with large vehicles to safely pass around traffic jams.

### **General Discussion Leading to Recommendations**

#### **Some definitions of Tourist Destination**

Tourist destination means a populated area that contains natural, cultural, historical or other landmarks of importance for tourism, the utility, transport or tourism infrastructure, as well as facilities and other amenities for the accommodation and stay of tourists

The key difference between destination and attraction in tourism is that destination is an area which has some attractions and earns money from tourism whereas an attraction is a place which attracts tourism.

The degree, to which each geographical unit is considered a tourism destination, depends on three main quality factors: attractions, amenities and accessibility (Burkart & Medlik, 1974). In addition, according to Jensen, Hansen and Metz (1993) a tourist destination contains a specific landscape, cultural characteristics and offers visitors an outstanding experience. In accordance with this notion, Mill and Morrison (1992) consider the tourism destination as a mix of interdependent elements (i.e. attractions, facilities, infrastructure, transportation and hospitality) which can provide tourists with a satisfying vacation experience. The importance of attractions, such as cultural activities, historical heritage and events, is also outlined by Cooper et al. (1993) who define destinations as the reason why tourism exists and their attractions as the source of tourist visits. This is reiterated by Franke (2001) adding that tourism destinations are dynamic as they are characterized by the economic and human interaction of tourists, resources, firms and elements.

The difference between HISTORIC and HISTORICAL

An HISTORIC site is where something happened

An HISTORICAL site is representative of a time past but something

Remove landmark from definition of Tourist Definition OR more clearly define the meaning and characteristics of that landmark within Woodford County

Remove natural landmark OR add **Of unique character**

And the natural landmark is UNIQUE within Woodford County

**Next worksession meeting on April 13 will focus on reviewing the Agri-Tourism ordinances 701.8 (A-H) and its components to reflect the evolution of the AARC recommendations.**

**Motion to adjourn:** Motion was made by Bob, second by Lori, with all voting in favor.

### **701.8 Definitions (Amended October 2003)**

**A. Agri-tourism enterprise** - Refers to a commercial enterprise at a working farm, ranch or agricultural plant conducted for the enjoyment of visitors that generates supplemental income for the owner.

#### **NEW A**

*Any agricultural, horticultural, or agribusiness operation for the purpose of education, active involvement, or enjoyment in the activities of the farm, ranch, or rural enterprise. These activities, which generate supplemental income for the owner, must be directly related to the agricultural production or natural resources of an operating farm. The*

*proposed agri-tourism enterprise is a source of income accessory to the existing agricultural income reported by the farm. The purpose of permitting agritourism activities in an agricultural zone is to open opportunities for farmland owners to maintain their land in agricultural operations. Only those proposed activities accomplishing this objective shall be permitted.*

B. **Agricultural tourism** - Refers to 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.

C. **Natural resource products** - Commodities or products derived from the natural environment including, but not limited to: wood, water, wild plants, and non-domesticated animals.

D. **On-farm markets** - Refers to the sale of agricultural or natural resource products or value-added agricultural or natural resource products, directly to the consumer from a site on a working farm or any agricultural, horticultural, or agribusiness operation.

E. **Roadside stands** - Also known as farm stands, refers to any activity where the farmer sells agricultural and value added products directly to consumers at a stand or kiosk located on or near the farm.

F. **Value-added** - Any activity or process that allows farmers to retain ownership and that alters the original agricultural or natural resource products or commodity for the purpose of gaining a marketing advantage. Value-added may include bagging, packaging, bundling, pre-cutting, cooking, chilling, etc.

G. **Agricultural plant** - A facility where the value-added processing of agricultural and/or other natural resources occurs.

#### **NEW G**

*An existing or accessory facility within which occurs the value-added processing of agricultural and/or other natural resources raised or harvested on the farm where the value-added processing occurs*

H. **Commercial enterprise** - A formal business or an activity that involves the buying and selling of goods and services.