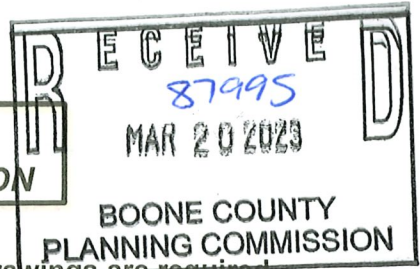


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: Don Fromme
Address: 1195 Bucks Run Rd
Worthville KY 41098
City State Zip Code
Phone Number: 612-328-3260 Fax Number: _____
Email: dfromme49@gmail.com
4. Description of Request:
A. Conditional Agricultural Use approval for horses per section 505 of Boone County Development Regulations as further defined in KRS100.111(2)
(c). B. Conditional Commercial Use approval for Veterinary Clinic for large animals per section 505 & 909 of Boone County Development Regulations
5. Name of Development: N/A
6. Location of Development: 6588 & 6590 East Bend Rd
Burlington KY 41005
City State Zip Code
7. Acreage Under Review: 6.01 acres per deeded plat
8. Lot Number and Name of Subdivision (if part of a subdivision):
Portions of lots #5, 6, 7, 8 & 9 of Burlington Acres
9. Current Owner: Alexandra Fromme DVM (dba River Valley Equine Services, Inc) / Christine Bartley DVM
Address: 6588/6590 East Bend Rd
Burlington KY 41005
City State Zip Code
Phone Number: 859-962-7828 / 859-938-9707 Fax Number: _____
Email: rivervalleyequineservices@gmail.com / cbartleydvm@gmail.com

10. Proposed Use(s) on Site: See project narrative: (A.) Horse Boarding and related care (B.) Large Animal Vet Clinic

11. Total Square Footage of Existing and/or Proposed Buildings: 6588- Existing Barn 2,520 sf

12. Current Zoning: RSE

13. 1193 882 and 826 247
Deed Book Page Group Number

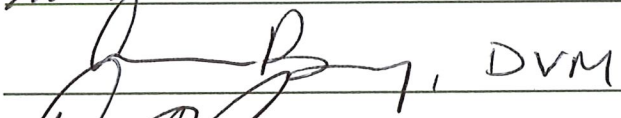
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: Yes No

16. Have you submitted a list of adjoining property owners with this request: Yes No

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature: 

Property Owner's Signature:  DVM

Applicant's Signature: 

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 3/20/23 Fee Received: \$816 Receipt #: 87995
2. Is application complete:
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: 4/12/2023
5. Board Action: 4/12/2023
 Approved
 Approved with Conditions (see #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264

STAFF REPORT

#4

APPLICANT: Don Fromme, on behalf of Alexandra Fromme DVM and Christine Bartley DVM

LOCATION: 6588 and 6590 East Bend Road

ZONING: Rural Suburban Estates (RSE)

DATE: April 12, 2023

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow horse related uses and a veterinary clinic.

SITE HISTORY

- 1986 The Boone County Planning Commission approved a Conveyance Plat creating the lot at 6590 East Bend Road.
- 1987 The Boone County Planning Commission approved a Conveyance Plat creating the lot at 6588 East Bend Road.
- 2001 On August 18, 2001, the Boone County Planning Commission approved a zoning permit for a shed on the property addressed as 6588 East Bend Road.
- 2011 On August 19, 2011, the Boone County Planning Commission approved a zoning permit for a shed on the property addressed as 6588 East Bend Road.
- 2023 On March 16, 2023, the Boone County Planning Commission approved a Home Occupation license for a Mobile Equine Veterinary Service for the property located at 6588 East Bend Road.

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
 - b. Will be designed, constructed, operated, and maintained so as to be

harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

- c. Will be hazardous to existing or future neighboring uses.
 - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 - e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
 - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
 - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- C. Section 505.2 of the Boone County Zoning Regulations identifies 'Horse related uses, including riding and boarding stables, as defined by KRS 100.111(2)(c)' and 'Veterinary Animal Hospital or Clinic' as Conditional Uses within the RSE district.
- D. Section 901. A of the Boone County Zoning Regulations states that "Rural Suburban Estates should be located where there may be a limited feasibility, desire, or need for providing or requiring all infrastructure normal to support a suburban or urban neighborhood. The purpose of the Rural Suburban Estates district is to provide a residential environment whose dwelling types and densities are typical of a semi-suburban character. Such districts will be located on lands adjacent to established urban areas, but which are not suitable for larger scale or more densely developed suburban or urban residential use."
- E. Section 4000 of the Boone County Zoning Regulations provides for the following definitions:
- 1. Horse related uses, including riding and boarding stables, as defined by KRS 100.111(2)(c) - A tract of at least five (5) contiguous acres used for the following activities involving horses: 1. Riding lessons; 2. Rides; 3. Training; 4. Projects for educational purposes; 5. Boarding and related care; or 6. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving seventy (70) or less participants. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving more than seventy (70) participants shall be subject to local applicable zoning regulations.
 - 2. Veterinary Animal Hospital or Clinic - A facility that offers care, diagnosis, and

treatment of sick, or injured animals. May include overnight accommodations on site for the treatment, observation and/or recuperation of animals. May include boarding facilities that are incidental and subordinate to the principal activity.

F. Kentucky Revised Statute (KRS) 100.11(2)(c) reads as follows:

A tract of at least five (5) contiguous acres used for the following activities involving horses:

1. Riding lessons;
2. Rides;
3. Training;
4. Projects for educational purposes;
5. Boarding and related care; or
6. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving seventy (70) or less participants. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving more than seventy (70) participants shall be subject to local applicable zoning regulations

RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The Our Boone County Plan 2040 Future Land Use Plan designates the approximate northern half of the site for “Rural Density Residential” uses and the approximate southern half of the site for “Rural Lands”. These land uses are described as follows:

1. Rural Density Residential – Low density residential uses of up to one dwelling unit per acre.
2. Rural Lands - Wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres. Residential construction in Rural Lands does not occur in a formal subdivision.

