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## LCEA concerns on zoning for April 25 discussion

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To: Gem Bingol &lt;gbingol@pecva.org&gt;, Tia Earman &lt;tearman@pecva.org&gt;, Chris Van Vlack &lt;chris.vanvlack@lswcd.org&gt;, Maura Walsh-Copeland &lt;mwalshcopeland@gmail.com&gt;

Good Morning

It just came to my attention that equestrian uses will be discussed at the April 25 PC subcommittee meeting.

LCEA feels the current version of the rewrite still does not address problems, and may create additional restrictions that will encumber the industry.

1. The lot size is minimum 25 acres for livery or event.

**Problems:**

- The other restrictions on stable private push many equestrian uses to livery or event. **If you have two or more instructors that don't live on site you must be a livery. If you have more than 10 horses owned by clients you must be livery.** In contrast, a brewery can have far more intensity on the land including more than 100 cars on less acreage.
- 25 acres isn't necessary for many small show/training/lesson facilities and is a large inhibitory requirement in terms of investment costs.

2. The livery or event must be operated or maintained by the owner/or occupant of land. Does that preclude leasing a facility to an instructor/business? Currently many properties have those arrangements and would be out of code.

- Most young/new equestrian entrepreneurs can't afford property and lease facilities

.3. Nothing has been done about the 12,000sq feet for 25 acres.

- An indoor ring is anywhere from 12,000 to 20,00 or larger sq feet. Then there are barns, run in sheds to include in total sq foot. Many current equestrian facilities would be out of code and building new facilities would be severely restricted to even more than the already burdensome 25 acre minimum.

4. What is the problem with having equine in agriculture to eliminate the building restrictions? Equine is ag. Other rural uses with more intensity and no agriculture are in agriculture or have no use standards.

When LCEA was asked to provide tiers of use 7 years ago we never recommended being an accessory use that includes the inherent restrictions. We were told to have tiers based on traffic impacts. We didn't recommend any other restrictions other than the number of vehicles for each level. Other more intensive uses have NO restrictions. This zoning has the potential to devastate the equestrian industry.

I sent the above to the PC members and Judi Blrkitt and Daniel Galindo this morning. If this should go to others, please let me know.

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