



Board of Adjustment Staff Report

Meeting Date: February 6, 2014

Subject: Special Use Permit Case No. SB13-020
Applicant(s): Robert and Candice Sader
Agenda Item No.: **8C**
Project Summary: To establish an equestrian therapy facility
Recommendation: **Approval with Conditions**
Prepared by: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Special Use Permit Case Number SB13-020 (Sader/L.E.A.D) – To establish an equestrian therapy facility that will involve the boarding of up to nine horses and will utilize an existing 12-stall barn and outdoor corrals.

- Applicant/Owner: Robert and Candice Sader
- Location: 19440 Annie Lane, off of Andrew Lane
- Assessor's Parcel Number: 017-320-23
- Parcel Size: 10.32 Acres
- Master Plan Category: Rural Residential
- Regulatory Zone: Low Density Rural
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 4, T17N, R20E

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Exhibits Contents

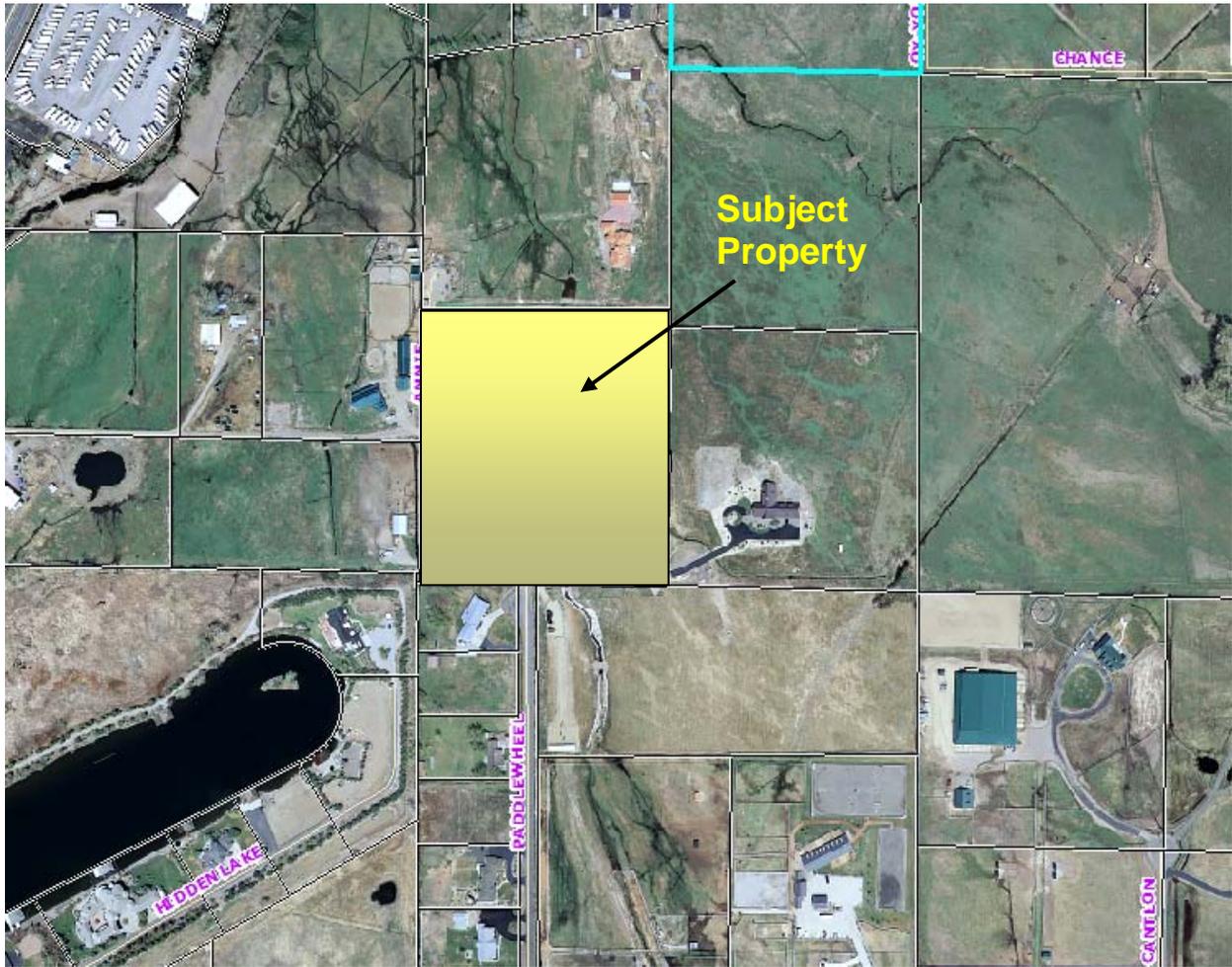
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Special Use Permit

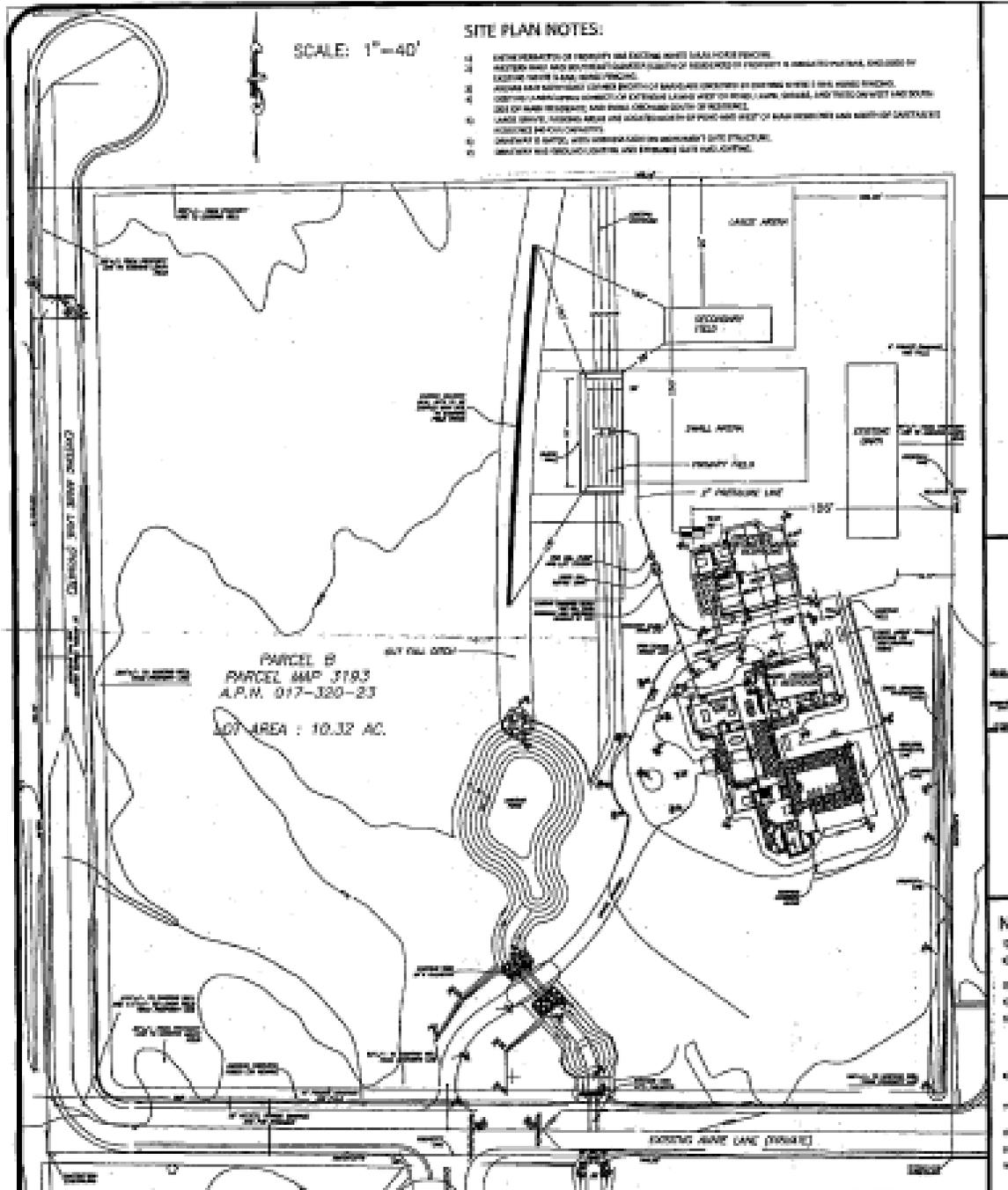
The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "*Operational Conditions.*" These conditions must be continually complied with for the life of the business or project.

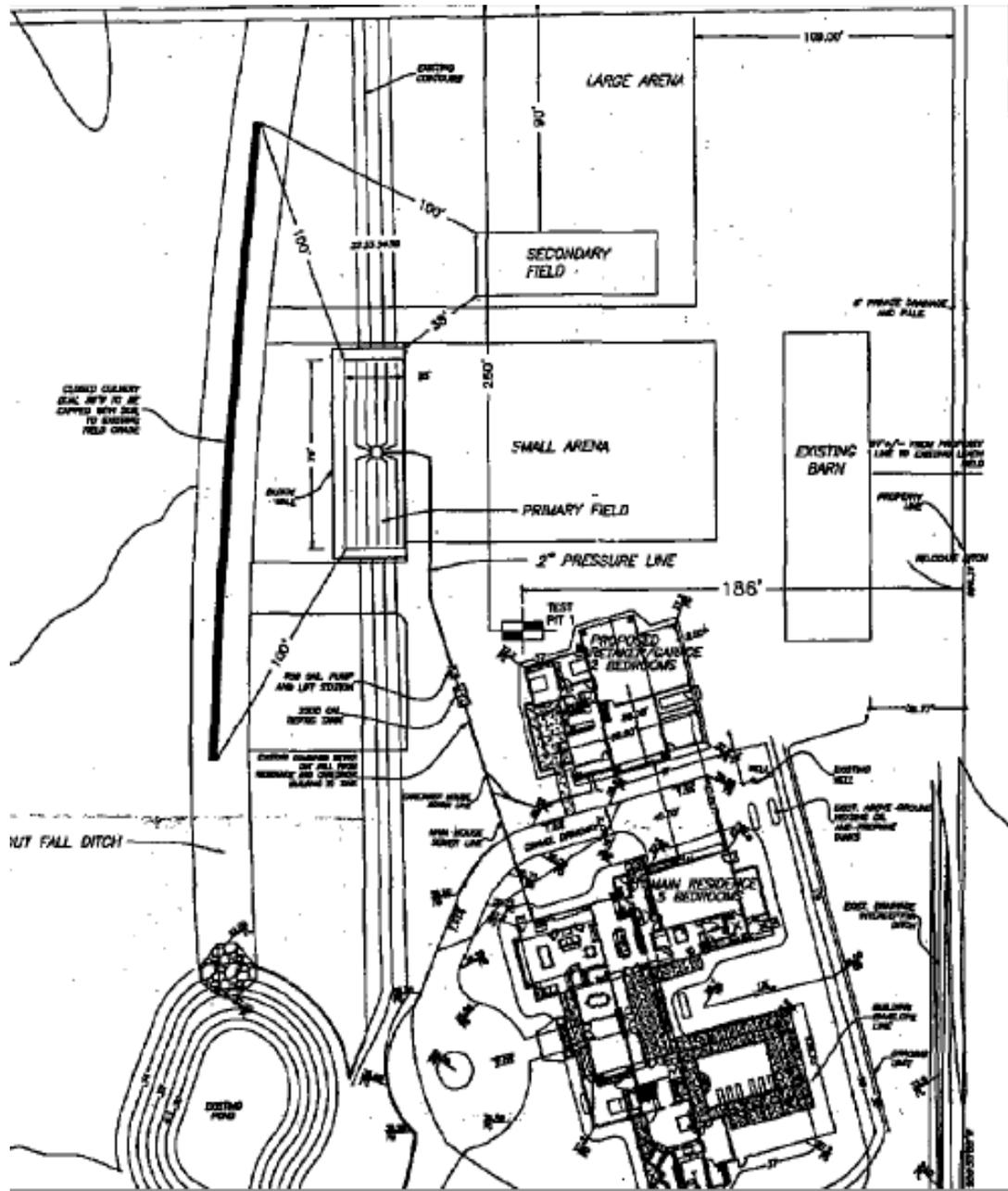
The Conditions of Approval for Special Use Permit Case No. SB13-020 are attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan



**Site Plan
(Enlarged)**

Public Notice

A "Courtesy Notice" regarding Special Use Permit Number SB13-020 was mailed on January 2, 2014, to 31 separate property owners who own parcels that are located within 500 feet of the subject parcel. A "Courtesy Notice" is not legally required, but is a preliminary notice to those property owners who will receive the legal notice.

Notification (legal notice) of the public hearing for Special Use Permit Number SB13-020 was mailed on January 24, 2014, to the same 31 separate property owners who own parcels that are located within 500 feet of the subject parcel. Notice was also sent to the Citizen Advisory Board.

Nevada Revised Statutes (NRS) and Washoe County Development Code, Article 810, *Special Use Permits*, requires a minimum 500 foot radius from the subject parcel and a minimum of 30 separate property owners noticed. The notices must be mailed at least 10 days prior to the public hearing date.

Project Evaluation

The applicants are asking to establish an equestrian therapy and education program on their ±10 acre property. The therapy/education will be conducted by mental health professionals who will primarily treat children many of whom have suffered abuse or have disabilities. The facility will operate year round with reduced activity in the winter months. The applicant anticipates a maximum peak of 32 sessions per week.

According to the applicant, the LEAD program stands for Leadership, Education, and Active Development with horses and offers their clients opportunities to develop wide-ranging skills that can be carried over into other contexts. Through a strengths-based, experiential approach, LEAD provides structure and guidance to assist individuals, groups and families in finding their own solutions, inspiration, and empowerment. Caring for and working with horses teaches critical life and social skills.

In support of the operation, the applicants will use an existing 12-stall barn and existing corrals. At most, nine horses will be boarded. The caretakers' living quarters are in an existing detached accessory dwelling. There are no equestrian events proposed with this operation and because the horses will be boarded on-site, most of the traffic to and from the site will be by individual vehicles rather than trucks with horse trailers.

All arenas will have sprinklers and hoses that are long enough to reach all areas requiring dust control. In addition to a domestic well, the property has 32 acre-feet of appurtenant surface water rights and 32 acre-feet of supplemental groundwater rights for irrigation, livestock watering and similar uses. Additionally, there will be two caretakers on site to ensure the facility is kept clean and neat and all horse arenas watered to keep the dust down.

Over 40 parking spaces are available on all-weather surfaces on the property. There is sufficient space for trailer parking and turn around.

