



TOWN OF LOOMIS
PLANNING COMMISSION ACTION MINUTES
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA

TUESDAY**July 24, 2018****7:30 PM****CALL TO ORDER: 7:32****PLEDGE OF ALLEGIANCE****ROLL CALL**

x Chairman Obranovich
 X Commissioner Clark -Crets
 x Commissioner Hogan
 x Commissioner Kelly
 x Commissioner Wilson

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA - none**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA** - none

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please **note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is three minutes but can be changed by the Chairman.**

ADOPTION OF AGENDA

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

Motion to adopt agenda: Kelly - 2nd: Clark-Crets

Ayes: Wilson, Hogan, Clark-Crets, Obranovich, Kelly

Noes: 0

Absent: 0

Abstain: 0

PUBLIC COMMENT ON CONSENT AGENDA - none**CONSENT AGENDA**

1. PROJECT STATUS REPORT
2. May 22, 2018 MINUTES
3. JUNE 27, 2018 Joint TC/PC WORKSHOP MINUTES

RECOMMENDATION

RECEIVE AND FILE
 APPROVE
 APPROVE

Motion to adopt consent agenda: Wilson- 2nd: Kelly

Ayes: Wilson, Hogan, Clark-Crets, Obranovich, Kelly

Noes: 0

Absent: 0

Abstain: 0

BUSINESS ITEMS

4. APPLICATION #17-08: "FLYING CHANGE FARMS EQUESTRIAN CENTER"
 MAJOR USE PERMIT AND DESIGN REVIEW

5145 JAMES DRIVE, LOOMIS CA
APN: 045-050-003
APPLICANT: GRACE AND REX KAMPHEFNER

The Town of Loomis has received an application to construct and operate an private equestrian center “Flying Change Farms” to include a 40 stall barn, a 250ft by 120ft covered riding arena, a 250ft by 150ft outdoor arena, a 210 ft by 75ft outdoor arena, and a maximum of 55 boarded horses. The facility will not host horse shoes or similar events. The site has a single residence, which will be the on-site manager’s quarters. The topography is characterized by moderate slopes, with several large stands of oaks, along with one major drainage. The site is zoned RE Residential Estate, and Residential Estate in the General Plan.

RECOMMENDATION

The Planning Commission adopt Resolution #18-04 to allow construction and operation of a private equestrian center to be known as the “The Flying Change Farms Equestrian Center” subject to the approved Design Review and adoption of a Mitigated Negative Declaration as per the California Environmental Quality Act (CEQA) and the recommended findings and conditions of approval.

PUBLIC COMMENT

Dena Ellis - Rocklin Resident: Spoke in favor of project

Bill Loscatoff – Poppy Ridge: Spoke in opposition of the project citing not a fit for the RE zoning and voiced concerns over the location of future horse trails.

Jennifer Knisley – Hunters Drive: Spoke in favor of the project stating it was a good fit for rural Loomis.

COMMISSIONERS COMMENTS:

Commissioner Hogan: Asked for clarification on the septic use in the project and the surface of the road and parking lots

Commissioner Wilson: Clarified that equestrian use is specifically called out as an allowed use in the RE zone.

Motion to adopt Resolution #18-04 to allow construction and operation of a private equestrian center to be known as the “The Flying Change Farms Equestrian Center” subject to the approved Design Review and adoption of a Mitigated Negative Declaration as per the California Environmental Quality Act (CEQA) and the recommended findings and conditions of approval.

Motion: Wilson 2nd: Kelly

Ayes: Wilson, Hogan, Clark-Crets, Obranovich, Kelly

Noes: 0

Absent: 0

Abstain: 0

ADJOURNMENT: 8:25 PM

Signed, August 22, 2018 at Loomis, California.

Carol Parker, Administrative Clerk/Planning Assistant