

Washoe County Board of Adjustment



**WSUP23-0029**  
**Silver Circle Ranch**

November 2, 2023

# Request



This is a request for a Special Use Permit for a commercial stables for 35 horses and for 13,500 SF indoor riding arena structure

The request includes modifying standards:

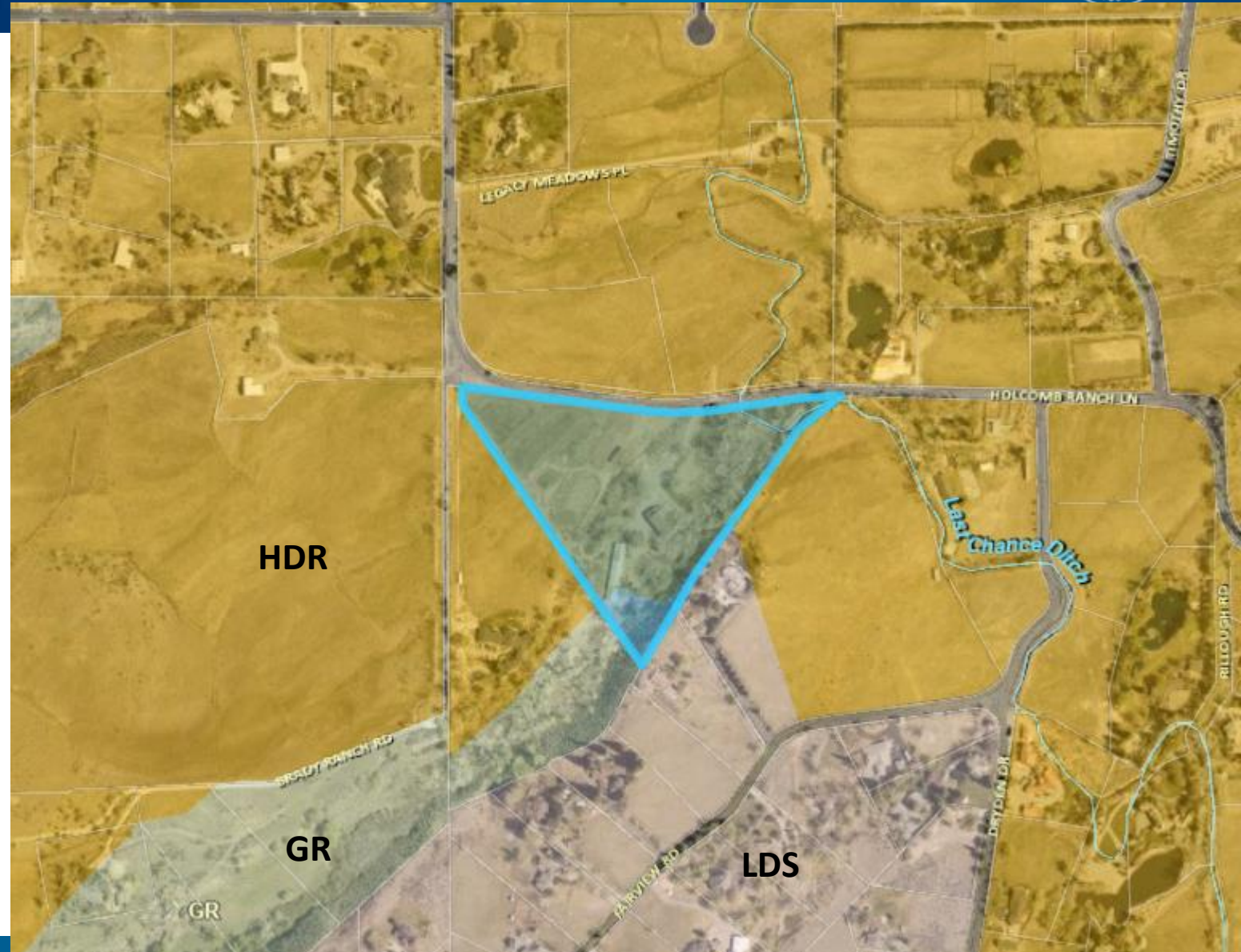
- To waive paving parking surfaces to allow non-paved surface (110.410.25 (e)), and
- To waive screening requirements for commercial properties adjacent to residential properties (110.412.40 (a-d)).



# Designations



- The parcel has a regulatory zone of 93% High Density Rural (HDR) and 7% General Rural (GR) at the southern part of the parcel.
- The parcel is in the Southwest Truckee Meadows Area Plan and in the Lakeside/Holcomb Suburban Character Management Area.



