



Meeting Notes: Equestrian Advisory Group Meeting: March 8, 2010

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

Staff Present: Laurie Lebowsky and Lisa Goorjian

Public: Cheryl Herndon and Leanne Noble

Notes:

- Regarding meeting notes from last time, Lisa Goorjian, Vancouver-Clark Parks Department, said she sent Laurie Lebowsky an email with her comments for the February meeting notes.
- Butch Reynolds said to change what he said from the following: "Butch Reynolds said the group should stick with a minimum lot size." To "Butch Reynolds said the group should stick with a maximum lot size in equine cluster communities."
- The group requested that Laurie Lebowsky bring rural reserves language from the Rural Land Task Force for the next meeting.
- **Equestrian Overlay**
- Cheryl Manford requested that the trails be included in the equestrian overlay and that the trails should be in the code, so that the land for trails could be exacted for when a developer or property owner wants to develop his/her land adjacent to a proposed trail.
- Lisa Goorjian suggested that Laurie Lebowsky and Jose Alvarez look at the Form-Based Code being used in the Highway 99 planning area.
- Kathy Cannon asked if the property owners would be compensated for their land.
- Lisa Goorjian said that Vancouver-Clark Parks Department typically gives a credit to developers for constructing the improvement in lieu of a fee.

- Butch said the urban livestock task force had talks regarding farm management plans.
- Sue Svendsen said the equestrian overlay should tie into trails.
- Cheryl Manford said the group should think about supporting the land adjacent to the fairgrounds and Whipple Creek as a regional equestrian center.
- Lisa Goorjian said there is Fairgrounds Community Park adjacent to the land in which Cheryl Manford is referring.
- Cheryl Manford suggested that the equestrian community be moved across 11th Avenue.
- Butch asked if Clark County should have an equestrian regional center.
- Laurie Lebowsky asked Butch if he meant the County should own an equestrian regional center.
- Butch said no, however, the County could partner with a private entity.
- Sue Svendsen said regarding the equestrian cluster development. She said she would want each property to have a small horse barn and have a shared equestrian arena.
- Sue Svendsen said she did not like the concept of a shared horse barn.
- Cheryl Manford said she would like to see several different scenarios regarding an equestrian residential cluster.
- Cheryl Manford said a question regarding the equestrian overlay; she said the group might want to think about where they don't want to have the overlay.
- Sue Svendsen said the group should think about incentives to provide for developers to develop equestrian residential cluster communities.
- Butch Reynolds said the equestrian overlay should be located near the following areas: arterials; connected to trails; and trails should be located along roads.
- Cheryl Manford said put the equestrian overlay over prime areas.
- Sue Svendsen suggested the group consider the location of boarding facilities.
- Butch said one area with a lot of boarding facilities is located between 179th Street to 259th Street between I-5 and NE 72nd Avenue.
- Sue Svendsen said the fairgrounds would be another obvious choice.
- Lisa Goorjian suggested the group consider Camp Bonneville and Green Mountain.
- Cheryl Manford said other locations would be Daybreak Park, Moulton Falls, and Dole Valley.

- Lisa Goorjian said in the equestrian communities the group should consider complete streets to promote active transportation.
- Sue Svendsen said the focus of the equestrian overlay is to build trails, provide tax advantages, and design standards.
- Lisa Goorjian said the group could refer to the Form-Based Code for design standards.
- The group consensus regarding equestrian communities in the urban area was to study it further.
- **Stables**
- Lisa Goorjian said a problem with the County code is no differentiation regarding specialized uses such as parks facilities.
- Sue Svendsen said that private stables should be exempt as is the case with agricultural buildings.
- Cheryl Manford said the code should have a dividing line between private and commercial stables.
- Cheryl Herndon said there is a lot of ways to look at businesses.
- Cheryl Herndon said that most boarding facilities do not make money.
- Cheryl Manford asked Laurie Lebowsky to research why commercial facilities have to go through a Type II process.
- Cheryl Manford said they need to come up with a breaking point for when a Type II process would be required.
- Leanne Noble said there needs to be clarification regarding small farms because she said they can get penalized.
- Butch Reynolds said the stable issue is very complex.
- Laurie Burgess said there are probably liability issues for commercial stables.
- Nancy Conskil said she did not understand why boarding stables are treated differently.
- Cheryl Manford said she think the issue is trip generation for commercial stables.
- The group asked Laurie Lebowsky to research the following issues: the Title 40 definition of commercial; why did the Rural Lands Task Force come up with the language they did for stables; what was the worry that the RLTF felt they had to develop language for stables; what issue would the code address: public safety, public health or traffic.
- **Public Comment**
- Cheryl Herndon asked what would be the impact of an equestrian residential cluster on the community.
- Sue Svendsen said it would strengthen the equestrian community because it would offer more options for horse owners.

- Leanne Noble said there will need to be developer incentives to encourage developers to create equestrian communities.
- The group asked Laurie Lebowsky to bring in the subdivision plats for High Valley.
- They also suggested she and Jose Alvarez look at the development across from Silver Buckle on NE 152nd Avenue and NE 119th Street.
- Leanne Noble asked about horse access to Whipple Creek.
- Lisa Goorjian said that the issue is being addressed through the Real Property department in the Parks Department and the landowner.
- Leanne Noble said the equestrian priority areas should connect Hockinson and Brush Prairie.
- Leanne Noble asked if there could be an equestrian trail connection between Vancouver Lake Park and the National Wildlife Refuge to the north.
- Lisa Goorjian said there is an issue with the National Wildlife Refuge because it is federally protected and generally equestrian trails are not allowed in this area.