B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
3. Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).
4. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
5. Specific areas, innovative land use planning concepts, and design incentives shall be identified to encourage the preservation of agricultural lands (Natural

- and Cultural Resources Goal B, Objective 1).
6. Diversification of agricultural uses shall be encouraged including markets and gardens for locally grown food crops (Natural and Cultural Resources Goal B, Objective 2).
 7. Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).
 8. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 9. Local agriculture, business products, and services shall be encouraged and supported (Economy Goal A, Objective 4).
 10. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
 11. Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems (Economy Goal B, Objective 2).
 12. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
- C. East Bend Road is a state maintained collector street, providing for two way traffic within two driving lanes. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 6 acre area is located along the south side of East Bend Road, approximately 850 feet east of Edgewood Drive.
- B. The site is comprised of two contiguous flag lots, each having approximately twenty-one (21) feet of frontage along East Bend Road.
- C. Both flag lots, being the site in question, have access to East Bend Road via a shared driveway.
- D. The site is bisected by an overhead electric utility easement.
- E. The site is currently occupied by two (2) houses, an approximate 480 square foot accessory structure, and an approximate 2,750 square foot barn.
- F. A valley runs approximately north-south through the site. From there, the land slopes upward, east and west, at an average grade of 10%.

SURROUNDING LAND USES AND ZONING

- North: Single-family residential (RSE and RS)
South: Single-family residential and agricultural/undeveloped land (RSE)

East: Single-family residential and agricultural/undeveloped land (RSE)
West: Single-family residential and agricultural/undeveloped land (RSE)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to utilize the existing barn for the boarding of horses and provide veterinary care to large animals.
- B. The applicant is proposing no changes to the site.

STAFF COMMENTS

- A. The area surrounding the site is predominantly low density residential, agricultural, and vacant/undeveloped land.
- B. The existing barn appears to have been originally built as a horse stable.
- C. The western portion of the site is heavily wooded, providing for a sufficient buffer.
- D. The distance between the existing barn and the closest residential building to the east of the site is approximately 600 feet.

CONCLUSION

- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

Respectfully Submitted,



Michael D. Schwartz
Director, Zoning Services

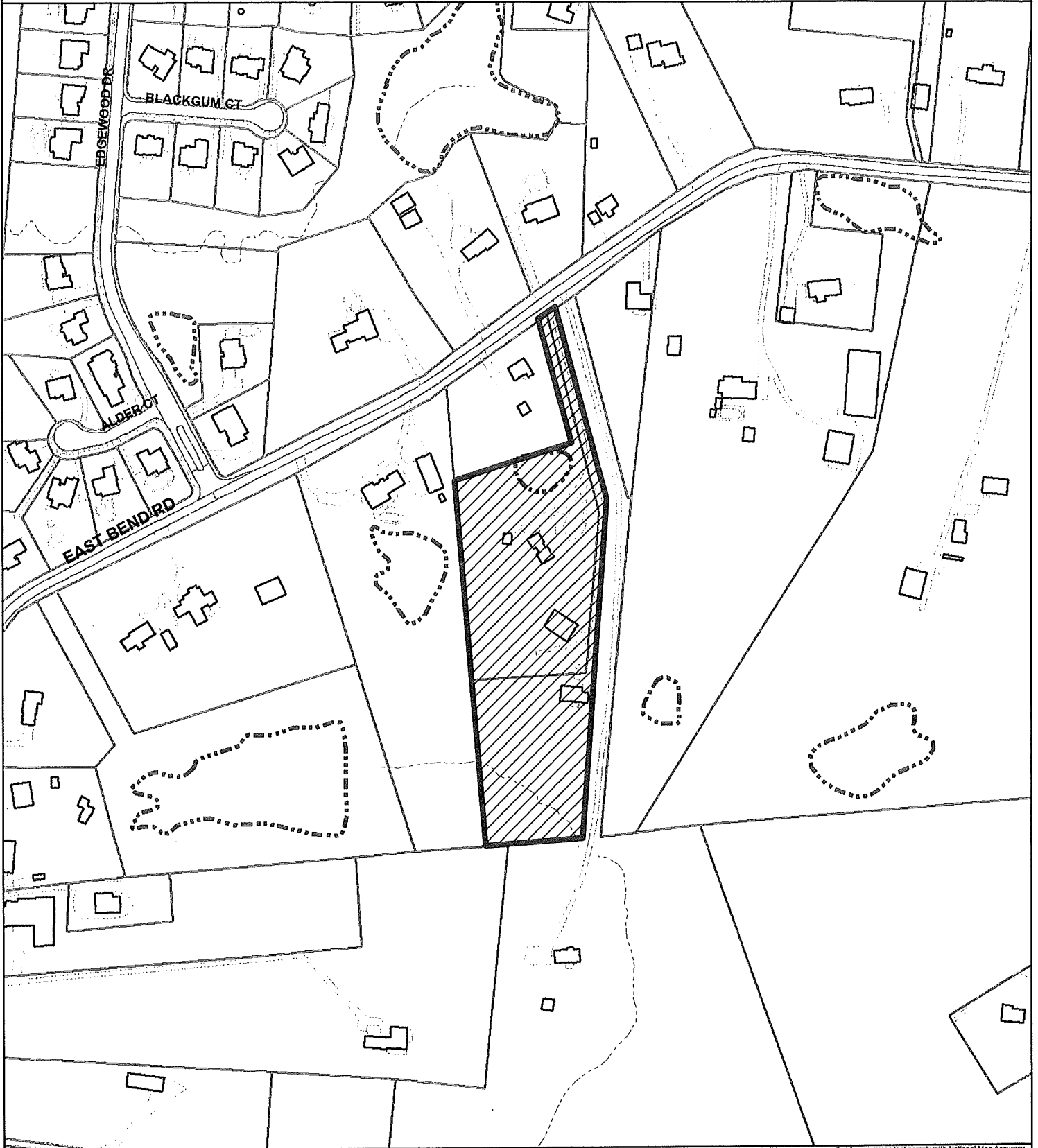
MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Project Narrative
- *Applicant Bios
- *Concept Development Plan

