



# WSUP21-0036 & WADMIN21-0016

## Silver Circle Ranch



1861

**Board of Adjustment**  
**February 3, 2022**



1



# Request

- **A special use permit for a commercial horse boarding stable for 25 horses and for grading of 6,000 cubic yards for an indoor riding arena**
- **An administrative permit for an 11,580 SF indoor riding arena structure that is larger than the existing 1,120 SF residence**
- **The applicant is also requesting modifications of paved surfaces to allow non-paved surface, reduction of landscape standards for a commercial use and waive screening requirements for commercial properties adjacent to residential properties**



# Request

- The regulatory zone for the site 93% High Density Rural (HDR) & 7% General Rural (GR) and a special use permit is required for commercial stables per WCC Table 110.302.05.3.
- A special use permit is required per WCC 110.438.35 for grading of 6,000 cubic yards
- An administrative permit is required for a building larger than the existing main structure per WCC 110.306.10(d)



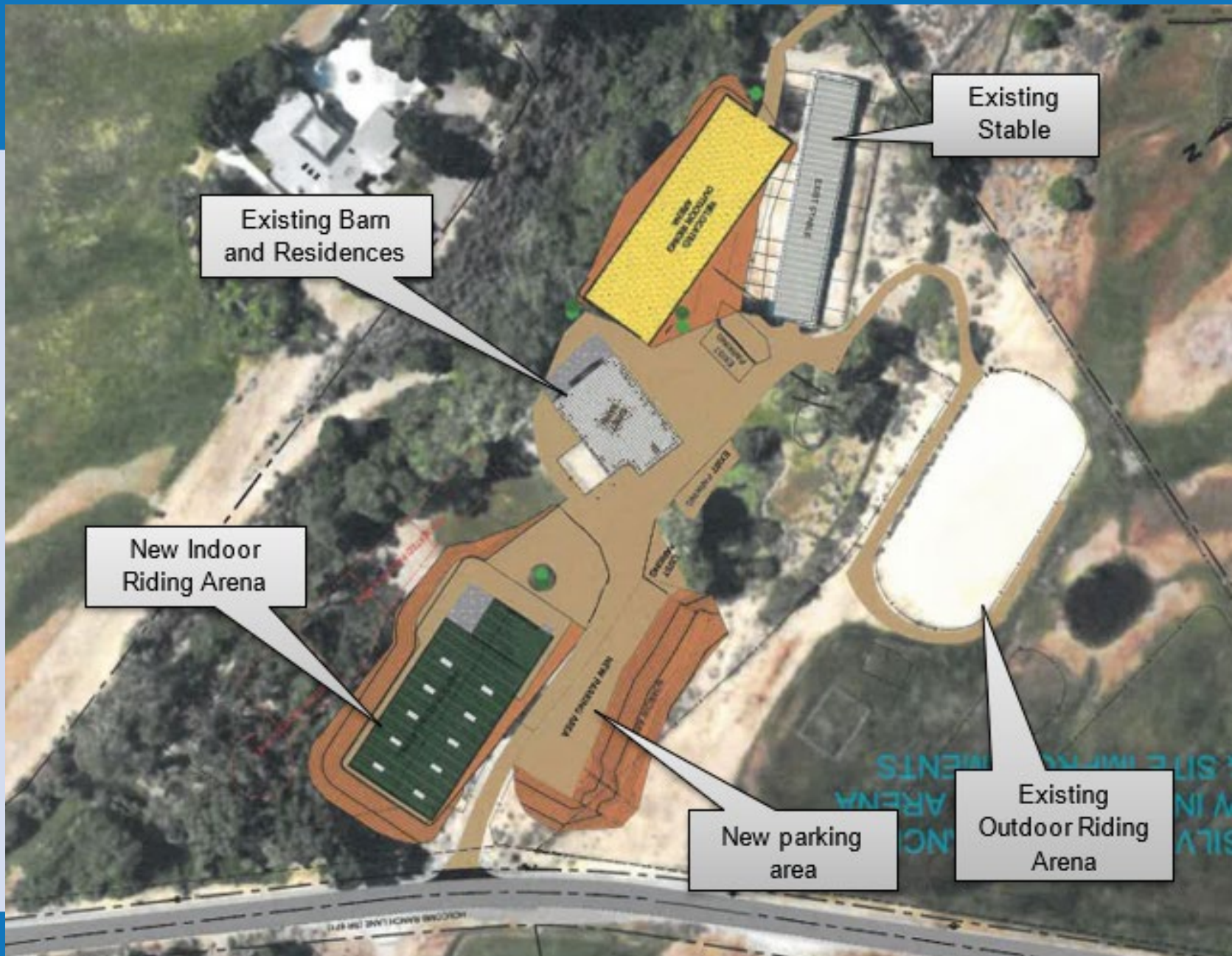
# Background

- **The subject parcel has had a barn and stable on the property since the early 1970s**
- **The site has a current business license to board 23 horses; however, the request is to increase the number of horses to 25**
- **The current business license was obtained before a SUP was required for commercial stables use type**
- **Approval of the SUP will establish the commercial stables as currently required**



# Analysis

- **There are two existing outdoor arenas, the one closest to Holcomb Ranch Lane is the location where the proposed new 11,580 SF indoor riding arena structure is to be constructed**
- **The new arena will include a 2,000 SF storage area and restrooms**
- **A mezzanine is proposed over the storage area to provide a viewing deck for observers of the riding arena**





# Analysis

- Riding lessons will be between 7AM and 9PM, Tuesday through Saturday.
- The applicant indicates up to 4 clinics per year will be held generally for the trainer's students
- Up to 4 shows will be held per year, 1 or 2 days during the weekend and will be limited to 50 or fewer riders
- The events will be non-ticketed and attended primarily by staff and participants as well as family and friends



# Parking

- There are 15 existing spaces on the site and the applicant is proposing to add 16 new spaces for a total of 31 parking spaces
- The driveway, parking areas and trailer turn around area will be constructed with compact gravel
- 2 new paved ADA parking spaces adjacent to the existing barn will also be added





# Traffic

- The applicant indicates that the traffic from the site will increase by 50-70 trips per week or 10 to 12 trips per day.
- This would be 2 peak hour trips per day
- No traffic study is required
- According to NDOT traffic counts for Holcomb Ranch Road average annual daily trips (AADT), were in 2020 -2,550, 2019- 2,950, 2018-2,500, 2017- 2,400, 2016- 2,400, & 2015- 2,600



# Grading

- **To construct the building pad for the proposed indoor riding arena approximately 3,300 cy of material will be exported from the site**
  - 2,500 cy from the parking area and another 800 cy from the other outdoor riding arena area
- **Another 2,700 cy will be imported from off-site, for a total of 6,000 cy for the construction of the arena**
- **A total of 1.72 acres of surface area will be disturbed**
- **The grading will increase the height of the northeast corner of the arena by approximately 10 feet to facilitate drainage**



# Modifications

- **Applicant is requesting to waive:**
  - Paved parking, driveways and maneuvering areas 110.410.25 (e).- The applicant will improve the drive and parking areas with compacted, maintained gravel surfacing for the safety of horses and riders
  - Landscape requirement of 20% for commercial use (110.412.40). The area has existing vegetation along with pastures throughout the site.
  - Screening is required of an “eight (8) foot screening element”, “when a civic or commercial use adjoins a residential use” (110.406.12(b) and 110.412.40(d)). The need for screening of the site is not needed according to the applicant because of the location and size of the property.



# Reviewing Agencies

- **Various agencies reviewed the application, their comments are included in the staff report**
- **Agencies with conditions, are included in the Conditions of Approval**



# Findings

1. **Consistency**. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. **Improvements**. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability**. That the site is physically suitable for detached accessory dwelling unit and for the intensity of such a development;
4. **Issuance Not Detrimental**. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. **Effect on a Military Installation**. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.



# 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 conditions Special Use Permit Case Number WSUP21-0036 and Administrative Permit Case Number WADMIN21-0016 for Pro Pony LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and 110.808.25**