

Pro Pony, LLC



WSUP23-0029

History of the Silver Circle Ranch

- The Silver Circle Ranch was founded in the 70's by Reno legend Warren Nelson. UNR Library Archival Guides has a 5 part series on the SCR.
- Bruce and Landess Witmer purchased the SCR in 2019, promising to Gail Nelson, Warren's daughter, that she would maintain it as a boarding and riding facility.
- Gail had turned down cash offers from developers as she refused to sell the property to anyone looking to develop it into McMansions



12.58 acres of Equine Bliss



The Historic Silver Circle Ranch features:

- acres of grass field turnouts
- multiple dry lot turnouts
- Stalls with oversized attached runs, cleaned and bedded daily
- heated automatic waterers
- Well maintained quality footing



Caliber of the facility and the riders - Community Asset



Jenna McAmis and Allegro
National Champions - 2021

- Horses and Riders winning at National Championship levels
- Students learn riding and horsemanship from the ground up
- Academy provides access to riding lessons even if you do not have your own horse
- Facility is incredibly well kept, with horse and rider safety and comfort as the paramount concern
- Care of the horses well beyond industry standards



Emily and Sam I Am
Sam has been a lesson horse at Pair of Aces Stables since 2007. Pictured in 2021 at 22 years old. Reserve National Champion and multiple award winner.

OVERWHELMING COMMUNITY SUPPORT

- 500+ Neighbors in Favor within a ~5 mile radius
- Facebook Support Page with over 1,100 members
- Hundreds of letters written over the past 18 months in favor of the project