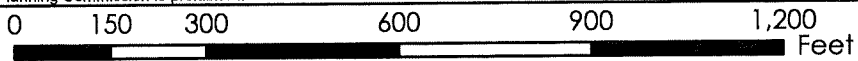
Vicinity Map

www.boonecountygis.com



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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2022

ArcMap Document: *.mxd

Aerial Map

www.boonecountygis.com



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0 150 300 600 900 1,200 Feet

1 inch = 300 feet



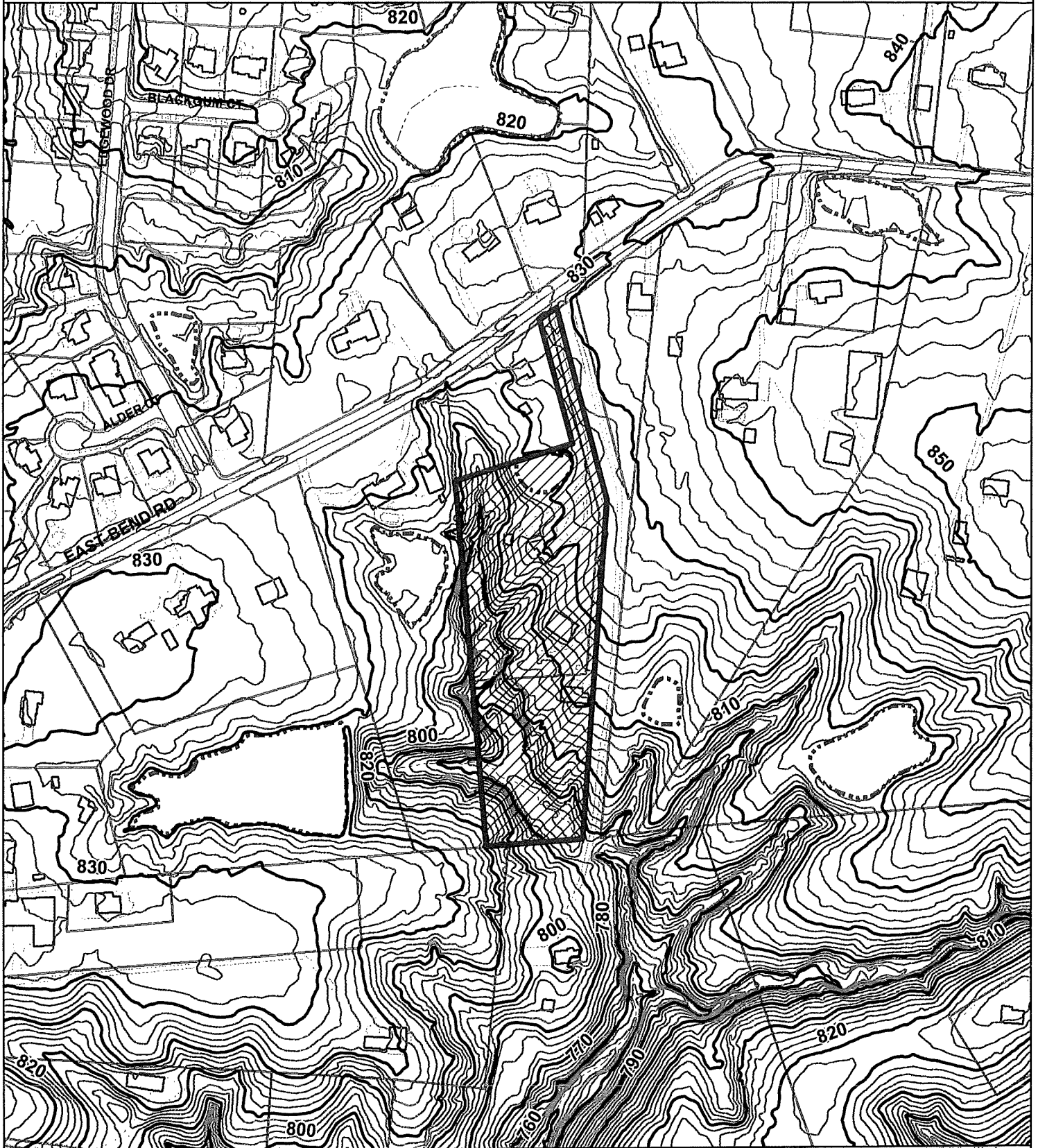
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Boone County GIS
ArcMap Document: *.mxd

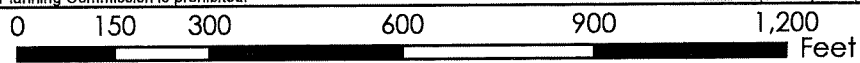
Topographic Map

www.boonecountygis.com

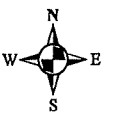


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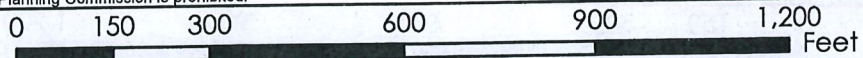
Zoning Map

