

**POTTAWATTAMIE COUNTY  
BOARD OF ADJUSTMENT MINUTES  
WEDNESDAY, AUGUST 31, 2022  
SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE  
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

**1. CALL TO ORDER**

Chairman Genereux called the meeting to order at 5:30 P.M.

**2. ROLL CALL**

Members Present: Leaders, Kay, Genereux, Huerter  
Members Absent: Anderson  
Staff Present: Kalstrup, Wyant

**3. MINUTES**

Motion #1: to approve the Minutes of April 27, 2022.  
Motion by: Leaders.  
Second by: Huerter.  
Vote: Unanimous. Motion carried.

**4. PUBLIC HEARING**

The Chairman read a statement advising the audience that the public hearings would be conducted in accordance with the Board's Rules of Procedure.

**CASE #CU-2022-04**

**PROPERTY OWNER:**

Ya Ya Properties LLC

**REQUEST:**

Conditional Use approval to permit a commercial stable, riding academy and club (Equine Therapy Horse Farm) in a Class R-2 (Urban Transitional) District.

**TOWNSHIP:**

Lewis

**STREET:**

14679 230<sup>th</sup> St

**ZONING:**

R-2 (Urban Transitional)

**LEGAL DESCRIPTION:**

12-74-43 N20 AC S35 AC SW NW

Motion #2: to open the public hearing on Case #CU-2022-04  
Motion by: Kay.  
Second by: Huerter.  
Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #CU-2022-04.  
Motion by: Leaders.  
Second by: Kay.  
Vote: Unanimous Vote. Motion Carried.

Motion #4: to approve the request of Ya Ya Properties for conditional use approval to permit a commercial stable, riding academy and club (Equine Therapy Horse Farm) in a Class R-2 (Urban Transitional) District, subject to the following conditions:

1. The maximum number of animals shall be in compliance with Pott County, Zoning Ordinance.
2. Each standard size horse shall have an indoor stable area of at least 12 foot by 12 foot. Each miniature horse shall have an indoor stable area of at least 8 foot by 8 foot.
3. The applicant shall provide adequate off-street parking for all patrons.
4. The applicant shall provide restroom facilities, either through approved portable toilets or restroom facilities/septic system on the premises.
5. Signage, if proposed, shall be required to comply with Chapter 8.090.030.06.
6. The applicant shall secure permits through the County Building Code Division for any new structures and/or any modifications to existing structures (including the single family dwelling) to ensure that the structures comply with the Pottawattamie County, Iowa, Building Codes.
7. The applicant shall secure a grading permit approval through the County Building Code Division
8. The applicant shall agree to allow the Pottawattamie Animal Control Division to inspect the facility at least once per year.
9. The applicant shall secure a flood plain development permit approval through the County Planning Division.
10. The applicant shall provide an official manure management plan which complies with the IDNR regulations.
11. The applicant shall secure any applicable State of Iowa permits.
12. The area devoted to the use shall be in a clean and sanitary condition and shall be maintained so as drainage will not affect the health and safety of adjacent property owners.

based on the following findings of fact:

1. The commercial stable is a listed permitted conditional use in the R-2 District, which conforms to the Land Use Policy Plan.
2. The subject property is located in an area primarily comprised of large agricultural tracts and large rural acreages. The stable is not foreseen to have any negative impact on area properties.
3. The commercial stable is compatible with the surrounding area.
4. The aforementioned conditions will minimize any potential adverse impact on adjoining properties.
5. The existing road system is adequate to accommodate this activity.

Motion by:  
Second by:  
Vote:

Leaders.  
Kay.  
Ayes – Leaders, Huerter, Genereux, Kay. Motion Carried.

**5. ADJOURNMENT**

Motion #5: to adjourn.  
Motion by: Leaders.  
Second by: Kay.  
Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 5:40 P.M.

APPROVED: \_\_\_\_\_  
Mike Genereux, Chairman Date

ATTEST: \_\_\_\_\_  
Matt Wyant, Planning Director  
Planning & Development