# Background



- The stables have been in existence since the early 1970s
- The parcel has had a 2 barns with a total of 33 stalls.
- The site has a current business license to board 35 horses and 2 retired horses
- 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

# Site Plan

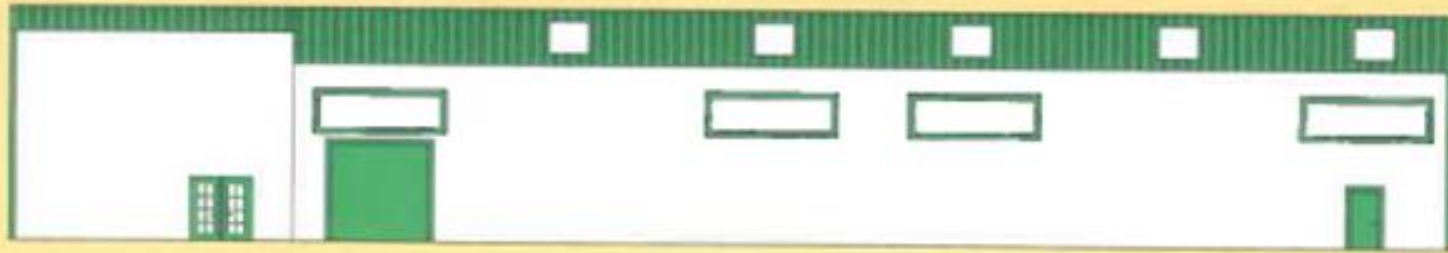


# Evaluation



- There are two existing outdoor arenas, the one closest to Holcomb Ranch Lane is where the proposed new 13,500 SF steel indoor riding arena structure is to be constructed.
- The peak height of the arena will be 29 feet high and the allowed height for the regulatory zone is 35 feet high
- The arena is being located at the lowest area on the site to minimize visual impacts and Dry Creek will not be impacted by the location of the arena.
- Few of the cottonwood trees will be removed, only ones that are deemed diseased.
- The indoor arena will only be used for horse riding, training and storage of horse equipment.
- The applicant has found it difficult to offer riding throughout the year with the varying weather conditions and the indoor arena will allow riding year-round.

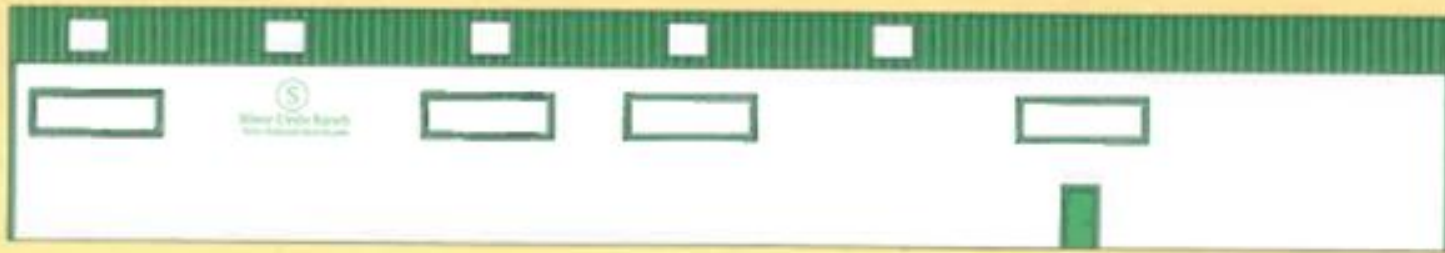
# Elevations



SOUTHEAST VIEW



NORTHEAST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW



# Evaluation



- The facility will board up to 35 horses, with 10 lesson horses and 2 horses owned by the owner.
- Currently there are 25 horses on the site.
- The hours of operation are 7 am to 9 pm with riding lesson for 1-5 students for 30 minutes to an hour.
- Four show for 1 or 2 days are planned throughout the year and will be limited to 50 or fewer riders.
- The events will be non-ticketed and attended primarily by participants as well as family and friends.
- The applicant will apply for temporary special event licenses for the shows.
- There will be also, be up to 4 clinics per year for the trainer's students.

