

**Wellington
Equestrian Preserve Committee Meeting
March 1, 2017
Village Hall
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order

Chair Cleveland called the meeting to order at 6:15 pm. Jane Cleveland, Robert Bushey, Doug Hundt, Dr. Rachel Eidelman, and Carol Cohen were present. Dr. Kristy Lund arrived late and Dr. Sergio Guerreiro had an excused absence.

Staff present: Robert Basehart, David Flinchum, J. Higbee, and Ryan Harding.

II. Pledge of Allegiance

III. Remarks by Committee Chair

Ms. Cleveland stated the Winding Trails application was approved unanimously on the second council reading on February 28th. She also discussed scheduling for possible discussion items and agenda items for upcoming meetings.

IV. Additions/Deletions/Reordering of Agenda

There were no changes to the agenda.

V. Approval of the September 29, 2016 Equestrian Preserve Committee Minutes

Mr. Hundt made a motion to approve the minutes of the September 29, 2016 Equestrian Preserve Committee meeting. Ms. Cohen seconded the motion and it passed unanimously (5-0).

VI. Approval of the November 2, 2016 Equestrian Preserve Committee Minutes

Mr. Hundt made a motion to approve the minutes of the November 2, 2016 Equestrian Preserve Committee meeting. Ms. Cohen seconded the motion and it passed unanimously (5-0).

VII. Discussion Item – Land Development Regulations Draft, Article VI

Mr. Flinchum reminded the committee they had already seen Articles 1, 2, 4, 5, 8, and 9, and tonight they would be seeing Section 6.10. Mr. Flinchum went over the proposed changes for Section 6.10. The first proposed change was to combine the five subareas into three. There was a general discussion on the modification of the subareas. Mr. Flinchum explained that the new subareas were based on lot sizes.

Mr. Flinchum and Mr. Higbee then went over the proposed changes to the setbacks tables including combining the three tables into one.

Dr. Lund stated she would not want to see the minimum lot size for Little Ranches go from five acres to two and Little Ranches has fought that for years. Mr. Flinchum replied almost 80% of the lots there are non-conforming due to their lot sizes. Mr. Flinchum asked Dr. Lund to have the Little Ranches HOA set up a meeting to discuss minimum lot size.

Mr. Flinchum went over the proposed changes to the use matrix. He also explained staff is proposing limiting the number of trailers per lot and trailers must be screened. Dr. Lund stated Little Ranches does not care about having screened trailers. Ms. Cleveland said she did not think it would be a concern for Rustic Ranches or the large lots in Subarea C. Mr. Higbee replied the proposed threshold was for five-acre lots to allow for more trailers. Mr. Bushey stated he would rather see a horse trailer than hedges along every road. The committee decided to return to the trailer regulations and subarea boundaries at another meeting.

Mr. Flinchum went over the proposal to allow for overnight stays in RVs with various limitations on the length of stay and amount of RVs per lot size.

Ms. Cleveland and Dr. Lund stated they did not think it was a good idea to have a limit on the number of barns regardless of the lot size due to fire safety and quarantines. Mr. Flinchum replied he would remove that from the proposed regulations.

VIII. Staff Comments

There were no staff comments.

IX. Board Comments

There were no board comments.

X. Public Comments

There were no public comments.

The meeting adjourned at 7:43 p.m.

Jane Cleveland, Chair

Ryan Harding, Recording Secretary