



**MINORITY REPORT
Working Group
Horse Business Facility Regulations Study**

The minority of the Working Group is in agreement with the majority of the Working Group's recommendations and definitions with exception to the following:

The minority working group is not in agreement with the majority Working Group's recommendation for a scalable system for the following reasons:

Scalable System

- The scalable system *recommended by the majority working group* members will require extensive manpower and numerous county employees to enforce. The current regulations are difficult to enforce and already require a great deal of manpower that is not available.
- The scalable system is unenforceable due to the difficulty in confirming the accuracy of numbers being reported.
- The scalable system allows people to report numbers that keep them out of any special review process. Therefore, allowing the current horse related business problems to continue in the county after the new recommendations have been implemented.

The minority Working Group members recommend geographical boundary modifications as an alternative solution to the scalable point system. We recommend using these boundaries as the guidelines without actually changing the zoning classifications of the property.

For Example:

Horse business owners that would fall under the By Right category would be located outside the dense population area of Larimer county: East of CR3, North of Owl Canyon Rd, South of Hwy 34, West of Masonville Rd.

Horse business owners that would be considered for Minor Special Review would be located within the following boundaries: to the North between Owl Canyon Rd and Wellington exit off I-25., to the East between CR3 to I-25, to the South between Hwy 34 and Hwy 66, and to the West between Overland Trail and Masonville Rd.

Horse business owners that would be considered for Special Review would be located within the following boundaries: between Hwy 34 to the south and the Wellington exit off of I-25 to the North and between CR3 to the East and Overland Trail to the West.

For properties located on the boundary lines, the county will determine the category based on the property's level of impact to the surrounding community.

The minority group feels that the geographical boundary recommendation will make it easy for the County to clearly identify the approval needs of each equestrian operation with little manpower. Additionally, it allows the community to continue to be horse friendly and protects the property rights of all Larimer County citizens.

The geographical boundary recommendation addresses the past problems of the urban population rural population conflicts. It also encourages enduring land use for all Larimer county residents. For example, it allows an equestrian operation to be in close proximity to a subdivision because it will go through special review and all issues will be acknowledged and addressed by the County. Additionally, equine operations in high density areas provide a service to large numbers of the public, it is important that they go through a review process to make sure emergency access to the property is available for the well being of and safety of the people frequenting the operations.

The minority group is confident that these recommendations will ultimately reduce the nuisance and public safety problems with rural and urban neighbors while allowing the county to keep its rural heritage.

Should the County consider using the scalable system recommended by the majority Working Group, the minority Working Group recommends changing the number of points accordingly so that present and future enduring land use can be achieved.

Total Points:	Use allowed as follows:
10 or less	By Right
10.5-20	Administrative Review
20.5-35	Minor Special Review
35.5+	Special Review

- Larimer County supports the preservation of private property rights as defined by law, and balancing of the rights of property owners and public needs. *-From the Larimer County Legislative Position Guide.*

The minority Working Group is in agreement with implementation needs and is in agreement with the transition program and would like to include the following:

Existing Approved Businesses

During the transition period, equine stables that have been previously approved, shall have the right to develop alternative forms of income including by example but not limitation; adding additional residential lots and/or adding other income producing business.

Thank you for your consideration of the minority Working Group's recommendations.

Lisa Oppenheimer
Sonja Craighead