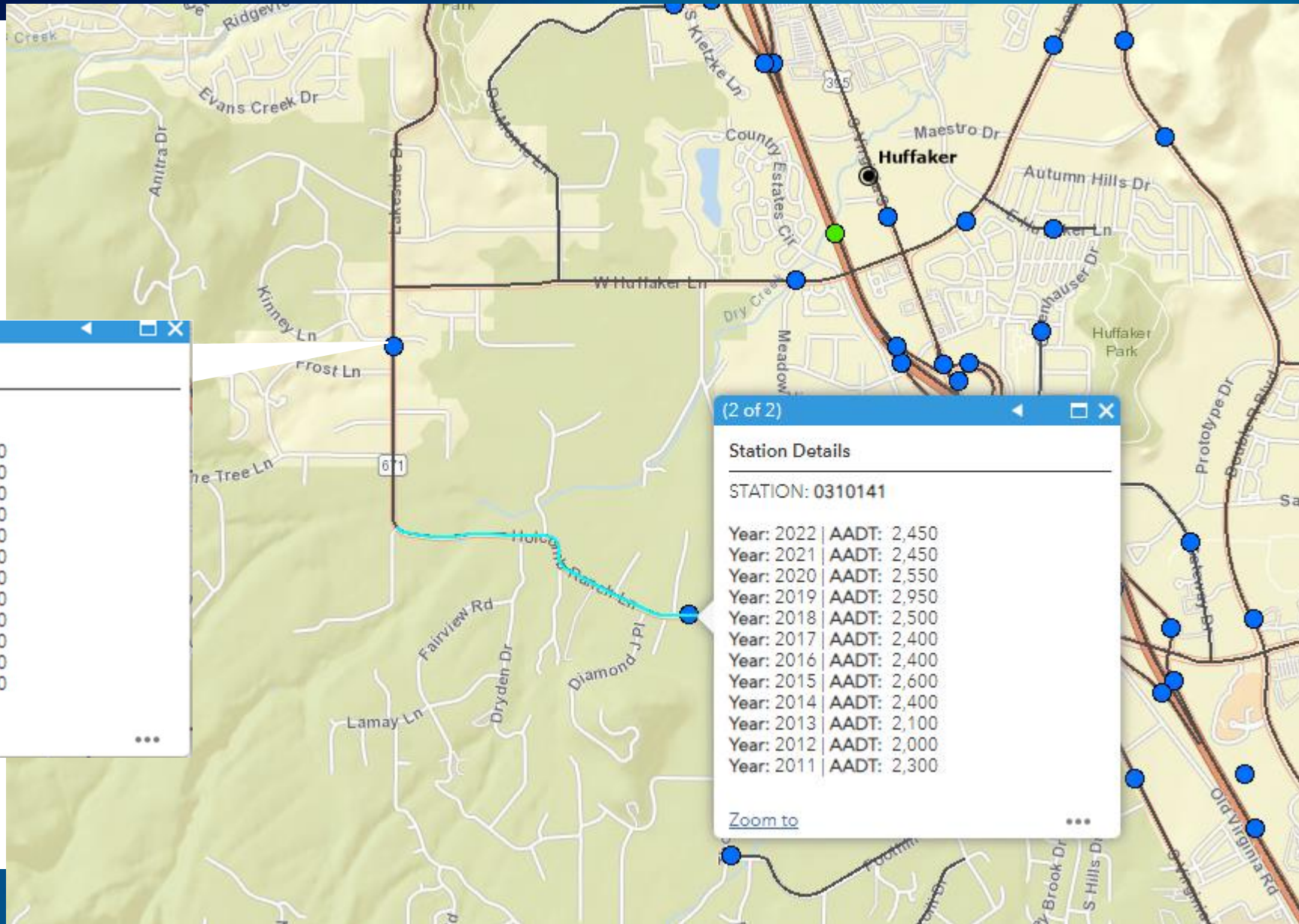
# Parking



- Per Washoe County code 0.25 parking space is required for every horse, along with one parking space per employee during peak employment shift. The facility is proposing to board 35 horses, which needs 9 spaces, and 5 spaces will be for the employees.
- The applicant indicates that there are up to 31 parking spaces on the lower area of the site.
- The applicant indicates that the upper pasture area can be used for any overflow parking needs.
- Additionally, the applicant states trailer turning around is available around the existing barn and parking by the upper arena.
- A paved ADA parking space is located adjacent to the existing barn.

