



**City of Newport
Planning Commission Workshop Minutes
February 24, 2016**

1. CALL TO ORDER

Chairperson Mahmood called the meeting to order at 5:32 P.M.

2. ROLL CALL -

Commissioners present – Anthony Mahmood, Kevin Haley, Matt Prestegaard, Marvin Taylor, David Tweeten

Commissioners absent –

Also present – Deb Hill, City Administrator; Renee Eisenbeisz, Asst. to the City Administrator; Sherri Buss, TKDA Planner; Tom Ingemann, Council Liaison

3. DISCUSS INTERIM USE PERMIT REQUEST FROM KIM BROWN, 1675 KOLFF STREET

Sherri Buss, TKDA Planner, presented on this item as outlined in the February 24, 2016 Planning Commission Workshop packet.

Chairperson Mahmood - I was trying to figure out a way where we could do something where we don't go to 16 horses. Right now, we're at 8 now?

Ms. Buss - She has more than that, that's what your ordinance says. You'll want to determine if it's 8 or 9.

Vice-Chair Haley - I don't think that's for us to determine.

Chairperson Mahmood - You're not going to have 16 grown horses at one time. You're doing this because you have some babies on the way and you don't want to be illegal. My thoughts are that we're not looking at 16, we're looking at 8 adults and everyone once in a while there could be a couple foals.

Ms. Buss - The request is for 16.

Vice-Chair Haley - You're on the right track. I would be ok with making it 8 or 9 adults and allow foals for up to 6 months and manage the manure according to the recommendations and have the inspections for six months.

Chairperson Mahmood - That's where I was going.

Ms. Buss - So it would be 8 or 9 adults and up to 8 foals for 6 months.

Chairperson Mahmood - You have to be careful on how it's worded because foals that are 6 months old... I know you're not trying to do this but we have to be careful on the wording.

Chairperson Mahmood - We have to make sure it's done right because once it's set in stone it's there.

David Tweeten - I like the recommendations in terms of manure management. I understand we already have a covered dumpster.

Ms. Buss - So the recommendation would be up to 16 total horses, 8 or 9 of them could be adults, the others foals. With the definition of foals being up to 6 months of age as well as the manure recommendations and inspection recommendations and 6 months?

Vice-Chair Haley - Yes.

David Tweeten - You went to the house the other day?

Chairperson Mahmood - Yes, Marvin probably has some comments on this.

Marvin Taylor - There are different ways of looking at this in terms of the number. I'm opposed to this use permit. I'll share my reasons for objecting. One of the big things is how we're using acreage fundamentally. We're using 8 acres as our benchmark, it's the parcel size but not a functional size for the agricultural use. There's about 1 acre of pasture. In any other jurisdiction in the County, you would be allowed 1 per 2 grazeable acres. That's my starting point. I think there's capacity for more than that. We're talking about going from 1 to 16. There's no capacity to expand grazing on that size. There was bedding and manure there and it had rained before and I guarantee that manure ran down towards the storm pond. I think there is room for increasing but what's the relationship between the building and the pasture. I don't see that pasture supporting more than 2 horses. There are no setback requirements for pastures so it does come fairly close to at least one property there.

Ms. Buss - I think part of the hard thing for you guys is that by ordinance, she can have 8 or 9. You can make some recommendations to the Council to ask them to look again at it. What you're saying is that you're opposed to granting a larger number.

Marvin Taylor - Yes, I don't think our current ordinance is correct and it doesn't fully think about acreage. I think we're being very generous with 8.

Vice-Chair Haley - I don't want to go over 8 or 9 adult horses.

Chairperson Mahmood - The one thing we need to make sure to do is handle the manure properly.

Kim Brown, 1675 Kolff Street - I purchased a 20 yard dumpster.

Vice-Chair Haley - From what we're hearing, it's probably necessary and the vacuum...

Ms. Brown - I already have that. It was \$1,800 and is a lot more effective. It won't be a problem at all.

Vice-Chair Haley - Do you think you can manage it?

Marvin Taylor - I wonder how many horses should be in that pasture realistically. Unless you're out there every day... We're way out of line already with the grazeable acreage. If the grazeable aspect doesn't count then why shouldn't someone with a 2 acre parcel be allowed to have 10 horses as well. Why five acres, we don't have setbacks. It seems arbitrary.

Asst. to the City Admin. Eisenbeisz - It's actually 4 acres and we have a 150 foot setback.

Ms. Buss - I think the difference is the grazeable acreage. That's not really about the ability to graze but the ability to handle manure. I think the recommendation from the equine specialist is a 6 month trial with someone inspecting and looking at whether or not there are impacts. Her sense was that if neighbors are experiencing flies than the manure is not being handled right.

David Tweeten - What do you mean by 10 being in the pole barn and 6 in the pasture?

Ms. Brown - The 10 that are in the barn will stay in the barn. The only time there will be 6 in the pasture is for a 3 month period when there are foals. The majority of the time there will be 2.

David Tweeten - Why don't the 10 in the barn ever go out?

Ms. Brown - They're show horses.

Chairperson Mahmood - We went and looked at the neighbor to the south. The pasture is very close so I can see his concern. There were 3 horses out at that time, 2 of them were foals.

David Tweeten - Is there a seasonal difference?

Ms. Brown - No, the only reason I'm asking for more is because I have foals. The majority of the year, there will be 2 in the pasture.

Chairperson Mahmood - Is there anything else?

Vice-Chair Haley - I'm ok with it.

Ms. Buss - So the conditions are up to 8 adult horses and up to 8 foals for a period of 6 months, the manure management recommendations as written, inspections as written, need to maintain ground cover in the pasture, and a 6 month trial period.

Chairperson Mahmood - I think that does it.

David Tweeten - What about the fence?

Ms. Buss - Are you ok with her using the electric fence?

Vice-Chair Haley - Yes.

Ms. Buss - The ordinance says wood or metal so you need to specifically say that electrical is fine.

David Tweeten - And we're ok with the dumpster cover?

Marvin Taylor - The cover will help with flies but I don't know what impact it will have with odor, it's like composting.

Vice-Chair Haley - Horse manure doesn't act like cow manure.

Chairperson Mahmood - We'll see if removing it once per month is enough in the inspections.

Ms. Brown - If it gets full faster, it'll be removed more often as well.

4. ADJOURNMENT

Signed: _____
Anthony Mahmood, Chairperson

Respectfully submitted,

Renee Eisenbeisz
Asst. to the City Administrator