

WHATCOM COUNTY HEARING EXAMINER

RE: Zoning Conditional Use Permit) CUP2008-0026
Application for)
)
Cowboy Campsite, L.L.C.) FINDINGS OF FACT,
) CONCLUSIONS OF LAW,
) AND DECISION

SUMMARY OF APPLICATION AND DECISION

Application: The Applicant is requesting a Zoning Conditional Use Permit to operate an equestrian facility consisting of commercial stables [a maximum of 20 boarded and 10 company owned horses] and a riding arena, horse training/lesson courses, a wrangler room and equine display area for the promotion of the web site, a round up club house to serve as an informal common area for participants and office space for the equestrian facility and for the home office of Cowboy Campsite National Training Facility located in the existing manufactured home on site. The application also proposes new signage for the facility.

Decision: The requested Zoning Conditional Use Permit is approved, subject to conditions.

FINDINGS OF FACT

INTRODUCTION

The following Findings of Fact and Conclusions of Law are based upon consideration of the exhibits admitted and evidence presented at the public hearing.

I.

Applicant: Cowboy Campsite, LLC

Applicant’s Representative: Duke Croney

Property Address: 1090 East Smith Road
Bellingham, Washington

Legal Description: SW ¼ of Section 28, Township 39, Range 3E, W.M.

Assessor’s Parcel Number: 390328 234070

Zone: Rural - One Unit per Five Acres (R5A)

Subarea: Lynden Nooksack

Comprehensive Plan: Rural

SEPA Review: EXEMPT

Fire District: No. 4

School District: No. 507

Water District: Deer Creek Water Association

Sewage Disposal: On Site Sewage System

Neighboring Uses:

North: Residential

South: Laurel Station Trans Mountain Pipeline Public Utility (CUP2007-00012)

East: Residential

West: Residential

AUTHORIZING ORDINANCES AND POLICIES:

Whatcom County Comprehensive Land Use Plan

Whatcom County Code Chapter 15, Building Code

State Environmental Policy Act (SEPA). Washington Administrative Code Chapter 197-11

Whatcom County Code Chapter 16.16, Critical Areas

Whatcom County Code Title 20, Official Whatcom County Zoning Ordinance

Whatcom County Code Title 24, Health Regulations

Legal Notices: Mailed – June 4, 2009

Published – January 15 and June 11, 2009

Hearing Date: June 24, 2009

Parties of Record:

Duke Croney

Cowboy Campsite, LLC

1090 East Smith Road

Bellingham, WA 98226

Jim and Mary Lou Stephens
1142 East Smith Road
Bellingham, WA 98226

Linda and Rob Widman
5425 Papetti Lane
Bellingham, WA 98226

Brenda Wilson
Planning and Development Services

Exhibits:

- 1 Land Use Application, with attachments
 - 1-1 Supplemental Application
 - 1-2 Letter of Completeness, dated January 12, 2009
 - 1-3 Form Memo to Agency Staff, dated January 15, 2009
 - 1-4 Form Letter, dated January 15, 2009 to Property Owners
 - 1-5 Letter, dated December 16, 2008 from Northwest Farm Credit Services to Whatcom County PDS
 - 1-6 Preliminary Traffic Information
 - 1-7 Preliminary Stormwater Proposal
 - 1-8 Public Water Availability Notification
 - 1-9 On-Site Sewage System Report of System Status
 - 1-10 Customer Receipt
 - 1-11 Easements
 - 1-12 Mailing List
 - 1-13 Sheriff's Deed to Real Property
- 2 Staff Report, dated June 12, 2009
- 3 Agency Comments
- 4 Project Proposal Description, with Site Plan attached [Exhibit 4-1]
- 5 Letter dated February 12, 2009, from Duke Croney to Planning and Development Services, with amendment to a section of the site plan attached
- 6 Plat Map
- 7 Zoning Map
- 8 Aerial Map

- 9 Legal Notice, dated January 15, 2009
- 10 Certificate of Mailing, dated June 4, 2009
- 11 Legal Notice, dated June 11, 2009
- 12 SEPA Checklist
- 13 Letters of Concern
- 14 Email Letter of Concern, Linda Widman, neighboring property owner

II.

The Land Use Services Division of Whatcom County Planning and Development Services recommended approval of the requested Zoning Conditional Use Permit, subject to conditions. The Findings of Fact and Conclusions of Law of the Division are set forth in a Staff Report, Exhibit #2, dated June 12, 2009, a copy of which is attached hereto and incorporated herein by this reference.

The Applicant indicated there were no factual inaccuracies in the Staff Report. The Applicant indicated no objection to the Conditions of Approval requested by Staff.

There was public comment and concerns regarding the proposed use, both in writing and at the public hearing on this matter. Staff indicated that these concerns were addressed in the Staff Report. Engineering Staff also discussed the stormwater issue at the public hearing indicating that there was not enough new impervious surface proposed to trigger a new stormwater review by the Division of Engineering.

III.

Any Conclusion of Law which is deemed a Finding of Fact is hereby adopted as such. Based on the foregoing Findings of Fact, now are entered the following

CONCLUSIONS OF LAW

I.

The proposed operation of an equestrian facility, including upgrades and enhancement to an existing equine boarding and training facility, and utilizing an existing home as an office and informal common area for the business can be approved if it is consistent with the Zoning Conditional Use Criteria of WCC 20.84.220 (1 through 8). Subject to the Conditions of Approval attached to the granting of this permit, the proposal is consistent with the Conditional Use Criteria. A

Zoning Conditional Use Permit should be granted, subject to conditions.

II.

Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such. Based on the foregoing Findings of Fact and Conclusions of Law, now is entered the following

DECISION

A Zoning Conditional Use Permit is hereby granted to Cowboy Campsite, L.L.C. for the proposed operation of an equestrian facility. The business includes boarding and training/lessons, a riding arena, wrangler room and equine display area, club house and office space to be located on Assessor's Parcel No.390328 234070, 1090 East Smith Road, Bellingham, Washington, subject to the following conditions:

1. The use and location on the site as approved by this permit shall not be amended or changed in any way without further approval of the Hearing Examiner.
2. The Applicant shall comply with the conditions of the Division of Engineering, listed in staff memorandum dated April 23, 2009, and set forth in the attached Staff Report, unless modified by the Division of Engineering or appealed to the appropriate agency.
3. The Applicant shall comply with the conditions of the Whatcom County Plans Examiner, listed in staff memorandum dated January 23, 2009, and set forth in the attached Staff Report, unless modified by the Plans Examiner or appealed to the appropriate agency.
4. The Applicant shall comply with the conditions of the Whatcom County Health Department, listed in staff memorandum dated January 29, 2009, and set forth in the attached Staff Report, unless modified by the Health Department or appealed to the appropriate agency.
5. The Applicant shall provide a parking and landscaping plan (for the parking area) designed in accordance with WCC 20.80.500 and WCC 20.80.350 at the time of commercial building permit application.
6. The Applicant shall provide a final manure management plan at the time of commercial building permit application. In addition, the Applicant shall comply with the mitigation measures outlined in the management plan.
7. The Applicant shall apply for the applicable sign permits prior to Final Occupancy of any of the structures.
8. The Applicant shall apply for the applicable commercial building permits and shall obtain Final Occupancy for the structures prior to commencement of any operations of the business.

9. The maximum number of horses boarded on the site shall be 30 (20 boarded and 10 company owned horses).
10. The Applicant shall complete construction or, if no construction is contemplated as a part of this permit, shall demonstrate compliance with all of the conditions of this permit within 24 (twenty-four) months of the date of the issuance of this decision. Failure to complete construction or demonstrate compliance shall result in the expiration of this permit. Substantial progress toward completion may satisfy the terms of this condition if approved by Whatcom County Planning & Development Services and the Hearing Examiner. The applicant or permit holder may apply for an extension for a term of up to one year upon a showing that substantial progress has been made toward completion or compliance. An extension shall be granted if the Hearing Examiner finds that the applicant or permit holder will suffer a substantial hardship if the extension is denied. The Hearing Examiner may grant an extension for any other good cause shown, in his discretion, but extraordinary circumstances must be shown to obtain an extension of more than one year. The Hearing Examiner shall obtain the comments of Whatcom County Planning & Development Services before granting any extension.