- The applicant indicated there are two entrance to the site- the main entrance is from Holcomb Ranch Lane to the stables and barn arena and the other to the upper riding area where trailers will be parked during any show events.
- The applicant indicates that due to the minimal increase in traffic generated by this request, no traffic study is required.
- The Washoe County Engineering has conditioned the application that, “ A traffic impact letter shall be prepared by a Nevada registered engineer and shall determine the project’s projected traffic impact to the local roadways with mitigation recommendations, if required, to the satisfaction of the County Engineer.”

# NDOT Traffic Counts



(2 of 2)

Station Details

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STATION: 0310145

Year: 2022	AADT: 2,900
Year: 2021	AADT: 2,500
Year: 2020	AADT: 2,750
Year: 2019	AADT: 3,100
Year: 2018	AADT: 2,500
Year: 2017	AADT: 2,700
Year: 2016	AADT: 2,700
Year: 2015	AADT: 2,900
Year: 2014	AADT: 2,600
Year: 2013	AADT: 2,300
Year: 2012	AADT: 2,300
Year: 2011	AADT: 2,600

[Zoom to](#) ...

(2 of 2)

Station Details

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STATION: 0310141

Year: 2022	AADT: 2,450
Year: 2021	AADT: 2,450
Year: 2020	AADT: 2,550
Year: 2019	AADT: 2,950
Year: 2018	AADT: 2,500
Year: 2017	AADT: 2,400
Year: 2016	AADT: 2,400
Year: 2015	AADT: 2,600
Year: 2014	AADT: 2,400
Year: 2013	AADT: 2,100
Year: 2012	AADT: 2,000
Year: 2011	AADT: 2,300

[Zoom to](#) ...

# Modifications



1. 110.410.25 (e) - Paved parking, driveways and maneuvering areas requirement and allow for non-paved surfaces in these areas for the safety of horses and riders. The applicant will maintain the drive and parking areas with compacted, gravel surfacing material.

*Staff comment: Staff supports the waiver of the paving requirements for the safety of horses and riders.*

2. 110.412.40(a) Coverage. A minimum twenty (20) percent of the total developed land area shall be landscaped. The area has existing vegetation along with pastures throughout the site.

*Staff comment: Staff supports the waiver of the landscaping requirements, the site has large trees and vegetation and is located in a rural environment with natural vegetation. The applicant has added approximately 20 fast-growing evergreen trees and shrubs between the proposed arena and Holcomb Ranch Lane.*

3. 110.412.40(b) – Required Yards Adjoining Streets. “All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.” The applicant has added approximately 20 fast-growing evergreen trees and shrubs between the proposed arena and Holcomb Ranch Lane.

*Staff comment: Staff supports the waiver of landscaping on adjoining streets. The buildings and riding arenas are not adjacent to Holcomb Ranch Lane. The applicant is landscaping the area around the proposed indoor arena with trees and bushes, and it is proposed to be located at the lowest area of the site. Many of the surrounding properties have large pastures and outbuildings. The site is large, and the existing buildings are isolated from neighboring properties.*

# Modifications



4. 110.406.12(c) – Landscaped Buffers Adjoining Residential Uses. A buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening.” The applicant has added approximately 20 fast-growing evergreen trees and shrubs between the proposed arena and Holcomb Ranch Lane. The applicant is not disturbing the whole site. The applicant does not see the need to buffering the whole site adjacent to residential uses.

*Staff comment: Staff supports the wavier of buffering to adjacent residential uses. The site is large and the buildings are fairly isolated from neighboring properties. The applicant is landscaping the area around the proposed indoor arena with trees and bushes. The indoor arena will be located at the lowest area of the site, adjacent to Holcomb Ranch Lane. This location furthers the distances from neighboring parcels and minimizes the need to screen.*

5. 110.412.40 (d) – Screening Adjoining Residential Uses. “When a civic or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line.” The applicant has added approximately 20 fast-growing evergreen trees and shrubs between the proposed arena and Holcomb Ranch Lane. The applicant is not disturbing the whole site.

*Staff comment: Staff supports the wavier of the screening requirement. The applicant is landscaping the area around the proposed indoor arena with trees and bushes, and the arena is proposed to be located at the lowest area of the site. The site is large and isolated from neighboring properties. There are similar properties with livestock and barns in the area.*

