



# WSUP17-0019(2 Cent Cattle Company)



**Washoe County Board of Adjustment  
October 5, 2017**



# Overview

- **The 8.87 acres site is located on Lakeshore Drive in east Washoe Valley area and zoned High Density Rural(HDR)**
- **The properties to the north and south are zoned HDR, to the east across Lakeshore Drive the properties are zoned Low Density Suburban (LDS) and to the west is Washoe Lake State Park zoned Parks and Recreation (PR) and owned by the State of Nevada.**
- **The special use permit is to allow the continuing operation of an existing commercial stable that was originally approved by Administrative Permit AP6-4-97, Administrative Permit AP03-008 and Amendment of Conditions AC04-001.**



# Vicinity Map





# Overview

- **The request is to board up to 15 horses and host 15 one day special events / competitions per year on APN: 050-320-16.**
- **Each event/competition is to be limited to a maximum of 50 people on the site at any time and will be held during daylight hours only.**
- **This special use permit application will supersede all previous discretionary actions on the subject site and discretionary approvals that included adjacent parcels of land.**



# Background

**There has been previous discretionary approvals for a commercial stable for this parcel and neighboring parcels. The previous discretionary approvals include:**

- **Administrative Permit Case Number AP6-4-97 was approved with conditions on March 8, 1999 for parcel numbers 050-320-07, 11, 12, 13, & 14;**





# Background

- **Administrative Permit Case Number AP03-008** which was approved with conditions on August 11, 2003 for parcel numbers 050-320-11, 12, & 13; and
- **Amendment of Conditions Case Number AC04-001 (Administrative Permit Case Number AP03-008)** which was approved on April 6, 2004 with conditions for parcel numbers 050-320-11, 12, & 13



# Case History

	Parcel Nbr	Case Number		
1	050-320-07	AP6-4-97		
2	050-320-11	AP6-4-97	AP03-008	AC04-001
3	050-320-12	AP6-4-97	AP03-008	AC04-001
4	050-320-13	AP6-4-97	AP03-008	AC04-001
5	050-320-14	AP6-4-97		
6	050-320-15			
7	050-320-16			
8	050-320-17			



# Parcel History



**Parcels 050-320-11, 12, 13, & 07**





# Parcel History



**Parcels 050-320-11 & 12 were combined and became 050-320-15 in 2004**



# Parcel History



**Parcels 050-320-13 & 15 became 050-320-16 & 17**



# Parcel History

- **The history is unclear on these parcels and what is or not permitted is unclear, including:**
  - Number of horses;
  - Number of events;
  - Allowing or not allowing ancillary activities;
  - Location of structures;
  - What parcel numbers permit commercial stables;
  - Do the discretionary permits reflect what is on the parcels; and
  - Have the conditions for the discretionary permits been met.



# Existing Conditions

- Under current code, the Commercial Stables use type requires approval of a SUP
- The owner needs approval of a new SUP to obtain a business license
- All necessary infrastructure, utilities, and facilities already exist
- No new construction is proposed.
- Several other established commercial stables are operating in the vicinity



# Existing Site Conditions

- **Existing facilities at the site include:**
  - **52,500 square foot riding arena;**
  - **Barns and outdoor stalls;**
  - **Hay barn;**
  - **Cattle corral;**
  - **75,000 square foot gravel parking area;**
  - **a small office with one bathroom;**
  - **Six horse stall barn for owner;**
  - **1,350 square foot Accessory Dwelling Unit; and**
  - **1,992 square foot Private residence**



# Site Photo



Hay barn  
& Cattle  
area

Arena  
52,500 sq. ft.

Stalls

Office &  
restrooms

Accessory  
Dwelling

Stalls &  
Barns

Gravel Parking  
area  
75,000 sq. ft.

Primary  
Residence





# Analysis

- **By moving forward with this special use permit application it will supersede all previous discretionary actions on the subject site and discretionary approvals that included adjacent parcels of land.**
- **This special use permit will meet current code and will provide the current property owner with a clear understanding of what is permitted.**



# Analysis

## South Valleys Area Plan:

**“The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character.”**



# Analysis

- **Approving a Commercial Stable on the subject site is unlikely to create significant impact on surrounding properties and will provide the neighborhood with a better understanding on the allowed and permitted activities.**
- **The recommended conditions of approval will require compliance with all standards required by the Development Code**



# Reviewing Agencies

- **5 of the 10 reviewing agencies provided comments**
- **Engineering land development, traffic engineering, and RTC had no comment**
- **Conditions of Approval from the agencies with comments are attached as Exhibit A to the staff report**



# Citizen Advisory Board/Public Comment

- **The South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB) had no recommendation at the September 14<sup>th</sup> meeting.**
- **Staff received 1 public comment citing concerns about duration of events, the number of horse trailers and dust, landscaping, and noise.**



# Findings

## ■ WCC Section 110.810.30, Special Use Permit Findings:

- 1. Consistency with Master Plan*
- 2. Adequate Improvements*
- 3. Site Suitability*
- 4. Issuance Not Detrimental*
- 5. Effect on Military Installation)*





# Required Findings

- **Staff analysis of required findings is provided in the staff report starting on page 12**
- **Staff is able to make all of the required findings and is therefore recommending approval**



# Staff Recommendations

- Staff has would like to clarify that the 15 special events/competitions are only one day events and the conditions have been amended to state that.
- Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-0019 is being recommended for approval with amended conditions.



# Possible Motion

**I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with amended conditions Special Use Permit Case Number WSUP17-0019 for 2 Cent Cattle Company, having made all five findings in accordance with Washoe County Code Section 110.810.30:**



# Questions?

- **Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is signed by and filed with the Secretary to the Board of Adjustment, and mailed to the applicant.**