

RESOLUTION 2026-11

A resolution of the Leavenworth County Kansas Board of County Commission, conditionally issuing a Special Use Permit for an amusement park, commercial athletic fields, racetracks, circuses, carnivals and fairgrounds for outdoor events for RJ Farms on the following described property:

Lot 1 in Whispering Plains, a subdivision in Leavenworth County, Kansas, according to the recorded plat thereof, in Leavenworth County, Kansas.

WHEREAS, a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 24th day of April, 2026, and

WHEREAS, the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 10th day of June, 2026; and

WHEREAS, the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, recommended that the Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 1st day of July, 2026, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS SITTING IN REGULAR SESSION DOES HEREBY RESOLVE:

- I. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission and the findings as set forth in the staff report and adopted by the Planning Commission and the findings of fact adopted by the Board of County Commission in regular session on the 1st day of July, 2026, and incorporated herein by reference, **Case No. DEV-26-057, Special Use Permit (SUP) for an amusement park, commercial athletic fields, racetracks, circuses, carnivals and fairgrounds for outdoor events for RJ Farms is conditionally approved subject to the performance and observation of the conditions and stipulations set forth herein.**
- II. The SUP granted in Section I. is hereby contingent upon the performance and observations of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violations shall constitute an additional basis for revocation:
 1. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
 2. Provide a copy of the contract for the Portable Toilet provider.
 3. The applicant shall comply with the Narrative submitted on May 27, 2026.
 4. Events shall be limited to 15 events in a calendar year.
 5. Occupancy for all events shall be limited to 300 people. Employees shall be limited to 15 people.
 6. The conditional special use permit is considered a type 3 and shall be limited to a period of 2 (two) years.
 7. No events shall take place inside the agricultural building.
 8. There shall be no on-street parking allowed.
 9. Traffic shall not queue onto the public road network when entering the site.
 10. No events shall be allowed within any public rights-of-way.

11. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
12. Lighting generated from the event shall be limited 0.00 foot-candles net gain, as measured at the property line.
13. Noise generated from an event held at this facility including, but not limited to: live music, DJ, and noise from guests shall be limited to 60 decibels at the property line. No amplifiers will be permitted for any live music band.
14. No extension cords may cross driveways or drive aisles.
15. All dumpsters shall be screened from public right-of-way.
16. All garbage and animal waste must be removed from the property and disposed of in accordance with local and state requirements and within 2 business days of the event.
17. All portable restrooms must be maintained in a professional manner and removed from the property within 2 business days of the event.
18. The applicant shall comply with the following:
 - a. Public Works memo, dated May 7, 2026
 - b. Emergency Management, dated January 3, 2025
 - c. Sheriff's Department, dated June 3, 2026
19. That no public nuisance be allowed or created upon the subject real property.
20. A licensed veterinarian must be on-site during any rodeo event and evidence of such must be provided upon request.
21. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
22. No event conducted on the property shall include or permit the intentional tripping, seizing, roping, tying, or dragging of any bovine by its tail by any means for the purpose of sport, contest, practice, or entertainment (commonly known as "steer tailing" or "bull tail pulling").
23. No event conducted on the property shall include or permit the intentional use of a wire, pole, stick, rope or other object to cause an equine to lose its balance or fall, for the purpose of sport, contest, practice or entertainment (commonly known as "horse tripping").
24. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. The RJ Farm Events, and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the county for the purpose of inspecting the subject property for compliance with the conditions set forth herein.

Located in Section 09, Township 12 South, Range 21, in Leavenworth County, Kansas more commonly known as 21985 Cantrell Road.



Fran Keppler by
Fran Keppler, Leavenworth County Clerk

Stephanie Stapp

Adopted this 1st day of July, 2026
Board of County Commission
Leavenworth, County, Kansas

Mike Stieben
Mike Stieben, Chairman

Jeff Culbertson
Jeff Culbertson, Member

Vanessa Reid
Vanessa Reid, Member



Willie Dove, Member



Mike Smith, Member