www.boonecountygis.com



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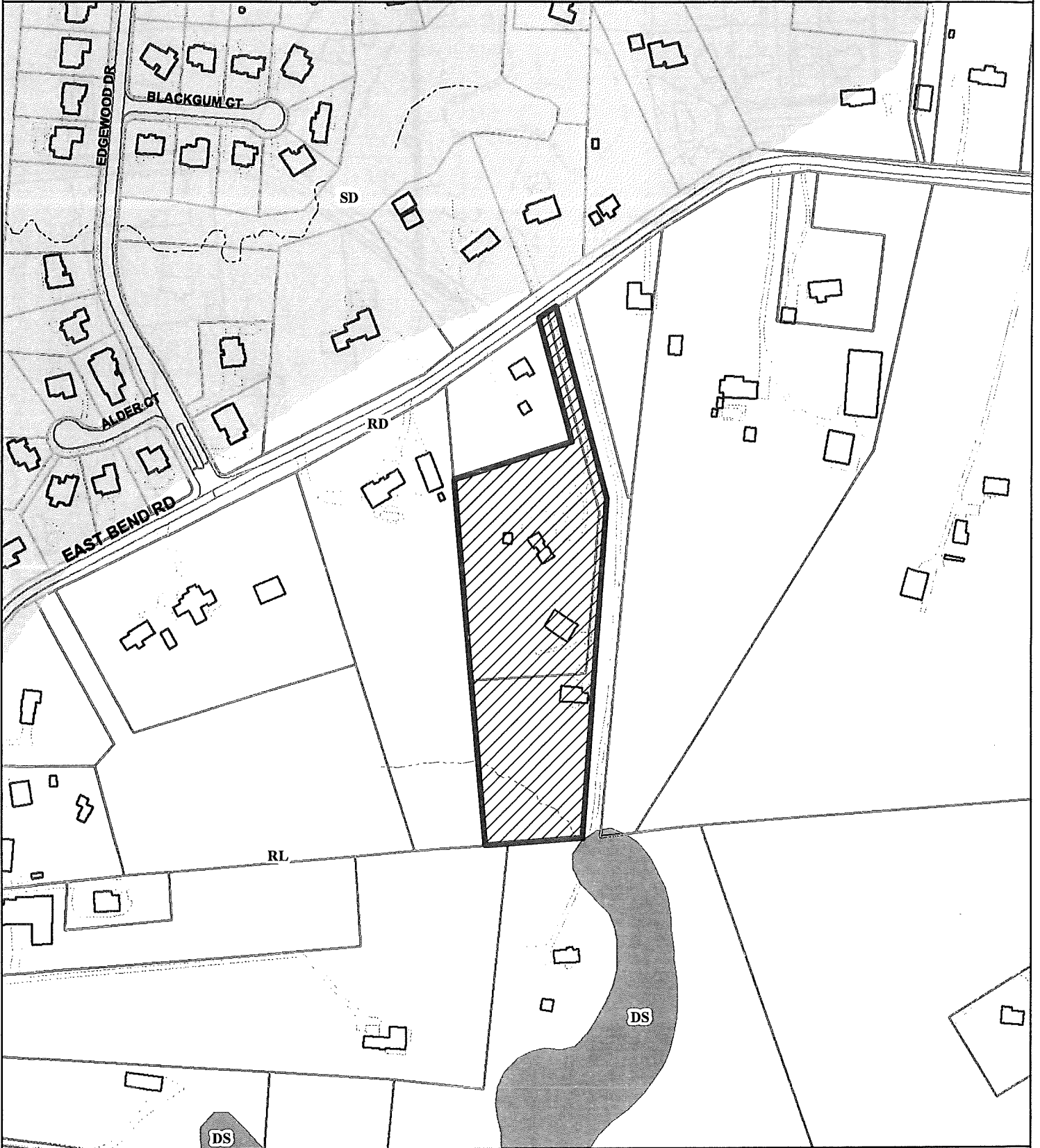


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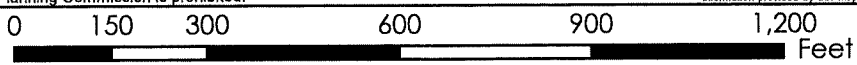
2040 Future Land Use Map

www.boonecountygis.com



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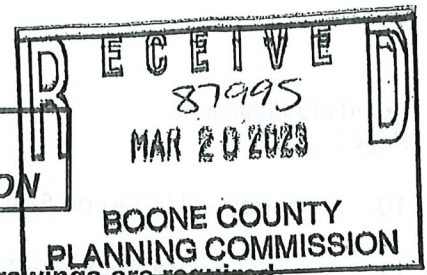
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Boone County GIS - Putting Northern Kentucky on the Map



ArcMap Document: *.mxd

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
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3. Applicant: Don Fromme
Address: 1195 Bucks Run Rd
Worthville KY 41098
City State Zip Code
Phone Number: 612-328-3260 Fax Number: _____
Email: dfromme49@gmail.com
4. Description of Request:
A. Conditional Agricultural Use approval for horses per section 505 of Boone County Development Regulations as further defined in KRS100.111(2)
(c). B. Conditional Commercial Use approval for Veterinary Clinic for large animals per section 505 & 909 of Boone County Development Regulations
5. Name of Development: N/A
6. Location of Development: 6588 & 6590 East Bend Rd
Burlington KY 41005
City State Zip Code
7. Acreage Under Review: 6.01 acres per deeded plat
8. Lot Number and Name of Subdivision (if part of a subdivision):
Portions of lots #5, 6, 7, 8 & 9 of Burlington Acres
9. Current Owner: Alexandra Fromme DVM (dba River Valley Equine Services, Inc) / Christine Bartley DVM
Address: 6588/6590 East Bend Rd
Burlington KY 41005
City State Zip Code
Phone Number: 859-962-7828 / 859-938-9707 Fax Number: _____
Email: rivervalleyequineservices@gmail.com / cbartleydvm@gmail.com

10. Proposed Use(s) on Site: See project narrative: (A.) Horse Boarding and related care (B.) Large Animal Vet Clinic

11. Total Square Footage of Existing and/or Proposed Buildings: 6588- Existing Barn 2,520 sf

12. Current Zoning: RSE

<u>1193</u>	<u>882 and 826</u>	<u>247</u>
Deed Book	Page	Group Number

14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: Yes No

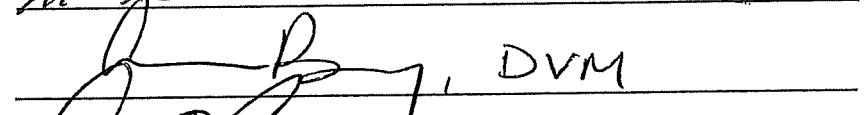
16. Have you submitted a list of adjoining property owners with this request: Yes No

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

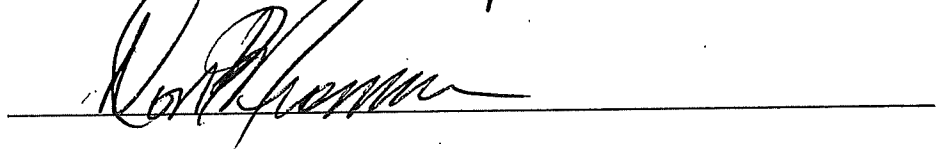
Property Owner's Signature:



Property Owner's Signature:

 DVM

Applicant's Signature:



SECTION B: (To be completed by Planning Commission staff)

- 1. Date Received: 3/20/23 Fee Received: \$816 Receipt #: 87995
- 2. Is application complete:
- 3. Staff Reviewer: _____
- 4. Scheduled Board Action Date: _____
- 5. Board Action: _____
_____ Approved
_____ Approved with Conditions (see #6)
_____ Denial (See #7)
- 6. Conditions of Approval: _____

- 7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264

Background/History

River Valley Equine Services, Inc. (RVES) is a second generation, equine-focused veterinary practice serving Kentucky, Indiana, and Ohio clients. It was originally founded by Dr. Kurt Fromme and based in Boone County, KY since its inception over 30 years ago. Dr. Alexandra (Ali) Fromme, his niece, joined the practice in 2019 and became its managing DVM upon Dr. Kurt's announced retirement. RVES' primary focus and specialized mobile equipment investment is in support of equine medicine, but also provides more limited care for other large animals (food/companion) and small animals as an added, on-farm service to clients. Since the practical nature of large animal medicine is mobile, Dr. Kurt managed the business from a personal farm, home/office perspective in Union, KY.

Upon Dr. Kurt's formal retirement in late 2022, and to provide the same service appreciated by clients, the immediate need for a new home/office and additional staff became necessary. Dr. Christine Bartley joined the practice in 2022, and after a lengthy search, a horse friendly farm/home office with on-site home options for both doctors was located at the subject properties on East Bend Rd in Burlington, KY. Of background significance, the property search was specifically narrowed by their real estate professional to only affordable properties within a practical driving distance of any of the three states served, but more importantly, ones that also would allow RVES to evolve and meet client requests by providing on-site boarding with foaling (birthing) stalls. Also identified was the desire for the property to accommodate a limited "haul-in" for exam/treatment option for clients desiring a more efficient use of the doctors' time.

Since the property was represented to meet the above requirements "as-is", the doctors were excited to make, and have the seller accept, a single offer that was desired by the seller for 6588 and 6590 East Bend Rd, Burlington. The properties are surrounded in the area by horse farms and a large horse boarding facility. Existing on the two properties are two homes, a barn with stalls and associated fenced pastures, all accessed by a shared easement driveway, on 6.1 acres of land. There is a paved circle drive and separate gravel areas at barn for easy livestock trailer access, turnaround and by-passing of any other vehicles. The prior owner also stated that the properties had been used for horse boarding in the past. Late in the closing preparation process, the listing agent then required the two properties be separated. Per the attached Deeds, the properties were transferred separately to the individual doctors in September 2022, with separate, delayed possession dates. Over recent months, River Valley Equine Services, Inc farm/home/office move-in has occurred as well as some deferred property beatification/clean-up of the two homes/barn, including replacing the existing electric tape pasture fences with quality board fence. Fencing was prioritized to best accommodate both the doctors' and expected boarding client's horses.

In early March 2023, after Dr. Fromme received a letter from the Boone County Planning Commission informing her of a possible Home Occupation Permit requirement, a helpful dialogue of phone calls and an informative in-person meeting with County Planning Commission staff occurred. The result of the meeting was the need for Dr. Fromme/RVES to submit a Home Occupation Permit application, and if further desired, for Dr. Fromme and Dr. Bartley to also submit a joint Conditional Use(s) Permit application for the horse boarding (Ag Use) and separate "haul-in" to exam/treat (Commercial Vet Clinic Use) options for clients. The doctors were obviously surprised, concerned and embarrassed to now learn of these requirements, that would have a significant and negative affect on their first homes/business oriented investments if not permitted. The Home Occupation Permit application was immediately submitted on March 17 followed soon after by this Conditional Use(s) application.

Dr. Fromme and Dr. Bartley both grew up and received their DVM degrees in states other than Kentucky, but have chosen to relocate, invest in, and build their equine/large animal medicine careers in Boone County Kentucky, provided it remains economically feasible to do so.

At the end of this Project Narrative is a January 2023 article titled "*Vet Shortage Puts Animal Welfare in Jeopardy*" from the Kentucky Cattlemen's Association magazine, authored by KY Commissioner of Agriculture Ryan Quarles. The article discusses the significant challenges equine/large animal veterinarians face, the negative impact to State of Kentucky farmers/livestock producers caused by the shortage of them, and the prioritized program investments the State is making to recruit and retain these doctors.

Also included are brief biographies of Dr. Fromme, Dr. Bartley and their assistant Morgan Griffith.

Dr. Fromme and Dr. Bartley, doing business as River Valley Equine Services, Inc. respectfully and jointly request Board of Adjustment approval on their properties for the the Conditional Uses further described on the following page:

Proposed Conditional Use Approval Request - A:

Agricultural Use for horses as allowed in Section 505 of Boone County Development Regulations and as further defined in KRS100.111(2)(c) requiring the conditional use be on a tract of 5 contiguous acres.