NOTICE

This approval is subject to all of the above-stated conditions. Failure to comply with them may be cause for its revocation. Complaints regarding a violation of the conditions of this permit should be filed with Whatcom County Planning and Development Services. The Hearing Examiner may not take any action to revoke this approval without further public hearing.

Violations of this title shall constitute Class I civil infractions pursuant to RCW 7.80.120. The maximum penalty and the default amount for such violations shall be consistent with Chapter 7.80.RCW.

NOTICE OF APPEAL PROCEDURES FROM FINAL DECISIONS OF THE WHATCOM COUNTY HEARING EXAMINER

This action of the Hearing Examiner is final. The following review procedure is available from this decision and may be taken by the applicant, any party of record, or any County department.

Appeal to County Council. Within ten business days of the date of the decision a written notice of appeal may be filed with, and all required filing fees paid to, the Whatcom County Council, Courthouse - 1st Floor, 311 Grand Avenue, Bellingham, WA 98225. The appeal notice must state either:

- 1) The specific error of law which is alleged, or
- 2) How the decision is clearly erroneous on the entire record.

More detailed information about appeal procedures is contained in the Official Zoning

Ordinance at Section 20.92.600-.830. A copy of this document is available for review at the County Council Office. After an appeal has been filed and the Council office has received the hearing record and transcript of the public hearing, the parties will be notified of the time and date to file written arguments.

DATED this 2nd day of July 2009.

Michael Bobbink, Hearing Examiner

June 12, 2009

WHATCOM COUNTY PLANNING AND DEVELOPMENT SERVICES

STAFF REPORT

The application of Cowboy Campsite, LLC for a Zoning Conditional Use Permit	CUP2008-00026 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS
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I. SUMMARY OF APPLICATION AND RECOMMENDATIONS

Application: The applicant is requesting a zoning conditional use permit to operate an equestrian facility consisting of commercial stables (a maximum of 20 boarded and 10 company owned horses) and a riding arena, horse training/lesson courses, a wrangler room and equine display area for the promotion of the web site, a round up club house to serve as an informal common area for participants and office space located in the existing manufactured home on the site for the equestrian facility and for the home office of the Cowboy Campsite National Training Facility. The applicant also requests new signage for the facility.

Recommendation: Staff recommends approval of the request, subject to the attached conditions.

II. PRELIMINARY INFORMATION

Applicant: Cowboy Campsite, LLC

Applicant's Representative: Duke Croney

Property Address: 1090 E. Smith Rd.
Bellingham, WA.

Legal Description: SW1/4 of Section 28, Township 39, Range 3E., W.M.

Assessor's Parcel Number: 390328234070

Zone: Rural-1 Unit/5 Acres (R5A)

Subarea: Lynden Nooksack

Comprehensive Plan: Rural

SEPA Review: EXEMPT

Fire District: #4

School District: #507

Water District: Deer Creek Water Association

Sewage Disposal: On Site Sewage System

Neighboring uses: North: Residential
 South: Laurel Station Trans Mountain Pipeline Public Utility
 (CUP2007-00012)
 East: Residential
 West: Residential

AUTHORIZING ORDINANCES AND POLICIES:

1. Whatcom County Comprehensive Land Use Plan.
2. Whatcom County Code Chapter 15, Building Code
3. State Environmental Policy Act (SEPA). Washington Administrative Code Chapter 197-11
4. Whatcom County Code Chapter 16.16, Critical Areas
5. Whatcom County Code Title 20, Official Whatcom County Zoning Ordinance
6. Whatcom County Code Title 24, Health Regulations

III. FINDINGS

In order for the Conditional Use permit to be approved, the proposal must satisfy the criteria of WCC 20.84.220 (1 through 8). In summary, these criteria state that the proposal must: be harmonious and in accordance with the general and specific goals and policies of Whatcom County's Comprehensive Plan and zoning regulations, be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area, will not be hazardous or disturbing to existing or future neighboring uses, be serviced adequately by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services, not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community, not involve uses, activities, processes, materials, equipment and property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare or odors, have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets, and not result in destruction, loss or damage of any natural, scenic or historic feature of major

importance.

Applicable Codes and Policies:

CODES:

Commercial kennels and stables are allowed as a conditional use in the Rural Zone District under WCC20.36.156.

WCC20.84.220 (1) through (8) sets forth the criteria that must be met for the approval/granting of a Conditional Use Permit. If applicable, conditions are established in order to ensure the criteria are satisfied and are stated in the "Zoning Review" and "Conditions" sections of this report.

POLICY:

The Whatcom County Comprehensive Plan: The proposed conditional use is in accordance with the goals and objectives of Whatcom County's Comprehensive Plan. For example, the Introduction section of Chapter Seven "*Economics*" states: *Purpose:*

1. Maintenance of a strong sustainable economic base.

Also, Chapter Seven states in part...*Economic vitality can also be described as private capital investment.*

The proposed equestrian facility contributes to the maintenance of a strong economic base and economic vitality through private capital investment.

In addition, the following goal and policies within Chapter Seven "*Economics*" support the proposed conditional use:

GOAL 7F: Encourage development that creates local re-investment funds and provides jobs in the local community.

Policy 7F-1: Support existing local business as the major contributors of job creation and regeneration and afford them every opportunity to continue their success in the community.

Zoning Conditional Use Review:

Conditional Use Criteria (WCC 20.84.220):

Before approving an application for a conditional use permit, the hearing examiner shall ensure that any specific standards of the use districts defining the conditional use are fulfilled, and shall find adequate evidence showing that the proposed conditional use at the proposed location:

(1) Will be harmonious and in accordance with the general and specific objectives of Whatcom County's Comprehensive Plan and zoning regulations?

Discussion:

The proposed equestrian facility is in accordance with Whatcom County zoning regulations because it is allowed as a conditional use in the Rural Zone District. Also, it is in accordance with the Comprehensive Plan because it contributes to the economic vitality of the community through private capital investment.

(2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area?

Discussion:

The proposed equestrian facility is located on a property that formally served as stables and a riding arena. Since the property has been under the care of Cowboy Campsites, LLC there has been an incredible effort to improve the appearance of the site. Many of the buildings have been painted and repaired and the site has been cleaned up.

Since the buildings exist and the appearance of the site has drastically improved the use will not change the essential character of the area. As a matter of fact it will improve the essential character of the area.

(3) Will not be hazardous or disturbing to existing or future neighboring uses?

Discussion:

The proposed uses are not hazardous. The applicant has provided information regarding a pro-active manure management plan. This plan will mitigate the odor and sight impacts associated with manure production from the equestrian facility. The manure management plan is incorporated into the conditions section of this report.

(4) Will be serviced adequately by necessary public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services?

Discussion:

Engineering Services has reviewed the project and has determined that E. Smith Rd. is classified as a Rural Major Collector and has indicated that the applicant shall participate in a joint road maintenance agreement with the Papetti Pastures Short Plat. The site is serviced by an existing on site drain field and public water. The Whatcom County Fire District #4 will be able to provide fire protection. Whatcom County Sheriff's Department will provide police protection. The drainage structures

are on-site and have been approved by the Engineering Services Section of Whatcom County. These improvements were designed, approved and installed in 1997 as part of the building permit review process for the existing covered arena. Refuse disposal will be adequately provided via a private sector refuse disposal service.

(5) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community?

Discussion:

The proposed equestrian facility will not create additional requirements at public cost for facilities. In addition, the proposed equestrian facility will be beneficial to the economic welfare of the community.

(6) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare or odors?

Discussion:

The proposed use will not produce an excessive amount of traffic. Engineering Services staff has reviewed the proposed project and has determined that it is exempt for Concurrency requirements because it will generate 9 or less new p.m. peak hr. trips in one direction. The noise resultant from the proposed use will be mitigated by the enclosed covered arena. The proposed use will not generate smoke, fumes or glare. The odor of the manure will be mitigated by the measures outlined in the manure management plan.

(7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets?

Discussion:

The existing driveway access is paved and Engineering Services has reviewed the project and has determined that E. Smith Rd. is classified as a Rural Major Collector and has indicated that the applicant shall participate in a joint maintenance agreement with the Papetti Pastures Short Plat.

(8) Will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance?

Discussion:

The proposed project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance.

Specific Zoning Requirements:

Parking: The Official Whatcom County Zoning Ordinance does not specifically address parking requirements for equestrian facilities. The applicant has indicated that the maximum number of people utilizing the site daily will be approximately between 5 and 10. Therefore, a maximum of 7 parking spaces are required for the stable/arena use. It is clear that there is more than adequate space on the site for parking and turn-around for trucks pulling horse trailers. The applicant shall provide a parking and landscaping plan (for the parking area) designed in accordance with WCC 20.80.500 & WCC 20.80.350 at the time of commercial building permit application. (Existing natural landscaping or planted buffers may meet the landscaping requirements for parking areas as provided for in WCC 20.80.350).

Landscaping: The landscaping requirements for parking areas (WCC20.80.350) shall apply.

Signage: The signage provisions set forth in WCC 20.80.410 shall apply. One freestanding sign is permitted which shall not exceed 64 square feet with a maximum height of 10 feet and setback from the road right of way by a minimum of 10 feet. The Official Whatcom County Zoning Ordinance does not limit the number of single-faced signs placed on walls or eaves; however no such sign shall exceed 32 square feet. WCC 20.80.470 sets forth the exemptions section of the signage provisions. Some of the signs the applicant is seeking permission for are exempt from the regulations of the signage section of the zoning code. The applicant shall obtain building permit(s) for the proposed signs (as applicable) and these permits shall be approved by the building inspector prior to the issuance of any Occupancy Permits for the proposed project.

Lighting: Any new outside lighting proposed shall be shielded or directed away from neighboring streets and properties preventing off-site glare or traffic visibility hazards.

Building Setbacks, Lot Coverage and Building Height: All buildings for the proposed use are already constructed on site; therefore these provisions set forth in the Rural Zone District do not apply.

IV. PUBLIC NOTICE AND COMMENT

Requirements for public notice are contained in WCC 2.33.

Notice of Application: The Notice of Application for this proposal was published on January 15, 2009. Notice was also mailed to property owners within 1000 feet of the site.

Public Input: During the public comment period for the Notice of Application, the County received two written public comments. A summary of the public comment and a response follows:

- Disposal of manure:

A preliminary pro-active manure management plan has been provided by the applicant. This plan will mitigate the impacts associated with manure production. A final manure management plan is required as a condition of approval and set forth as such in the Conditions section of this report.

- Stormwater (Drainage):

The drainage structures are on-site and have been approved by the Engineering Services Section of Whatcom County. These improvements were designed, approved and installed in 1997 as part of the building permit review process for the existing covered arena. The applicant submitted a site plan on February 12, 2009 which depicted a portion of the site devoted to parking and a turn-around area. A review of this site plan resulted in a memo from Sanja Barasic to Brenda Wilson dated April 23, 2009 that: "Stormwater runoff will continue to sheet flow to existing grass area providing water quality treatment as previously approved in 1997." This memo is incorporated into the Conditions section of this report.

- "Dilapidated rat infested buildings":

The applicant has worked tirelessly to improve the site. Enormous amounts of refuse have been removed from the site, buildings have been repaired and painted and general improvements to the property have been undertaken to achieve a current well maintained appearance. As the applicant works to prepare the site for the Grand Opening for the business these improvements will be on going. The applicant is required to obtain commercial building permits for the use of the buildings proposed for the business. The review and approval/issuance of these permits will require compliance with applicable building codes.

- Camping:

Although Cowboy Campsites offer the cowboy style camping experience on other sites in the state of Washington, this is not part of this application.

- Traffic:

The proposed project has been reviewed by the Engineering Services section of Whatcom County. Engineering Services staff has determined that the project will generate 9 or less p.m. peak hr. trips in one direction, based on submitted Preliminary Traffic & Concurrency Information. Therefore, the proposal is exempt from Concurrency Evaluation (WCC 20.78.030). In other words, the anticipated traffic generated from this proposed facility will not impact the level of service currently occurring in that area in such a way so as to require road improvements.

Notice of Public Hearing: The Notice of Public Hearing for this project was posted on the site. The notice was included in a one-time newspaper publication.

V. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The proposal is exempt for SEPA pursuant to WAC 197-11 (Categorical Exemptions)

VI. FINDINGS OF FACT and CONSISTENCY WITH REGULATIONS

A. Building Code (WCC Title 15)

WCC Title 15 adopts and amends the applicable building and fire codes. The Building Official is authorized to promulgate such rules, policies and/or procedures as deemed necessary for the efficient operation of the permit process as administered by the department of building safety, designated in IBC Section 103.1, and hereby referred to as the building services division of the Whatcom County Planning and Development Services department.

The Whatcom County Plans Examiner supplied a memo dated January 23, 2009 with conditions of approval for this proposal. The applicant shall comply with all of the conditions of the Plans Examiner unless modified by the Plans Examiner or appealed to the appropriate agency.

The Whatcom County Plans Examiner required conditions for the above permit which is located in Section IX (Conditions) of this report.

Staff has determined that, as conditioned, the project meets the requirements of WCC Title 15.

B. Critical Areas (Title 16)

WCC Chapter 16.16 of the Whatcom County Code contains standards, guidelines, criteria and requirements intended to identify, analyze, preserve and mitigate potential impacts to the County's critical areas and to enhance and restore degraded resources such as wetlands, riparian stream corridors or habitat, where possible.

The above application has been routed to critical areas staff in conformance with WCC 16.16 (Critical Areas Ordinance). Staff has determined that there are no critical areas impact and has approved the project.

C. Traffic, Drainage, and other Engineering Comments

Sanja Barisic of Whatcom County Public Works Department, Engineering Services provided comment on April 23, 2009. See attached memo for entry into the Hearing Examiner File as an exhibit and Conditions of Approval.

D. Safety and Fire Comments

Police and fire protection for the site is provided by the Whatcom County Sheriff's Office and Fire District #4.

Bill Hewett, Fire Inspector of the Whatcom County Fire Marshal's Office provided comment on January 20, 2009. He stated that the Fire Marshall's Office has no conditions

E. Utilities and Health Department Comments

Charles Sullivan, Environmental Health Specialist for the Whatcom County Health Department provided comment on January 29, 2009. See attached memo for entry into the Hearing Examiner File as an exhibit and Conditions of Approval.

VIII. RECOMMENDATION

Planning and Development Services recommends approval of the Zoning Conditional Use Permit application subject to the following conditions:

IX. CONDITIONS OF APPROVAL

- 1) The use and location on the site shall not be modified or changed in any way without further approval of the Whatcom County Hearing Examiner.
- 2) The applicant shall comply with the attached conditions of the Division of Engineering's memo dated April 23, 2009 unless modified by the Division of Engineering or appealed to the appropriate agency.
- 3) The applicant shall comply with the attached conditions of the Whatcom County Plans Examiner's memo dated January 23, 2009; unless modified by the Plans Examiner or appealed to the appropriate agency.
- 4) The applicant shall comply with the attached conditions of the Whatcom County Health Department memo dated January 29, 2009; unless modified by the Health Department or appealed to the appropriate agency.
- 5) The applicant shall provide a parking and landscaping plan (for the parking area) designed in accordance with WCC 20.80.500 & WCC 20.80.350 at the time of commercial building permit application.

- 6) The applicant shall provide a final manure management plan at the time of commercial building permit application. In addition, the applicant shall comply with the mitigation measures outlined in the management plan.
- 7) The applicant shall apply for the applicable sign permits prior to final Occupancy of any of the structures.
- 8) The applicant shall apply for the applicable commercial building permits and shall obtain final Occupancy for the structures prior to commencement of any operations of the business.
- 9) The maximum number of horses boarded on the site shall be 30 (20 boarded and 10 company owned horses).

Report prepared in coordination with the Technical Review Committee by:
Brenda Wilson
Senior Planner