

Land Use Planning – Don't Wait Until It's Too Late!

by Deb Balliet, CEO, Equine Land Conservation Resource, www.ELCR.org

There was a time when equestrians did not need to be concerned about development as a threat to our hobby, sport and industry; but that time has long since passed.

As the U.S. population has grown and communities have expanded,

most regions of the country are experiencing the “sprawl” that consumes our horse lands – spaces for growing hay, raising and training horses,

competition sites, boarding stables, youth riding camps and academies, trails and recreational riding spaces. In fact, in many communities, *the rate of sprawl often exceeds the rate of population growth.* Horse land protection depends upon our active engagement in land use planning in our communities.

What is Land Use Planning?

Land use planning is an important activity that assists a community grow and function in the manner that is needed and desired by its residents. As

the population in a community changes, there is a need to plan for future land uses by developing guidelines and zoning regulations. In some of the most rural communities, planning and zoning does not exist. When growth occurs in a rural community, there is generally a period of unregulated building and community development that is followed by the community members resisting the random growth patterns and pressing for more organized growth through planning and zoning.

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Critical elements of land use planning are the slopes and soils in the region. Lands with well drained, nutrient and mineral rich soils are ideal

for agricultural activity. These types of soils support a strong agricultural economy. The slope of the land is important as well. It is easier to produce most agricultural crops on level fields. Therefore, if you build on the best soils, you then displace agricultural to less productive soils and reduce the agricultural economy and quality in your community.

A community comprehensive plan develops a guide for future growth. The plan is developed through a series of information gathering, public input and drafting processes conducted by a community planning employee with the assistance of a committee of

community volunteers and often an independent planning consultant hired to assist with the process. After the most current data is gathered, the first draft of the plan is presented to the public for their review and comment. After the comment period, the draft plan is then edited to more accurately reflect the desires of the community members. The goal is for the final plan to represent the wishes of the residents in the planning area, taking into account the preservation of natural features, protection of the water supply, historic elements, transportation needs, locations for residential, commercial, agricultural, public service facilities (schools, hospitals, government buildings) and industrial development.

The planning process asks the following questions:

1. Where are we now with regard to the use of our land?
2. What do we value?
3. What do we need?
4. How do we get there?

The planning process includes a period of data gathering, drafting and resident comment on the following:

- Population trends
- Current use of planning area lands (urban and rural)
- Transportation systems & commuting patterns
- Communications infrastructure
- Community facilities (educational, emergency services, health care)
- Parks, greenways and recreation opportunities
- Buildings (housing, agriculture and commercial development)
- Watershed protection

The completed comprehensive plan typically includes a vision statement, planning goals and guidelines, maps, recommended zoning

Suggested reading for: Parents, Leaders, All Competitors

"Our competition sites and trails are **disappearing.** Join me and the **Equine Land Conservation Resource** in the fight to **conserve land** for equine activities."

—Karen O'Connor, Olympian

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policies and community regulations, and an implementation strategy. Most communities post their comprehensive plan or some portion of it on their county planning department web site. If you do not find it there, request a hard copy from the county planner. Identify your planning staff and members of the planning committee. Be alert for notice of the plan revision, seeking of candidates for appointment to the volunteer planning committee, and public comment periods.

Why Is It Important for Equestrians to Participate?

Resident equestrians can make a significant, positive difference in the plan outcome through their participation in the planning process. The ideal situation is when equestrians are involved at all levels of the planning process, including having a community employed planning professional who is a horseman or at least understands the equestrian community. Horsemen are encouraged to get to know their land use planner and inform him/her about the equine activities and economy in the community.

Take the planner on a farm tour; introduce him to a veterinarian, a farrier, a hay producer and others who are a part of the equine economy to help them understand the employment and economic impact of the equine community. It is important for planners to understand the low cost of community services for farms as compared to residential development. Data on the cost of community services is available from the American Farmland Trust or on the ELCR web site at www.ELCR.org.

The lack of equestrian representation at comprehensive planning meetings can lead to the loss of land for

riding, driving, raising, training, pasturing, growing hay & grain, and competing. It is most important to remember that *those who actively participate are generally able to have their interests represented in the plan.*

Another level of participation for the equestrian is as a volunteer or appointed member of the comprehensive planning committee. This role is particularly important because the stronger the equine community representation on the committee, the easier it is to have the horsemen's interests included as an element in the original plan draft. It is easier to get these interests on the first draft than it is to have them added at a later stage in the process. The final opportunity for equestrian participation is to participate in the public comment process. The public comment process provides an opportunity for horsemen to voice their support for maintenance of equestrian land and recreational opportunities. Notify your equestrian friends of the meeting(s) and attend to share your preferences.

At public comment meetings, equestrian are encouraged to speak up for their equestrian business and/or hobby and the spaces needed to maintain it. Know your community's equine heritage and history and honor it. Voice your preference for the preservation of open space and farmland, and the inclusion of equestrian facilities and trails in the community land use and recreation plans. Promote increased equine based recreational opportunities. Create support for a public riding, teaching, training and competition spaces. Encourage the development or enhancement of community trail systems and ask for their inclusion in the comprehensive plan.

Land Use Priorities for Equestrians

As horsemen, we generally need to preserve farms and rural landscapes for feeding, breeding, raising, training and riding or driving and pasturing our horses, and land use plans can identify these.

Think about manmade features and assets that you have seen in other communities that you would value as an equestrian and include them. These might be a community wide equine accessible trail and greenway system linking parks, public forests, conservation and public lands. Does your community have an equestrian friendly park with a boarding stable and lesson program? Is there a public cross-country course available? Are their arenas for training and public facilities to hold horse shows, and youth equine programs and events?

As the cost of horse keeping increases, we are all more aware of the need to have local producers of hay and grain. Protecting agricultural locations for the production of hay and grain is important.

The U.S. Census is currently engaged in counting all US residents to determine population, density and community needs. It is essential that all horsemen are aware of and participate in their community planning in order to protect our horses and community of equestrians.

Most importantly, *every horseman can participate in land use planning.* You do not need to own land nor a horse, but your voice can make a difference in preserving horse-related land.

For more information on this topic and ELCR, visit www.elcr.org or call the Equine Land Conservation Resource at (859) 455-8383. ■