- **Description of Request** - KRS100.111(2)(a) defines horses and other livestock as a Permitted Agricultural Use. Paragraph (c) items #1-6 further describe horse related activities normally associated with riding/boarding facilities as a conditional use. Item #5 lists "boarding and related care". A website review of normal services offered by area boarding facilities (that are not Vet Clinics) includes temporary boarding and stall use for the purpose of foaling under the observation of on site facility staff. Other than experience with and a love of horses, no special regulatory licensure is required of these staff. DVM's are generally contacted for exam/treatment with foaling only when birthing difficulty is of concern. This boarding/foaling supervision activity is the primary use River Valley Equine Services, Inc. (RVES) intends under this Chapter. As community and professional good citizens, they do however believe it important to also allow the other Chapter described activities for purposes of occasional youth training, mentoring and interning. Though the doctors routinely engage in boarding activities (feeding, stall cleaning, exercise, etc) with their own horses, daily care of client horses would normally be accomplished by an on-site renter/Veterinary assistant, Ms. Morgan Griffith. The existing 42'x60' barn has 6 stall spaces, a tack room, wash area, hay/straw storage, paved/gravel turn around and fenced, connected pastures. This use is expected to be a low traffic and by appointment only service, with a typical foaling mare being boarded from a one week to one month time frame during a 6 month seasonal period.

Proposed Conditional Use Request - B:

Commercial Use for Vet Clinic, as conditionally allowed in Section 901.6 for RSE zoned districts.

- **Description of Request** - To best serve large animal clients, the doctors (RVES) desire approval to allow "haul-in" to exam/treat services by a DVM on their combined properties. This use appears to fall under Section 901.6, Veterinary Hospital or Clinic, requiring 5 contiguous acres of land. RVES DOES NOT seek approval for a traditional small animal clinic or hospital. This use is expected to be a low traffic and by appointment only service.

A & B Summary - since the properties are located in an agriculture/horse area, would continue to be used in a generally similar manner with its prior uses, requiring no new structures, public utilities or street improvements - both of these conditional uses would comply with the General Standards Applicable to All Conditional Uses in Section 205.h.

Additional Supporting Information

Staff Biographies





Vet Shortage Puts Animal Welfare in Jeopardy

Ryan Quarles Commissioner of Agriculture

Large animal veterinarians are essential to protect our nation's food supply from foreign animal diseases, such as bird flu, African Swine Fever, and foot and mouth disease.

Of the 1,695 veterinarians in Kentucky, only 3 percent (54) are offering full-time service to our livestock, such as cattle, sheep, goats, and pigs. The impact of this shortage on farmers and our food system in Kentucky and throughout the country was the primary focus of two industry stakeholder meetings the Kentucky Department of Agriculture (KDA) hosted in the fall and summer of 2022. It's our hope that by bringing industry stakeholders together, we can find solutions to the issues at hand and restore the service farmers need.

Nationwide, a shortage of large animal veterinarians is impacting farmers as they begin to experience veterinary care without the timely service they've had in the past. The numbers are a little better than Kentucky, but only 5 percent of the nation's vets practice on large animals. The other 95 percent have turned to research or small animal practices.

There are a number of factors behind the shortage of large animal veterinarians, including:

- Salaries – They make less on average than those in private small animal practices. The average salary for a first-year small animal veterinarian is nearly \$97,000, while an equine vet will average about \$40,000 less.
- Debt load – The average debt for a graduating veterinarian is around \$218,000. With a 10-year repayment schedule, that equates to around \$3,000 a month.
- Burnout – Long work hours, strenuous work, and unpredictable schedules have driven many large animal veterinarians

from the field. Instead, many are opting to find work in small animal practices that offer a fixed schedule, less physically demanding environment, and more pay.

- Workplace injuries – Over a 30-year working life, an equine veterinarian can expect to sustain seven to eight workplace injuries. Forty-four percent require time off work to recover, and 23 percent require hospital treatment.
- Retirements – Almost 40 percent of the large animal veterinarians in Kentucky are within 10 years of retirement.

KDA identified four programs that may be beneficial in helping to resolve the vet shortage, including:

1. The Large Food Animal Veterinary Loan Program (VET), offered by the Kentucky Agricultural Finance Corp., helps individuals licensed to practice veterinary medicine in Kentucky to construct, expand, equip, or buy into a practice serving large/food animal producers, including goats, sheep, swine, and other smaller food animals.
2. The Large and Food Animal Veterinary Incentives Program, offered by the Kentucky Agricultural Development Board, provides funding for Kentucky veterinarians to increase service to large and food animals in the state. Applicants may receive up to 75 percent reimbursement for eligible expenditures not to exceed more than \$100,000 in state and county funds as a lifetime limit.
3. The Veterinary Medicine Loan Repayment Program is offered by the U.S. Department of Agriculture's National Institute of Food and Agriculture for qualified veterinarians who are working in the food animal field. The program provides up to \$75,000 in

loan repayment over a three-year period to help offset a significant portion of the debt incurred in pursuit of veterinary medical degrees in return for service in certain high-priority veterinary shortage situations. Kentucky identifies the area of the state where qualified applicants are needed.

4. In recent years, Auburn University's preceptorship program was funded by a federal grant that placed veterinary students into a Kentucky rural practice. Of the 20 students who were placed in Kentucky practices during their studies, 15 are coming back to the state to begin their careers. Currently, there is a search to find a source of funding to continue this program.

The shortage of large animal veterinarians is a serious issue, not only in Kentucky but nationwide. Without the ability to get the adequate animal care that farmers need to keep their herds and flocks healthy, this shortage is putting their welfare in jeopardy. 🐾

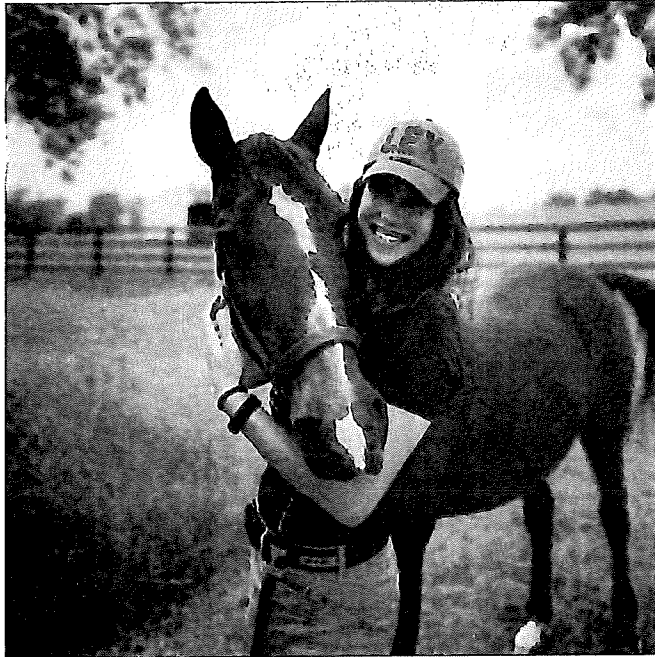
"The shortage of large animal veterinarians is a serious issue, not only in Kentucky but nationwide."

*-Ryan Quarles,
Kentucky Commissioner of Agriculture*



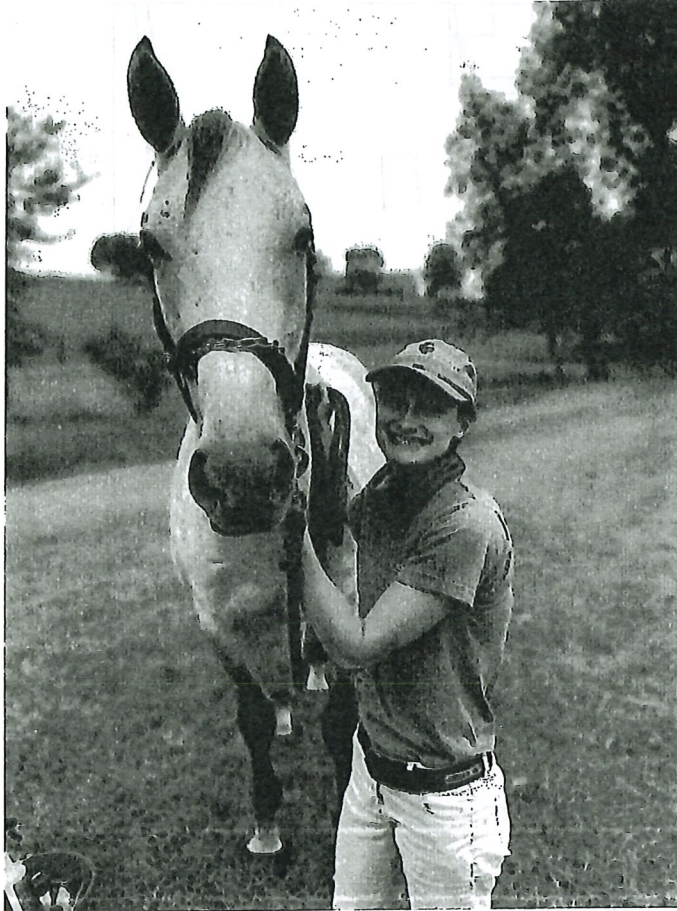
Dr. Alexandra Fromme
Veterinarian

Dr. Ali was born and raised in Minnesota, though her family has roots in Northern Kentucky and Indiana going back several generations. She graduated with both her Bachelor's degree and Doctorate of Veterinary Medicine from Purdue University. After graduation, she completed an internship at the world-renowned Rood and Riddle Equine Hospital in Lexington, Kentucky, furthering her skills in areas such as lameness evaluations and internal medicine. After her internship, she worked alongside her uncle and founder of River Valley Equine Services, Dr. Kurt Fromme, until his retirement in 2022. Outside of work, Dr. Ali enjoys fishing, doing CrossFit, and trying her hand at cooking new recipes.



Dr. Christine Bartley
Veterinarian

Dr. Bartley is a native of the great state of Kansas, where her family still resides. She completed both her undergraduate and veterinary degrees at Kansas State University (go Wildcats!). After graduation, she completed a year-long internship at Rood and Riddle Equine Hospital, where she discovered her passion for reproduction. After her internship, she was invited to stay at Rood and Riddle as an associate veterinarian. During this time, she also worked for two years as a resident veterinarian at a prestigious Thoroughbred farm in Lexington, attending the births of over one hundred foals per spring as well as responding to overnight emergencies. In 2022, she joined forces with Dr. Ali to expand the reproduction services that River Valley Equine has to offer. Dr. Bartley has a special interest in developing solutions for breeding the problem mare as well as a passion for neonatal and foal medicine. Outside of veterinary medicine, Dr. Bartley has dabbled in many riding disciplines, from Saddleseat at an early age, to showing stock horses on the Paint and Pinto circuits, to most recently taking lessons in hunter/jumper and dressage. She still owns her first horse, an ornery 32-year-old Morgan gelding named Tyler.

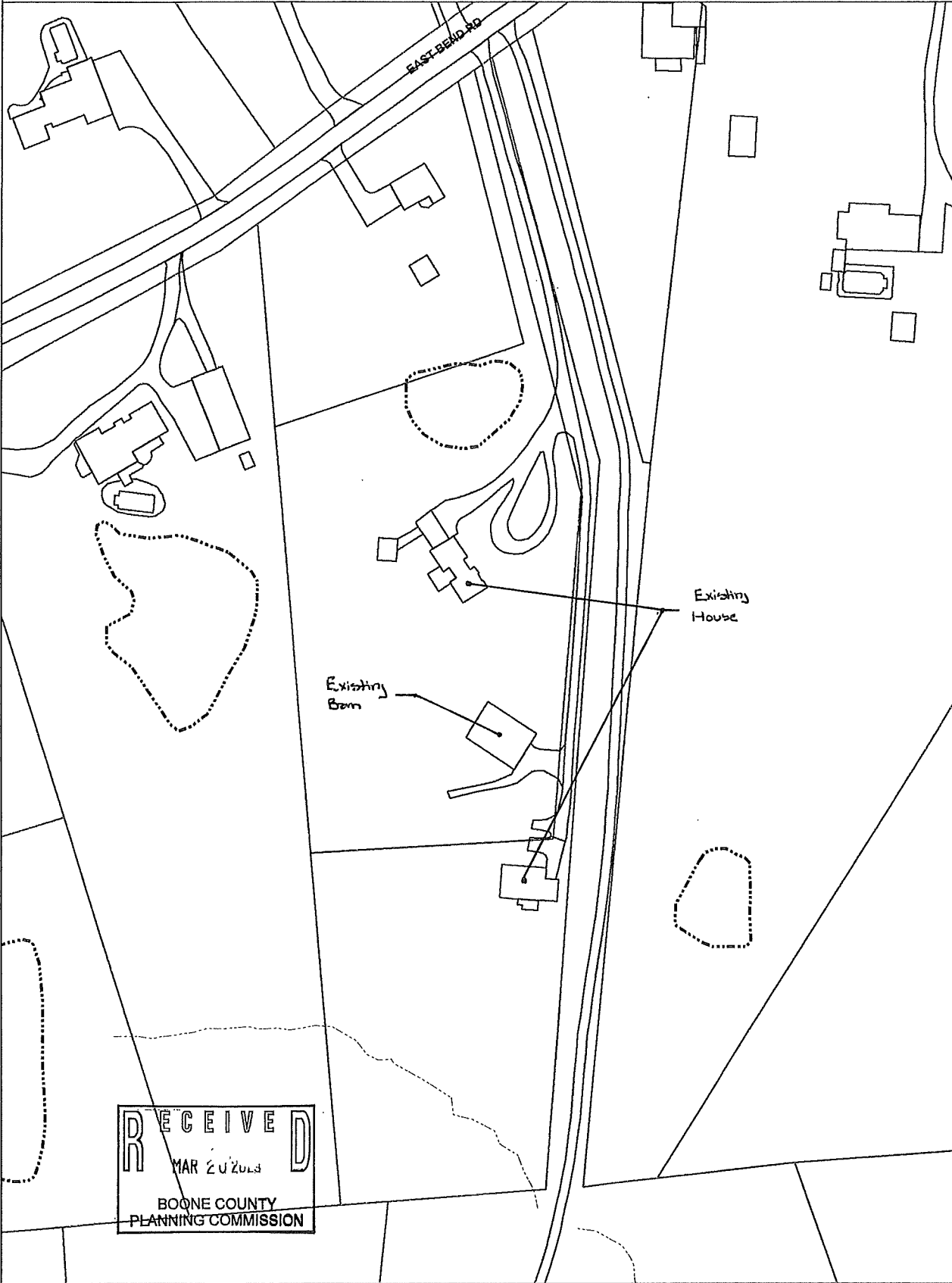


Morgan Griffith
Veterinary Assistant

A native of Greensboro, Alabama, Morgan got her start working in veterinary medicine at a small animal hospital, assisting in surgeries and providing patient care. After coming to Kentucky in 2015 to pursue the Thoroughbred industry, she has had a wide array of equine experience, including a position as a barn foreman at a prominent Thoroughbred farm and working at the Keeneland and Fasig-Tipton saleyards. She then worked at Rood and Riddle Equine Hospital for five years under a foal specialist, where she developed her love for neonatal medicine. Morgan is an essential part of the River Valley team by providing exceptional horse handling skills and a knack for organization. In her free time, Morgan enjoys all things outdoors, especially fishing and trail riding. In the summer months, she ventures off to Wyoming to work for an outfitter, as a packer and wrangler in the backcountry.

Boone County GIS Map

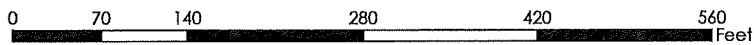
www.boonecountygis.com



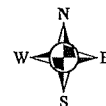
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PLANNING COMMISSION

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1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 10/01/2022

State Plane Kentucky North NAD 83
ArcMap Document: *.mxd

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)

<u>Alexandra Fromme</u>	<u>Christine Bartley</u>
<u>6588 East Bend Rd</u>	<u>6590 East Bend Rd</u>
<u>Burlington, KY 41005</u>	<u>Burlington, KY 41005</u>

- 2. ADDRESS OF PROPERTY
6588 & 6590 East Bend Rd
Burlington, KY 41005

- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
River Valley Equine Services

- 4.

<u>DEED BOOK 1193</u>	<u>PAGE NO. 882</u>	<u>GROUP NO. 2036</u>
<u>DEED BOOK 1193</u>	<u>PAGE NO. 826</u>	<u>GROUP NO. 2036</u>

- 5. TYPE OF RESTRICTION(S) (Check all that apply)

<input type="checkbox"/> Zoning Map Amendment: From _____ To _____	<input checked="" type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Development Plan	<input type="checkbox"/> Conditional Zoning
<input type="checkbox"/> Subdivision Plat (Not Recorded)	<input type="checkbox"/> Other:
<input type="checkbox"/> Variance	

- 6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005

SIGNATURE OF COMPLETING OFFICIAL

Michael D. Schwartz, Director, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone

County Planning Commission this 13th day of April, 2023.

Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:



Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