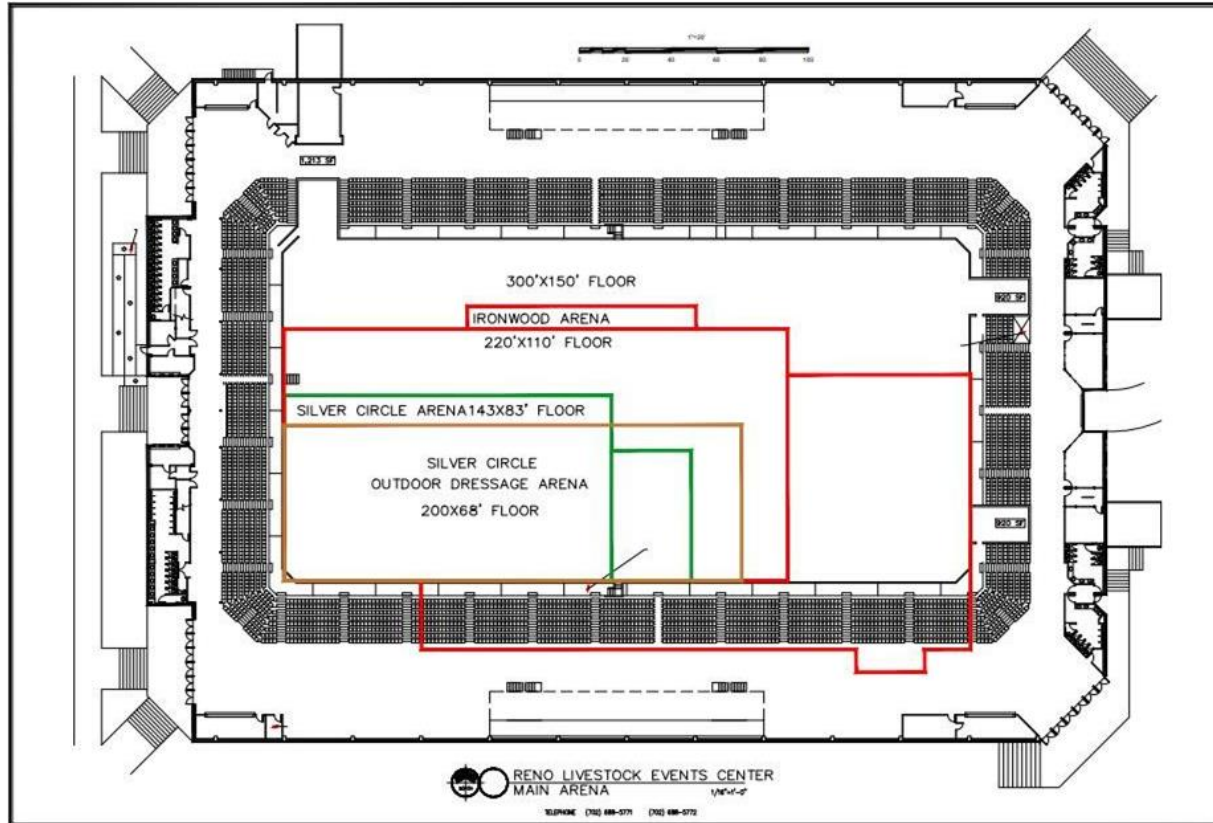


Rendering of the Proposed Indoor Arena from the road

Arena roof peak is 29', 6' lower than allowed building height in this area

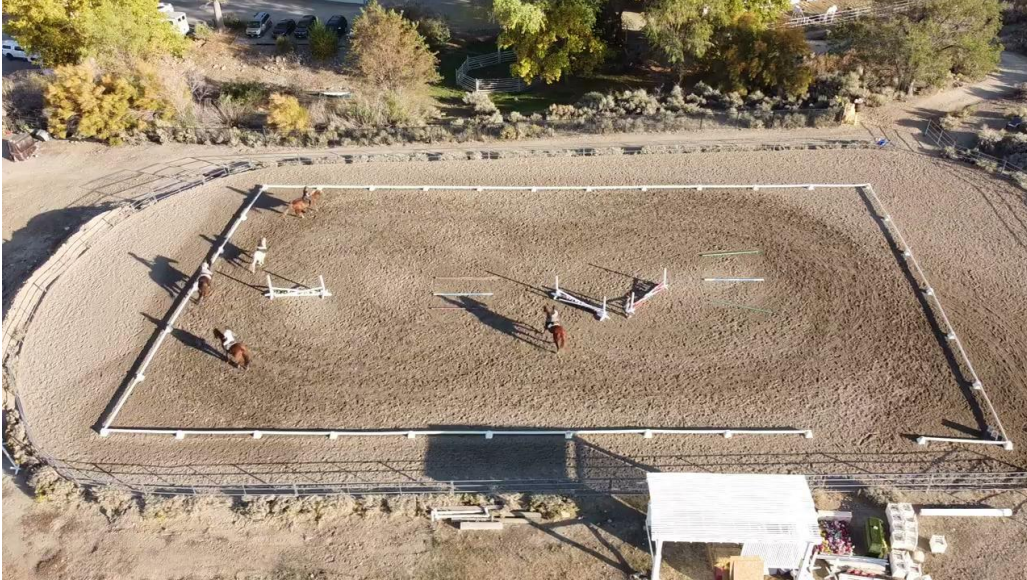


Indoor Arena is Designed and Sized for Inclement Weather Riding



- Only big enough for a small group lesson of 5 riders to learn to ride safely
- NOT an events center - way too small to host events in
- Does not change our business capacity or Traffic in any way
- Currently riders still attend lessons in inclement weather, but cannot ride - traffic pattern remains the same

Modest Indoor Arena Sized for Inclement Weather & Safety



Video showing what 5 riders in a lesson looks like in a 80'x140' sized arena. These riders are riding at an intermediate and above skill level.

- Placed in lower grove of property where visual impact is minimized
- Designed for 5 riders to be safe while learning beginner skills
- **Does not change traffic or business capacity in any way**
- Same horses and riders as we have now, just able to ride safely inside

Annual Events - Horse Shows

- 4 weekends (10 event days) annually
- Permitted through Washoe County
- Run during daylight hours
- Under 100 people
- Quiet - horses don't like loud noises
- All parking is on site, no overflow to the road
- Same event rules and permitting process as anyone else in HDR zone



Busiest show with highest number of attendees to date was in Oct. 2021. No complaints were made by anyone, in fact no concerns were raised at all. During our April '22 show the opposition called the sheriffs, and members of the opposition were actively threatening our attendees..

“Nervousness is a normal feeling for me at a horse show, however the increased anxiety of hostility from an unknown man recording and yelling was wildly unwarranted.

“Myself and my fellow riders went silent and stood still for quite some time after this exchange due to communal feeling of unsettledness.”

Washoe County Governors Report Shows Our Kids Need Help

Over 25% of high schoolers self-harm, and over 12% have attempted suicide.

Kids in WC need outlets to help with the continued rise of mental health issues. Studies have shown that horseback riding provides increased:

- Responsibility
- Confidence
- Compassion
- Leadership Skills
- Problem Solving Skills
- Decision Making Skills
- Lower chance of being involved in Bullying
- Higher likelihood of advocating for themselves and their peers
- A place to unplug from technology and build human and animal relationship skills
- Physical fitness and coordination skills

Pro Pony has taken every measure to be a good neighbor



Improvements and Compromises Made

- Approved Manure Management Plan with Washoe County Health
- ADA Compliance
- Lowered Arena Lights
- Added additional fast-growing evergreens for screening
- Changed building plans - less fill height and keeps more trees
- Public Water Source
- The building makes everything better

Please allow me the opportunity to address and questions and concerns you have after you've heard from all sides of this issue.

Bundle of Rights

- Sacred rights of property ownership under the 5th Amendment and the Nevada Constitution.
- Possession, control, exclusion, **the right of enjoyment**, and disposition.
- Building the indoor over an existing outdoor arena is well within Pro Pony's bundle of rights for the SCR.



Staff: Special Use Permit Application Findings are Met

- Consistency: The Southwest Area Plan - a distinct Western heritage.
- Improvements: adequate utilities, sanitation, water supply, drainage exist for the facility. The approval ensures adherence to all relevant codes and requirements.
- Site Suitability: The site is apt for its intended purpose, having been used as a commercial stable for many years. The new plan includes constructing an indoor riding arena that will enclose one of the existing outdoor arenas.
- Issuance Not Detrimental: The commercial stable's presence will not be detrimental to public health, safety, or welfare. The planned modifications aim to minimize any negative impact on the surrounding area.



Why is an SUP Necessary?

- The current Commercial Stable business licenses for Pro Pony, LLC is based on a pre-existing nonconforming use.
- The Historic Silver Circle Ranch has been a boarding and riding facility for decades - long before its current HDR zoning.
- The Special Use Permit will clear the air about any issues related to the business' future and will allow the building application to be submitted without the risk of invalidating the business license.
- However, reason no. 1 is **SAFETY** for riders....



Southwest Truckee Meadows Area Plan

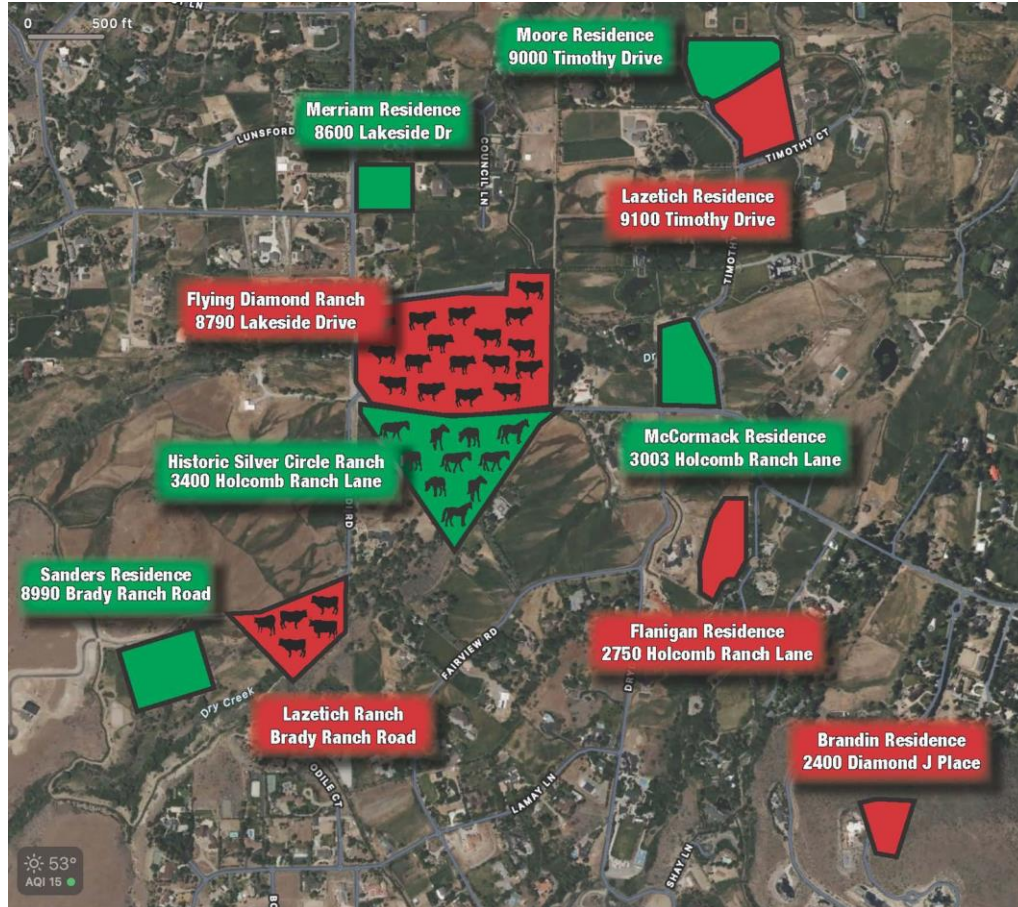
“Residents of the Southwest Truckee Meadows enjoy living in an area abundant with animals, both wild and domestic. ***The existence of hobby livestock for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character. County policies supporting and facilitating a rural approach to the maintenance of animals including livestock, “hobby livestock,” and pets contribute to the preservation of the area’s character. Access to equestrian and multi-use trails is an important concern of local residents.*** Proximity to trails and public lands greatly facilitates pleasure riding and other outdoor activities.”

