



DRAFT Meeting Notes: Equestrian Advisory Group Meeting:
May 10, 2010

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

Staff Present: Laurie Lebowsky, and Jose Alvarez

Public: Kyle and Jenna Kellmer, Jody Sharp

Notes:

- **Meeting Notes and Announcements**
- The group unanimously agreed to accept the meeting notes from the last meeting.
- **Equestrian Overlay: Discussion**
- Sue Svendsen had the fairgrounds area to inventory.
- She said the overlay should be from I-5/149th Street to 179th Street; from 41st Avenue to Seward Road.
- The group had discussion regarding the impacts of urban holding areas on a proposed equestrian overlay.
- Laurie Burgess had the La Center area to inventory and she said this area is mostly rural and there are several horse properties out there.
- Kathy Cannon said she had the Green Mountain Meadows area to inventory. She said there are horse properties in the area between 242nd Avenue to 249th Avenue, from Goodwin Road to 28th Street. She said there were no horses south of Bradford Road.
- Laurie Burgess said there are lots of stables around Washougal.
- Cheryl had Brush Prairie and Hockinson to inventory. She said she found more horses around Brush Prairie. She noted that distances in roadway and screening made it difficult to identify horses.
- Sue Svendsen said that Silver Buckle and the Saddle Club should be protected.

- Butch said the rural centers should be included in the overlay because these centers should be encouraged to develop as equestrian communities.
- Butch also said that the trail system should be made significant. He said that they can't forget the BPA easement.
- Cheryl said that Yacolt is looking for an identity and it could develop as an equestrian community.

- **Equestrian Cluster**

- Jose showed examples of a 40-acre rural cluster in an area zoned R-5.
- Sue said the rural clusters are used because there are constraints on the property such as, topography.
- Cheryl said the remainder lot should not be used for stables. She said the remainder lot could be made smaller and reserve separate space for the stable. The group concurred.
- Cheryl said she would like to see a buffer around the perimeter of the cluster.
- Jose said the County's code has supplemental landscaping requirements for rural clusters.
- The group then discussed townhomes and condos developed as equestrian communities.
- Cheryl said she wants FAR or lot coverage requirements. She said she would like to see an FAR of .15 for properties 1 acre and larger. For properties of a half acre, she would like an FAR of .2.
- Butch said the properties should have room for run-outs.
- **Public Comment**
- None

- The group discussed a situation with a rural subdivision and how to prevent a similar issue happening for equestrian properties.

The meeting was adjourned at 9PM.