The property is zoned Low Density Rural (LDR) and is surrounded by similarly zoned properties, with LDR zoned properties to the north and east, Low Density Suburban (LDS) zoned properties to the south and General Rural (GR) properties to the west. Additionally, there are numerous horse properties and equestrian facilities within close proximity to this property.

Washoe County Development Code

Washoe County Development Code, Article 106, Section 110.106.10 *Master Plan Categories*, includes the following language to describe the Rural Residential Master Plan category.

“The Rural Residential Master Plan category is intended primarily for larger lot residential uses, small scale agricultural uses, natural resource conservation and rural commerce, with allowed densities ranging from one (1) dwelling unit per forty (40) acres up to one (1) dwelling unit per five acres....”

Washoe County Development Code, Article 106, Section 110.106.15 *Regulatory Zones*, includes the following language to describe the Low Density Rural (LDR) regulatory zone.

“The Low Density Rural (LDR) regulatory zone is intended to preserve areas where agricultural, grazing, and/or open space predominate. Single-family, detached dwellings are permitted on large lots; single-family dwellings may be clustered to retain open space and agricultural uses...”

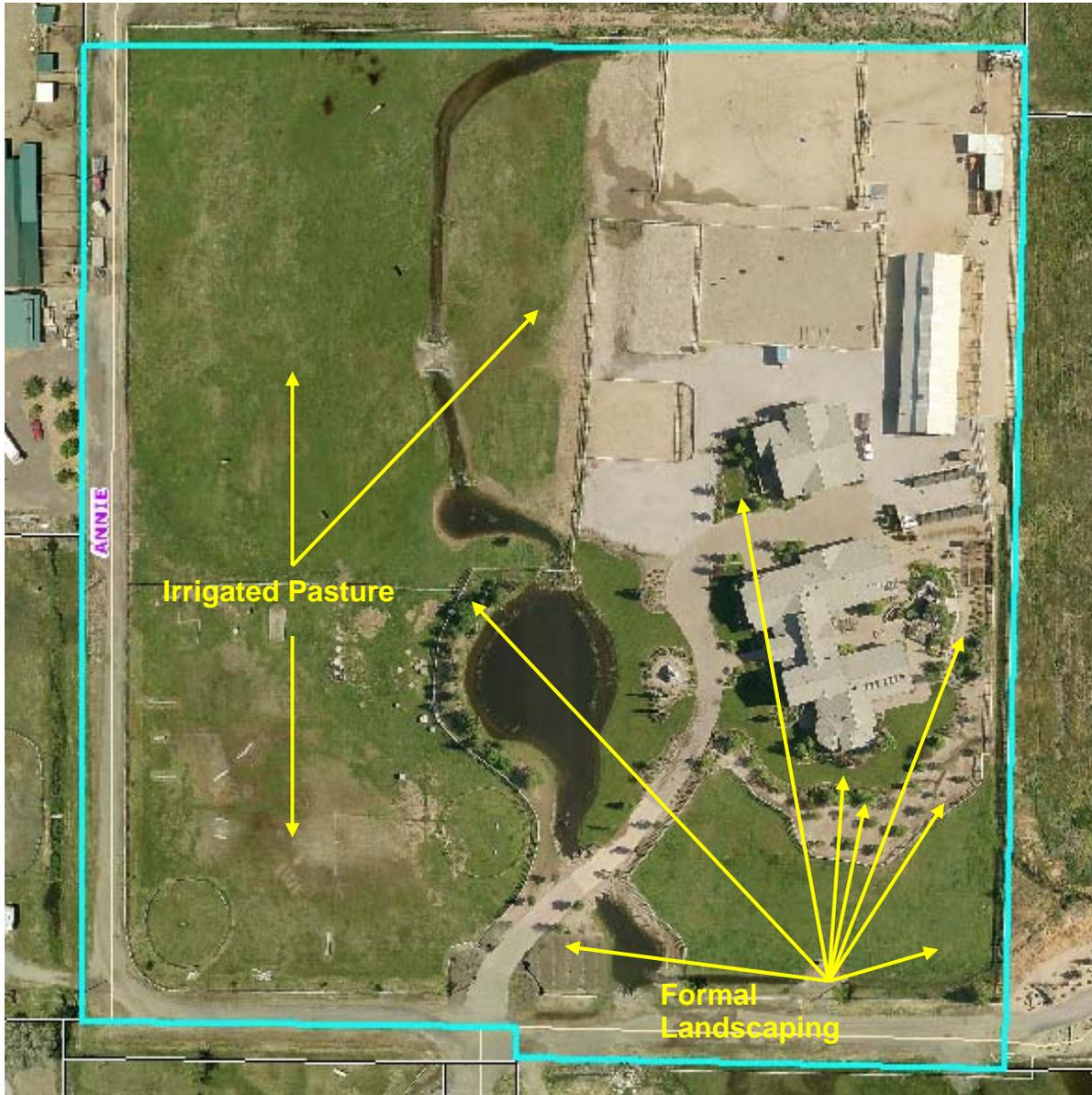
Washoe County Development Code, Article 302, *Allowed Uses*, prescribes uses, (referred to as “Use Types”) that are allowed in each regulatory zone. The Development Code does not identify “Equestrian Therapy” as a use type. Therefore, equestrian therapy is categorized the same as *Commercial Stables*, which is a use type defined in Article 304, *Use Classification System* as provided below.

Section 110.304.25 Commercial Stables. *Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.*

Washoe County Development Code, Table 110.302.05.3 of Article 302, *Allowed Uses*, allows Commercial Stables in the Low Density Rural (LDR) regulatory zone with an approved special use permit.

Landscaping

Article 412, *Landscaping*, of the Washoe County Development Code requires that for any commercial project: “A minimum twenty (20) percent of the total developed land area shall be landscaped.” Although a landscaping plan has not been submitted with this application, it is clear that based on a site visit by staff and viewing of aerial photography of the property, well over 50 percent of the property contains either formal landscaping or irrigated pasture. Therefore the applicant has greatly exceeded the minimum 20 percent landscaping requirement. (See photo next page).



Existing Landscaping/Irrigated Pasture

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant to the South Truckee Meadows/Washoe Valley Citizen Advisory Board meeting on January 9, 2014. The CAB voted unanimously to recommend approval for the project. The attached STM/WVCAB memorandum reflect discussion on the following items:

- The applicant has discussed the proposed project with some neighbors and Washoe County has sent information to neighbors regarding the application.
- The program is low impact regarding traffic. There is an all surface area to park up to forty cars.

- There were no comments in opposition.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Planning and Development
- Washoe County Engineering
- Washoe County Water Resources
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission

Five out of the seven above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Development addressed the compatibility and impacts of the proposed facility, hours of operation, set maximum parameters for sessions and horses, etc. Contact Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us
- Washoe County Water Resources addressed the required water rights needed for the operation. Contact John Cella, 775.954.4600, jcella@washoecounty.us
- Washoe County Health District – Vector-Borne Diseases Division addressed the removal of waste/manure generated by the livestock. Contact Jim Shaffer, 775.328.2434, jshaffer@washoecounty.us
- Washoe County Health District addressed the possible need to establish a public water system to support the operation. Contact Wesley Rubio, 775.328.2635, wrubio@washoecounty.us

Staff Comment on Required Findings

Section 110.810.20 of Article 810, *Special Use Permits*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and the South Valleys Area Plan.

Staff Comment: *The proposed use is consistent with the Master Plan and the South Valleys 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.

Staff Comment: The reviewing agencies have provided conditions of approval to address these items. The applicant will be required to dedicate adequate water, additionally a public water system may be required to support the operation

3. Site Suitability. That the site is physically suitable for horse, and for the intensity of such a development.

Staff Comment: The subject ±10 acre parcel is designated Low Density Rural (LDR) zoning and is within the South Valleys Area Plan. LDR zoning and the South Valleys Area Plan both support equestrian uses and a rural environment.

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.

Staff Comment: The reviewing agencies have responded with conditions of approval to mitigate dust and ensure proper sanitation, etc.

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.

Staff Comment: There is no military installation nearby.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB13-020 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

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 Special Use Permit Case Number SB13-020 for Bob and Candice Sader, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and the South Valleys 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 horse, 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; and

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/ Owner: Robert and Candice Sader, 19440 Annie Lane, Reno, NV 89521

Other Contact: LEAD, Attn: Jeane Spada-Allgood, 19440 Annie Lane, Reno, NV 89521

Action Order xc: Gregory Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; John Cella, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; South Truckee Meadows/Washoe Valley Citizen Advisory Board, Chair.



Conditions of Approval

Special Use Permit Case No. SB13-020

The project approved under Special Use Permit Case No. SB13-020 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 6, 2014. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Development Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Development Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.
- The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.
- The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development Division

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- c. The following **Operational Conditions** shall be required for the life of the project:
 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

4. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
5. The applicant shall restrict the number of horses boarded on site to a maximum of nine horses.
6. The applicant shall restrict the number of sessions (group or individual) to a maximum of 32 sessions per week.
7. The operation shall be restricted to the hours from dawn to dusk.

Washoe County Water Resources

2. The following conditions are requirements of Water Resources, which shall be responsible for determining compliance with these conditions.

Contact Name – John Cella, 775.954.4600, jcella@washoecounty.us

- a. The applicant shall dedicate necessary water rights for the requested use prior to approval of the special use permit. The dedication of water rights shall be in accordance with Article 422 and the South Valleys Area Plan. Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to Water Resources. The subject water rights will then be made available to the Applicant via a water sale agreement, which will then lease the water rights back to the Applicant for 99 years, at no cost to the Applicant.

Washoe County District Health Department – Vector-Borne Diseases Program

3. The following conditions are requirements of the District Health Department – Vector-Borne Diseases Program, which shall be responsible for determining compliance with these conditions.

Contact Name – J. L Shaffer, 775.2434, jshaffer@washoecounty.us

- a. All manure generated by domestic animals from barns, outdoor corrals, arenas and other horse facilities shall be picked up and removed weekly (Solid Waste Regulations 050.0150). The manure shall be stored in such a manner that there shall be no escape of odor no attraction, harborage or breeding of vectors or vermin and no creation of nuisance (050.155). This supports 4.05, 5.03 and 5.04 of the CC&R's of the Willomonte Ranch Association. Any emergence of flies will be eliminated thru the timely pick up and storage of manure from becoming an annoyance to the adjacent residents.
- b. When the special use permit is issued a compliance inspection of the premises is required demonstrating effective management practices of manure pick up and storage is in place.

*** End of Conditions ***



South Truckee Meadows/Washoe Valley Citizens Advisory Board

MEMORANDUM

January 24, 2014

To: Trevor Lloyd, Staff Representative
Re: SB13-020 Sader/L.E.A.D.
From: Allayne Donnelly-Everett, Administrative Recorder

Special Use Permit Case No SB13-020 Sader/L.E.A.D - Robert and Candice Sader, applicants – Robert Sader, applicant introduced this application to establish an equestrian therapy facility that will involve the boarding of up to nine horses and will utilize an existing 12 stall barn APN: 17-320-23, T17N, R20E Washoe County NV. The property is located at 19400 Annie Lane in Steamboat Valley. The applicant stated that they have no intention to operate a commercial stable not or in the future. Jeane Spada-Allgood, instructor discussed the equine education and therapy program operation. The horses will be housed onsite. There would be no additional requirements for the therapy program. The program is intended to address therapy and education needs for children and at risk individuals. Staff: Representative, Trevor Lloyd, Senior Planner, 775-328-3620, Email: tloyd@washoecounty.us Meeting Date: February 6, 2014 Board of Adjustment. **MOTION:** Tom Daly moved to recommend approval of SB13-121 Sader/L.E.A.D. as presented. Jim Rummings seconded the motion. The motion carried unanimously.

Comments and Concerns

- In response to questions raised, Mr. Sader stated that he has discussed the proposed .project with some neighbors and Washoe County has send information to neighbors regarding the application.
- Mr. Sader stated that the program is low impact regarding traffic. There is an all surface area to park up to forty cars.
- In response to question raised, Mr. Sader stated that they have a twelve horse barn and the total number of horses onsite should not exceed thirteen.
- Support was stated for the proposed project.
- There were no comments in opposition to the application.

cc: Commissioner David Humke
Malachy Horan, Chair
Sarah Tone, County Liaison
Nancy Leuenhagen, Community Relations Manager
Andrea Tavener, Program Assistant



**Washoe County
Department of
Water Resources**

4930 Energy Way
Post Office Box 11130
Reno, NV 89520-0027
Tel: 775-954-4600
Fax: 775-954-4610

December 31, 2013

To: Trevor Lloyd, Senior Planner, CSD Planning & Development Division
From: John Cella, Engineering Tech, CSD Water Resources
Subject: **SB13-020** (Sader/L.E.A.D) APN: 017-320-23

The Department of Water Resources (DWR) has reviewed the subject application and has the following comments:

1. The Applicant is requesting to establish an equestrian therapy facility that will involve the boarding of up to nine horses and will utilize an existing 12 stall barn and outdoor corrals.
2. Domestic water will be provided by a domestic well and the sewer will discharge to a private septic system.

The Department of Water Resources (DWR) recommends approval with the following conditions:

1. The applicant shall dedicate necessary water rights for the requested use prior to approval of the special use permit. The dedication of water rights shall be in accordance with Article 422 and the South Valleys Area Plan. Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the DWR. The subject water rights will then be made available to the Applicant via a water sale agreement, which will then lease the water rights back to the Applicant for 99 years, at no cost to the Applicant.

Department of



Water Resources

**SB13-020 (Sader/LEAD)
Exhibit C**



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

Washoe County
Community Development
C/O Trevor Lloyd
1001 East Ninth Street
Reno, NV 89502

January 28, 2014

Dear Trevor,

After having reviewed the special use permit request from Sadler/L.E.A.D (SB13-0020), to establish an equestrian therapy facility, please be advised of the following.

1. All manure generated by domestic animals from barns, outdoor corrals, arenas and other horse facilities shall be picked up and removed weekly (Solid Waste Regulations 050.0150). The manure shall be stored in such a manner that there shall be no escape of odor no attraction, harborage or breeding of vectors or vermin and no creation of nuisance (050.155). This supports 4.05, 5.03 and 5.04 of the CC&R's of the Willomonte Ranch Association. Any emergence of flies will be eliminated thru the timely pick up and storage of manure from becoming an annoyance to the adjacent residents.
2. When the special use permit is issued a compliance inspection of the premises is required demonstrating effective management practices of manure pick up and storage is in place.

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer
Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Division

Cc: Jeppson

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: January 24, 2014

You are hereby notified that the **Washoe County Board of Adjustment** will conduct a public hearing at the following time and location:

1:30 p.m., Thursday, February 6, 2014
Washoe County District Health Department Conference Room
1001 East Ninth Street, Building B, Reno, NV 89512

RE: **Public Hearing: Special Use Permit Case Number SB13-020 (Sader/L.E.A.D)** – To establish an equestrian therapy facility that will involve the boarding of up to nine horses and will utilize an existing 12-stall barn and outdoor corrals.

- Applicant/Owner: Robert and Candice Sader
- Location: 19440 Annie Lane, off of Andrew Lane
- Assessor's Parcel Number: 017-320-23
- Parcel Size: 10.32 Acres
- Master Plan Category: Rural Residential
- Regulatory Zone: Low Density Rural
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 4, T17N, R20E
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department Planning and
Development Division
- Phone: 775-328-3620
- E-mail: tlloyd@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

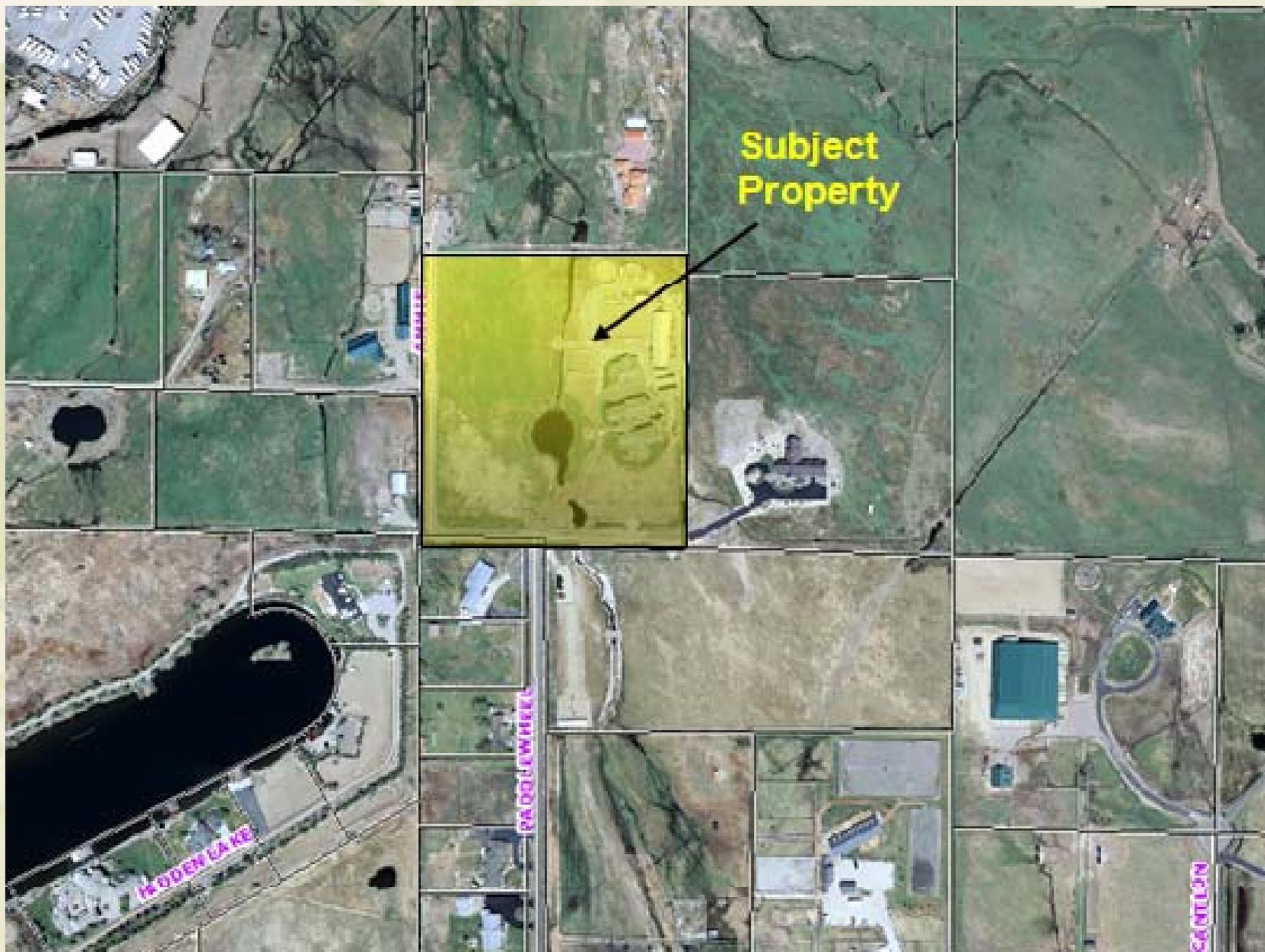
To access additional information about this item, please visit our website at www.washoecounty.us/comdev/, choose **Boards and Commissions**, then **Board of Adjustment Agendas, Staff Reports, Minutes and Roster**. A staff report related to this public hearing will be posted on Friday, six days prior to the meeting.



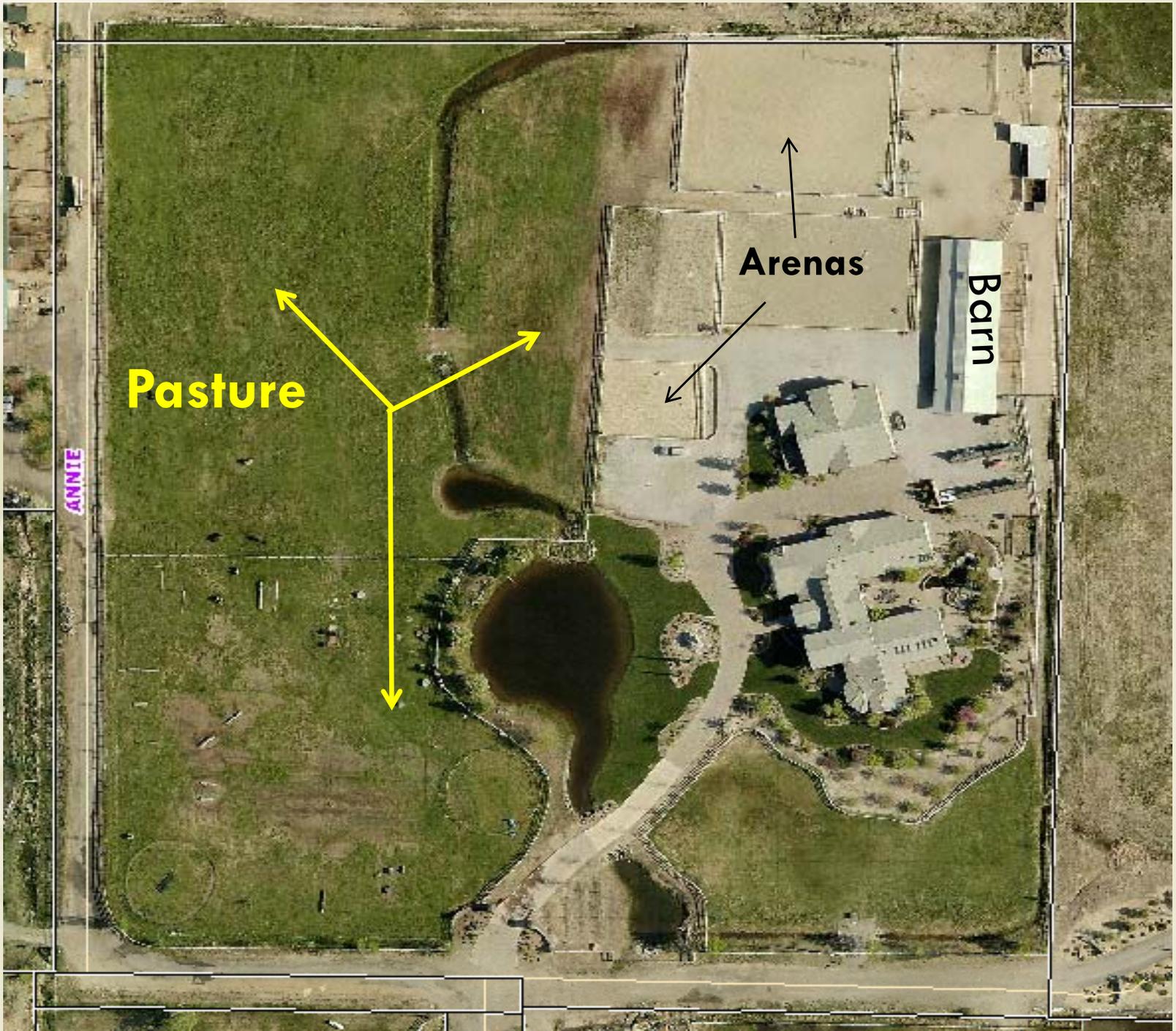
**Washoe County
Board of Adjustment
February 6, 2014**

**Special Use Permit
Case No. SB13-020
(LEAD Horse Therapy)**

Vicinity Map



Site Plan



Photos

12-Stall Barn



Arenas/Corrals



Photos



Background

- 10 acre property, zoned Low Density Rural.
- Maximum peak of 32 sessions per week.
- Significant equestrian activity in the vicinity.
- General support from neighbors.
- Immaculate maintenance of landscaping and equestrian facilities.
- Boarding Nine horses.

Citizen Advisory Board

The South Truckee Meadows/Washoe Valley Citizen Advisory Board meeting voted unanimously to recommend approval for the project on January 9, 2014.

Special Use Permit Findings

1. Consistency with Master Plan & Area Plan
2. Adequate public facility improvements
3. Site Suitable for type & intensity of development
4. Issuance not significantly detrimental to adjacent parcels, the public, or character of neighborhood
5. No effect on a military installation

Recommendation

Staff recommends approval of Special Use Permit Case No. SB13-020 subject to all the findings and 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 Special Use Permit Case No. SB13-020 for Bob and Candice Sader, having made all five findings in accordance with Washoe County Development Code Section 110.810.30: