



**Findings Pursuant to Decision Criteria (LC 14.600(3))**

- a. "The issue is of Countywide significance."  
The issues raised in the appeal are not of Countywide significance. The impact of the Hearings Official's approval of the request is specific to the immediate area. Every proposal is unique. Through his analysis the Hearings Official concluded that the proposal fits under the definition of Commercial Riding as cited in LC 16.231(4)(p) and that the use could be reasonably mitigated through the imposed conditions of approval.
- b. "The issue will reoccur with frequency, and there is a need for policy guidance."  
While requests for establishment of uses cited under LC 16.231(4)(p) (i.e., stables, riding academy, and commercial riding) occur regularly, they must be evaluated on a case by case basis. The Hearings Official determined that the use constitutes Commercial Riding, and that the use complied with the criteria of LC 16.231(5). No policy guidance is required.
- c. "The issue involves a unique environmental resource."  
The subject parcel is not in a resource zone. No unique environmental resource is involved.
- d. "The Planning Director or Hearings Official recommend review."  
Neither the Planning Director nor the Hearings Official recommend review of this appeal.