

Proposed Definition	Planning Commission Rationale	My Concerns
Replaces Horse Boarding Definition ¹		
<p>Commercial Stables: A commercial stable on the property offering boarding lessons, rental of horses, or training, public group rides, and horse or animal based outfitting. Public horse competitions, clinics, public sales, or similar events are limited to <once> per year</p>	<p>The commercial stable is a diverse use including trail rides and outfitting (a rider is a rider regardless of whether a camera or a gun) but has a limited number of events</p>	<p>It was unclear what zoning/permitting restrictions would be applied here. This broadens the Horse Boarding definition so could cover any "animal based outfitting". Businesses who could be affected include: Mt Princeton Stables Monarch Sled Dogs Antero Llamas This could also cover any ranch that boards and leases their horses to hunters for "horse or animal based outfitting." In prior definitions applied by the County just trailering privately owned animals off the property to Public horse event was identified as requiring a LIR (now subject of a current Court action against Chaffee). If just taking a group of riders to a public horse competition constitutes an "event", no stables would likely even meet this requirement.</p>
<p>Private Stables: A stable owned by the owner/occupant of the property for the keep of personal horses and boarding for a fee. No public sales/hire, competitions, clinics or similar events are permitted. Equine density limited to <number> head per acre</p>	<p>Keeps horse boarding as a private stable use, but limits equine activities to boarding</p>	<p>This language would prohibit anyone leasing or renting a horse they own and board at their own stables to be considered a "Private Stable". Current Horse Boarding definition does not have this restriction and is a Permitted use in RUR zoning.</p>
Replaces Equestrian Center/Arena		
<p>Equestrian Center/Arena. A commercial or private facility offering boarding and associated activities including</p>	<p>Allows horse boarding as a use for either private and commercial use, but with the expansion of equine activities,</p>	<p>New definition would require a Limited Impact Review by anyone, commercial or private, that has an arena (indoor or</p>

1

¹ Table 2.2 Use Table <http://www.chaffeecounty.org/EndUserFiles/57420.pdf>

<p>but not limited to training and performance arenas, corrals, exercise tracks; horse riding, training and practice; exhibition or driving, group rides, and competitive events such as rodeos, endurance rides and jumping</p>	<p>regardless of whether a public or private stable, requires a limited impact review for impacts of noise, light, air quality, traffic, etc. generated by said activities</p>	<p>outdoor) that is used for any horse riding, or training. This would also apply to anyone allowing friends or 4H clubs to meet on their property or use their arena for friends to meet for rodeo practice without a Limited Impact Review.</p>
<p>Replaces Outfitting Facilities Definition</p>		
<p>Outdoor Recreation. A commercial establishment, including associated facilities and structures, that provides equipment and supplies for the pursuit of outdoor recreational activities, such as river recreation, hiking, fishing, hunting, mountain biking, guiding services and/or recreation related transportation services</p>	<p>This would cover a wide range of outdoor related uses within Chaffee County, all of which would either be permitted as use by right in a C zone or need a limited or major impact review in other zones. It does not matter whether a rafting or fishing or guiding service. What matters is that there are clients, onsite facilities that may need to be reviewed for potential impacts.</p>	<p>The definition of “equipment and supplies” have previously been defined by County staff as broadly as horses and dogs used for the outfitting activities, and could be applied to cover any commercial business housing animals that are rented for hiking, such as llamas or goats, or who provide guiding services as a home based business.</p> <p>Currently examples above are covered I LUC RUR zoning as: Agriculture (P) Agritourism, agritainment(P) Home Businesses (A)</p>
<p>Outdoor Recreation Establishment with Overnight Accommodations: An outdoor recreation establishment with overnight accommodations where the overnight accommodation component is accessory to the primary occupation</p>	<p>This would cover any of the different types of outdoor recreation establishments which add cabins or a lodge which would trigger and expanded impact review</p>	<p>Examples of businesses in RUR zoning ²that are currently Permitted and could now require to have to get an impact review are:</p> <p>Bed and Breakfast(P) Guest Ranch (P)</p>