

EQUESTRIAN COMMISSION
MINUTES
SPECIAL MEETING
September 20, 2016
City Council Chambers

PRESENT: Chair Yvette Picconi
Vice Chair Lindsey Merritt
Commissioner Sonya Sevier
Commissioner Marca DeMonaco
Commissioner Leslie Medlin

Mayor Pro Tem Jeff Templeman
Assistant City Manager Ken Duran
Assistant City Manager for Community Development Larry Stevens
Planning Associate Luis Torrico

CALL TO ORDER

The meeting was called to order at 5:00 p.m. by Chair Picconi.

APPROVAL OF MINUTES OF SEPTEMBER 6, 2016

Commissioner DeMonaco made a motion to approve the minutes of September 20, 2016 as submitted. The motion was seconded by Commissioner Sevier and passed unanimously.

GENERAL PLAN AMENDMEMNT

Mr. Duran reported that Commissioner Merritt owns property adjacent to the subject property and Commissioner Sevier boards a horse on a property within the project area and thus they both have a conflict of interest and will be recusing themselves from participation on this item.

Planning Associate Torrico presented an overview of his staff report regarding the proposed development and change in land use request. He described the impacts on horse keeping within the new zoning and the recommendation for a horse keeping overlay to allow for the continued horse keeping on properties not within the current subdivision proposal. He added that staff is seeking input from the Commission to be passed on to the Planning Commission and City Council as they review the zone change application.

Commissioner DeMonaco asked if the 12 remaining lots not within the subdivision would lose the ability to keep horses if the property is sold. Mr. Torrico responded that the ability to keep horses under the overlay zone would run with the land.

Commissioner DeMonaco asked if the 12 remaining lots could be subdivided in the future and still keep horses. Mr. Torrico responded that if the lots were sub-divided under the new zoning to 7,500 sq. ft. lots they could not accommodate horse keeping.

Commissioner Medlin asked if this change in zoning would be considered going further west of Cataract in the future. Mr. Torrico responded that it is not being proposed with this application but a proposal could be made in the future and that may be something the Commission wants to take a position on.

In response to a question Mr. Torrico commented that all of the property within the proposed subdivision is under some type of contract to be purchased by the developer.

Mr. Torrico reported that there is a community meeting scheduled for tomorrow evening regarding the project and then the project will be reviewed by DPRB, Planning Commission and City Council.

Stan Stringfellow, representing the applicant, made a presentation on the proposed project. He provided a background of the two year history of the applicant's interest in developing the property. He added that the applicant's original request was for the 10 acres for the subdivision but staff recommended that the entire area should be looked at for rezoning. He added that the current property owners are willing to sell because they are having trouble maintaining enough boarders to sustain the existing business.

Mr. Stringfellow showed an exhibit depicting an 80' setback from the proposed homes to the remaining homes showing that all remaining adjacent properties would have the ability to keep horses.

Mr. Stringfellow described the density and size of the proposed lots. He also mentioned that the equestrian center owners have made an offer to move the existing mare motel to Sycamore Ranch.

In response to questions Mr. Stringfellow commented that the development would not be gated and there are no trails proposed within the project and a 30' setback is proposed from San Dimas Ave. He also clarified that the project proposes 28 new homes.

Skeeter Mann, owner of Oak Valley Equestrian Center, commented that since he purchased the center 4 years ago they have never been at capacity and he continues to lose money on the operation.

Commissioner DeMonaco commented that she feels it is important to preserve the right of the properties not part of the subdivision to continue to keep horses. Mr. Torrico responded that that will be addressed with the overlay zone. Commissioner DeMonaco

responded that she likes the idea of the overlay zone as long as a change of ownership doesn't mean they lose the right to keep horses.

Commissioner Medlin commented that she is concerned that there will be complaints by the new homeowners living next to existing horse keeping properties and pressure to eliminate the ability to keep horses. Mr. Stevens responded that that is a good point and that language in the overlay zone could address mitigation measures and lot assemblage standards.

After discussion the consensus of the Commission was that they do not object with the rezoning of the properties for the proposed subdivision as long as it is sensitive to the continued horse keeping on the west properties and maybe there should be different standards for the west properties. There was also concern with losing equestrian properties further west of Cataract.

CITY COUNCIL REPORT

No report.

MEMBERS OF THE AUDIENCE

None

COMMISSIONERS COMMENTS

None.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:15 p.m.