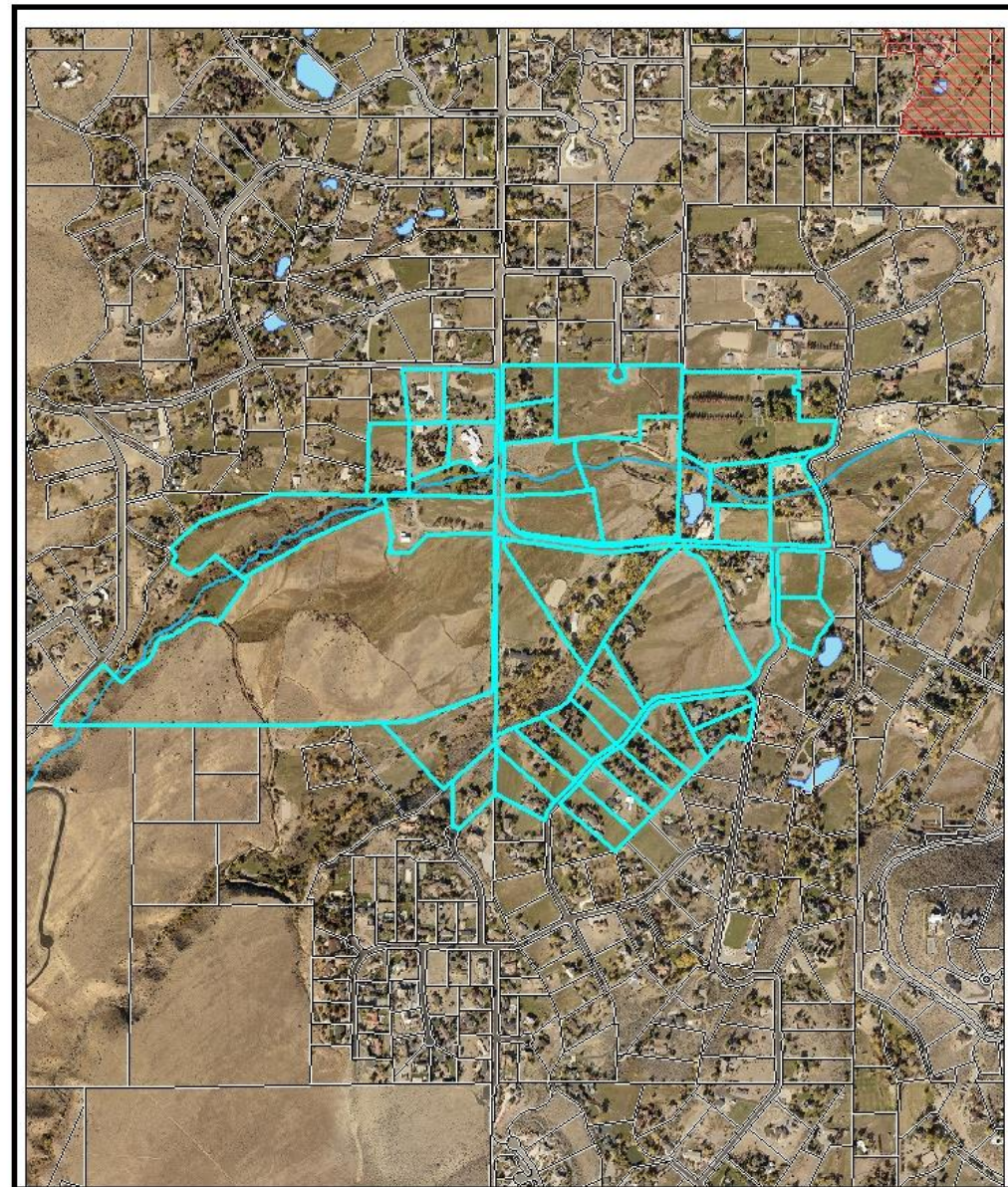
# Neighborhood Meeting



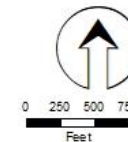
- The applicant held a neighborhood meeting at Silver Circle Ranch on August 3, 2023 and between 80-100 people attended the meeting.
- The applicant had renderings of the proposed indoor arena on display, answered questions regarding the proposal and pointed out actual physical location of the different structures and amenities.

# Noticing

- 37 parcels were noticed and numerous emails and some phone calls were received.
- The emails have been included in the staff report or have been forwarded



WSUP23-0028 Silver Circle Ranch  
Noticing Map- 1,000 feet



Source: Planning and Building Division

Date: 9/12/2023





# 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



- (a) 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;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for a commercial stable and for the intensity of such a development;
- (d) 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;
- (e) 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.

Staff is able to make the required findings, as shown in the staff report and recommends approval

# 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 conditions Special Use Permit Case Number WSUP23-0029 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

# Thank you

Julee Olander, Planner  
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Cheers!



