

SUPPLEMENTAL PACKET

City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

Planning Commission Memo

Meeting: August 5, 2019

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: August 5, 2019

Re: Kathy and David Boisjoli Application for an Ordinance Amendment Regarding a Private Riding Stable with Equine-Assisted Mental Health Therapy and an Application for a Conditional Use Permit for Equine-Assisted Mental Health Therapy at a Private Riding Stable at 15489 45th Street– **Supplemental**

Attached are an updated conditional use permit application to reflect the revised ordinance amendment to allow a private riding stable with equine-assisted mental health therapy, and a revised letter from Healing Lives Counseling regarding a revised conditional use permit application. In addition, Kathy Boisjoli has provided corrected language regarding the licensing and training required for equine-assisted therapy. The requirements are licensing by the Minnesota Board of Behavioral Health and Therapy and training in equine-assisted psychotherapy. The ordinance has been revised to reflect these requirements and is attached.

CITY OF AFTON

CONDITIONAL USE PERMIT APPLICATION

(Reference Code Section 12-78; also see Section 12-134 Use Table)

Owner <i>Kathy & David Boisjoli</i>	Address <i>15489 45th St S</i>	City <i>Afton</i>	State <i>MN</i>	Zip <i>55001</i>	Phone <i>651-315-5284</i>
Applicant (if different than owner)	Address	City	State	Zip	Phone
<i>Same</i>					
Project Address <i>15489 45th St S</i>	<i>AFTON</i>	<i>MN</i>	<i>55001</i>		
Zoning Classification	Existing Use of Property	PID# or Legal Description			
<i>Rural Residential</i>	<i>Home and hobby farm</i>	<i>27.028.20.42.003</i>			
Description of Request <i>Operate Healing Hives Equine Assisted Psychotherapy as a business on the property utilizing the pasture with 9 horses or less, and pole building for equine assisted psychotherapy sessions when inclement weather. Leverage ordinance amendment re: private riding stable allowing equine assisted mental health therapy.</i>					
By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City. If work authorized by this Conditional Use Permit is not started within 12 months of the date issued , this CUP will EXPIRE and be INVALID.					
Signature of Owner/Applicant <i>Kathy Boisjoli</i>		<i>David Boisjoli</i>		Date <i>8/2/19</i>	
Make checks payable to City of Afton:					
FEES:		ESCROW DEPOSIT:			
CUP	\$250	CUP Escrow	\$600	TOTAL: _____	
Amended CUP	\$250	Amend CUP Escrow	\$350	DATE PAID: _____	
City Engineer	_____	Engineer Escrow	_____	CHECK #: _____	
Other	_____	Other	_____	RECVD. BY: _____	
ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION					



Date: August 2, 2019
To: Ron Moorse, City Administrator
From: Kathy Boisjoli, Owner
Subj: Healing Lives Counseling CUP

Healing Lives is a small counseling practice providing equine assisted psychotherapy to people struggling with depression, anxiety, and PTSD. Healing Lives offers equine assisted psychotherapy for adults, children, and families struggling with a myriad of mental health challenges ranging from depression, anxiety to post traumatic stress disorder. Equine Assisted Psychotherapy (EAP) is a powerful way to help people heal from trauma and enjoy healthier relationships and connect with others.

Healing Lives utilizes *Trauma-Focused Equine Assisted Psychotherapy (TF-EAP™)*, which is based on the neuroscience of human and horse brain development, the impact of trauma, and the role of relationships in healing. This is specifically an approach that heals mental health issues and is different from therapeutic riding for people with physical issues and special needs. Healing Lives focuses on mental health challenges.

Kathy and David Boisjoli purchased the home, outbuildings and 20 acres at 15489 45th St S in Afton, MN on April 8, 2019 to live in the home and operate the Healing Lives equine assisted psychotherapy business in the pole barn and surrounding pasture.

Healing Lives has 4 part time independent contractor therapists and myself for an equivalent of 2 FTEs providing equine assisted psychotherapy. The plan is to have 9 horses on the 20 acre property. Equine assisted psychotherapy will occur in several areas of the property. There is an outdoor round pen, an outdoor fenced in area which will be used as an outdoor arena, and several paddocks toward the back of the property.

The property has an existing pole building that has 4 stalls for horses. The pole building currently has a fully functioning indoor bathroom with a septic system for the pole barn. The pole barn will be used for equine assisted psychotherapy sessions when it is raining or there is inclement weather.

Hours of operation would be Monday 9-5, Tuesday 9-5, Wednesday 9-6, Thursday 9-7 and Friday 9-5. Sessions are an hour in length so at most traffic would be 3 cars on the hour during hours of operation. There is existing parking space in front of the pole building to accommodate 5 parking spots.

We are requesting a Commercial Use Permit to enable Healing Lives to provide equine assisted psychotherapy services to the community based upon the ordinance that allows a private riding stable to provide equine assisted mental health therapy. We believe this use of the 20 acres preserves Afton's rural focus and heritage in having up to 9 horses grazing the land and providing a peaceful, natural setting to help others heal from mental health challenges.

ORDINANCE 04-2019

CITY OF AFTON

WASHINGTON COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 12, SECTION 12-134 AND SECTION 12-187 TO ALLOW PRIVATE RIDING STABLES WITH EQUINE-ASSISTED MENTAL HEALTH THERAPY AS A CONDITIONAL USE IN THE AGRICULTURAL AND RURAL RESIDENTIAL ZONES WITH PERFORMANCE STANDARDS

THE CITY COUNCIL OF THE CITY OF AFTON, MINNESOTA HEREBY ORDAINS:

The following sections of the Afton Code of Ordinances shall be amended by adding the **bold and underlined** language and deleting the strike-through language.

Sec. 12-134 Uses

- P = Permitted use
- A = Permitted accessory use
- A/C = Permitted accessory, conditional use permit
- C = Conditionally Permitted Use
- I = Interim Use Permit⁹⁰
- ADMIN = Administrative Permit Required
- N = Not allowed
- * = Except as otherwise noted
- ** = **Conditionally permitted uses may be subject to performance standards set out in Chapter 12, Division 4, Design and Performance Standards**

	Agricultural	Rural	VHS-	VHS-	Light Industrial	Light Industrial	Light Industrial	Marine Service
	(A)	Residential	Residential	Commercial	(I1-A)	(I1-B)	(I1-C)	(MS)
		(R)	(VHS-	(VHS-C)				
Riding stable, private (minimum of 20 acres)	C	C	N	N	N	N	C	N
Riding stable, commercial (minimum of 20 acres) ¹¹⁰	C	N	N	N	N	N	N	N
<u>Riding stable, private with equine-assisted mental health therapy (Minimum of 20 acres)</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Sales, open lot and outdoor	N	N	N	N	N	N	N	N
Sales, seasonal agricultural ¹¹¹	N	N	N	C	N	N	N	N

Sec. 12-187. Types of accessory buildings

ORDINANCE 04-2019

N. Performance standards for detached agricultural buildings and domesticated farm animal buildings shall include the following:

1. *Setbacks*. All domestic farm animal buildings, feedlots and manure storage areas shall be setback as follows:

Natural or Manmade Feature Minimum Horizontal Setback

- a. Any property line: 100 feet
- b. Any existing well or residential structure on the same parcel: 50 feet
- c. Any existing well or residential structure on adjacent or nearby parcels: 200 feet
- d. Any body of seasonal or year-round surface water, stream, or drainageway 200 feet

2. *Slopes*. Such building, feedlot or manure storage area shall not be placed on slopes that exceed 13 percent.

3. *Marsh or wetland*. No marsh or wetland (as established by the predominant wetland vegetation and/or soils) shall be utilized for placement of the proposed structure, feedlot or grazing area.

O. The size of a lean-to shall not exceed 40% of the size of the enclosed portion of the building to which it is attached.

P. Performance Standards for private riding stables with equine-assisted mental health therapy shall include the following:

1. The riding stable shall be owned and operated by a professional clinical counselor licensed by the Minnesota Board of Behavioral Health and Therapy who resides at the property and is trained in equine-assisted psychotherapy.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 20TH DAY OF AUGUST, 2019.

SIGNED:

Bill Palmquist, Mayor

ATTEST:

Ronald J. Moorse, City Administrator

Motion by:

Second by:

Perkins:

Wroblewski:

Ross:

Nelson:

Palmquist: