



## **Meeting Notes: Equestrian Advisory Group Meeting:** **April 12, 2010**

**Members Present:** Cheryl Manford, Laurie Burgess, Sue Svendsen, Butch Reynolds and Kathy Cannon

**Staff Present:** Laurie Lebowsky and Jose Alvarez

**Public:** Julia Richard and Mary Ann Simonds

### **Notes:**

- **Announcements and Meeting Notes**
- The group discussed the status of Heidi Holmstrum-Olson (Equestrian Advisory Group Member) who had sent an email saying she could no longer attend meetings due to work obligations. The group discussed the issue and unanimously agreed to proceed without replacing her. The group only has only four more meetings and it would be too much of a learning curve to educate a brand new member. They agreed to keep her on the email list.
- The group unanimously agreed to accept last month's meeting notes after Laurie Lebowsky reviews it for typos.
- **General Discussion Regarding Timeframes and Outcomes**
- Laurie Lebowsky went over the meeting schedule with the Advisory Group.
- Cheryl asked if the group could meet one more time after the plan is developed. Laurie Lebowsky said she and Jose would draft the plan in June and would set up one more meeting with the Advisory Group to review the draft plan. The group agreed to this arrangement.
- Laurie said the group would address the following issues :
  1. Equestrian Overlay with Title 40 code language
  2. Promotion of Equestrian Activities and Best Management Practices with Comprehensive Plan Policy Language
  3. Trails with Title 40 code language and
  4. Stables with Title 40 code language.

The group agreed with the topics outlined and timeline with one exception of an extra meeting to review the draft plan.

- The group agreed to change the 3<sup>rd</sup> meeting from May 24<sup>th</sup> to May 17<sup>th</sup>. Laurie Lebowsky said she would follow up.
- **Equestrian Overlay**
- Cheryl recommended that Jose and Laurie review St. Lucia's code language for ideas for an equestrian overlay.
- Cheryl mentioned the Form-Based Code and made the recommendation that the County look at adopting the Form-Based Code for the rural area. The Group agreed to the proposed recommendation.
- Cheryl suggested that the group consider slopes and soils in equestrian criteria.
- Sue said she agreed because an area for horses must be suitably drained.
- Jose said that the wetlands and habitats ordinance addresses those issues.
- Cheryl said that criteria should adjust lot sizes for shared stables and consider percentage of open space for horses.
- Cheryl said the current rural clusters ordinance will work if the horses are maintained on the lot themselves.
- Sue said there should be 1 acre minimum lot size for the stable.
- Mary Ann Simonds said Wellington, Florida's equestrian zoning should have minimum lot sizes of 1.5-2.5 acres. The design criteria requires a balance between barn and house.
- Mary Ann suggested Jose and Laurie look at equestrian code language in the following communities: Polk County-North Carolina, Contra Costa County-California, Noro-California, Rancho Palos Verdes-California, and Temecula-California.
- Butch suggested that Jose and Laurie look at the ECLC website.
- Cheryl asked if there is a way to encourage cluster development.
- Jose said the RLTF wants to allow rural cluster development on lands zoned for agriculture and forest. Jose said there may be issues with the Growth Management Act by allowing cluster development on agricultural and forest land.
- Cheryl suggested the group consider language that in the future allowing rural clusters on land zoned for FR-80.
- Mary Ann said a problem with open space in clusters is that developers have built on the land designated for open space in those clusters.
- Cheryl said priority areas for equestrians are as follows: Daybreak Park, Green Mountain, Dole Valley, Camp Bonneville, Whipple Creek, and Chelatchie Prairie.
- Butch said the group should look at north of Daybreak Park.

- Cheryl said high density areas should be excluded from an equestrian overlay, and recommend equestrian development on areas zoned for rural residential and the clusters should include 60% open space.
- Mary Ann said the group is confused about equestrian overlays. She said there should be criteria for allowing equestrian development in the rural area. This language should be included as a rural element. She said an equestrian overlay is used in the urban area for protecting equestrian areas such as, Griffith Park in Los Angeles.
- Mary Ann asked Laurie Lebowsky to ask Mike Mabrey about a map that Mary Ann had developed of equestrian communities in the urban area.
- **Stables**
- Jose said the County's Title 40 development code does not define stables.
- Sue said a lot of stables have started out as private facilities.
- Jose said a problem with stables is the building code.
- Sue said the building code treats all the buildings the same. She said the issues aren't the same between stables and a Dollar Tree warehouse.
- Julia Richard recommended that Jose and Laurie review insurance underwriting standards for equine facilities.
- Sue said the group should define both private and commercial stables.
- Julia Richard said it should be broken down by the number of stables.
- Sue said a commercial stable's sole purpose is commercial purposes.
- Mary Ann Simonds said that the number of cars in and out of the stables should be a factor to consider.
- Sue recommended that Jose and Laurie look at the home-business ordinance and see how it could be altered for stables.
- Mary Ann Simonds recommended that Jose and Laurie look at Pasadena's stable ordinance.
- Butch said that all stables should have to follow best management practices.
- **Public Comment**
- There were no public comments

The meeting was adjourned at 9PM.