

## **6.01: Review Concept for Commercial Horse Farm located at 17209 St. Francis Boulevard NW; Case of Dale Wills**

### **Presentation**

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a concept for a horse farm proposed at 17209 Saint Francis Blvd NW. This is not an official application at this time. A potential Buyer of the property desires to review the concept with the City prior to closing on the property. The request will need to go through a Conditional Use Permit process, including a Public Hearing. The intent for this case is to provide a high-level overview, identify any initial red flags, and outline any questions to be answered on an official application.

### **Commission Business**

Dale Wills, 2176 157<sup>th</sup> Lane in Andover, thanked staff for providing the Commission with a thorough report. He explained the neighbors had a fair number of questions regarding his plans. He understood the neighbors were concerned with traffic and vehicles visiting the property. He described how he would properly be managing the manure that would be generated on the site. He then commented on the buffer on the south side of the property. He reported his property would only have heavy equipment onsite during construction.

Commissioner Woestehoff asked how the property would be subdivided at this time. Mr. Wills indicated he was hoping he did not have to subdivide the property.

Chairperson Bauer questioned how the property was currently zoned. City Planner Anderson reported the property was zoned R-1 Residential Rural Developing with a minimum lot size of 2.5 acres. He explained the horse training and riding lessons would have to be processed by the City as a home occupation permit.

Chairperson Bauer inquired if Mr. Wills could add a second residence to this property. City Planner Anderson commented this would currently not be allowed under City Code. He stated a minor subdivision for a lot split would be required.

Commissioner Surma asked if the size of the composting area was adequate. Mr. Wills reported he was requesting 35 horses and explained the composting area would be 60' x 100'.

Commissioner Surma questioned if the pasture size was adequate. Mr. Wills indicated most of the property would be fenced, which would provide 137 acres of rotating pastures for the horses.

Commissioner Anderson stated his only concerns were with the number of cars that would be coming up this City street and with the number of trees that would be lost. He anticipated the County may require the driveway to be moved over to the new street. Mr. Wills discussed the amount of traffic that was anticipated to visit the property and explained a 100-foot buffer of trees would remain in place. He commented further on how many car trips (240 per day) that would be generated if a housing development were to locate on this property versus the proposed horse farm.

Commissioner Gengler asked who the horse training and riding lessons would be marketed to. Mr. Wills stated this would be geared towards those ages 13 to 25 who are struggling with anxiety or depression. He explained he would also be offering horse boarding.

Commissioner Gengler inquired if employees would be living onsite and questioned how Mr. Wills would be using the existing home. Mr. Wills reported he would like to remodel the existing farm home for his family now with the goal of building a new home for his family in the near future. He explained the existing home would then be used for his married daughter. He stated the property would not be used to house employees.

Commissioner Anderson asked what the timeline was for this project. Mr. Wills commented he would like to close on the property shortly after receiving approval from the City. Shortly thereafter, he would build an arena and stables. It was his hope he could be living on the property by next June.

Chairperson Bauer thanked Mr. Wills for his input and noted this item would be moving forward for further consideration.