Source:

https://www.washoecounty.gov/csd/planning_and_development/resources/master-plan-zoning/files/planning-maps/_sw_area_plan.pdf

This Small Business Faces Well Funded Opposition

- After purchasing the property in 2019, *not a single complaint was lodged against Pro Pony until they announced plans to build an indoor in late 2021* - since they have faced a “barrage of bogus”
- In October 2022, Pete Lazetich, Jill Brandin, and Nancy Flanigan and a company run by Jill Brandin sued Pro Pony and Pair of Aces Stables for Nuisance.
- The claims are absurd for several reasons:
 - **Distance from the SCR:** Plaintiffs live a significant distance from the SCR.
 - **Cattle Grazing:** Lazetich and Brandin graze cattle on multiple properties, including the Flying Diamond Ranch - **RIGHT ACROSS THE STREET FROM THE SILVER CIRCLE RANCH**



Engineering Points

- Were keeping the trees!
- Reducing the fill to not affect the flood zone!
- Working with Washoe County Engineering to arrive at the most effective design!



Condition 2d - JUB Memorandum

- JUB - "Potential Impacts."
- Pete Lazetich - Plaintiff suing the applicants is also Last Chance Ditch Company board member
- The ***issues in JUB's Memorandum are all properly addressed in building permit application and grading permit application process*** - as indicated in Staff's Report
- JUB is putting the cart before the horse
- Staff Report Condition 2d: "Prior to approval of a building permit or grading permit, the developer will furnish to the Engineering Division and development review staff, written confirmation from the Ditch Company that they have reviewed and approved all ditch crossings, protective fencing, landscaping, and storm water discharge facilities that may impact the ditch."
- Based on Lazetich's involvement, the Last Chance Ditch Company is ***not an objective/disinterested party*** and ***should not be given a veto*** over the building or grading permits that otherwise comply with applicable law.
- ***We ask that condition 2d in Staff's report be modified/removed.***

Video showing Arena Location



What the Opposition has Claimed about Washoe County in their lawsuit:

- Washoe County, “has evidenced a lack of due diligence by *routinely rubber-stamping requests* to issue a business license.” (Am. Complaint at 7).
- About issuance of business licenses by Washoe County: “This is the exact kind of *inexplicable favoritism by government officials* that undermines the legitimacy of local governments and must be scrutinized by this Court.” (Opposition to MSJ at 18).

Toxic Nimby-ism - Washoe County is not Palo Alto

- NIMBYs want to shut down a horse riding school for kids - ***it's just mean-spirited.***
- Horse riding schools are community assets
- Part of the ***heritage and character of Washoe County.***
- The NIMBYs are ***prioritizing property values*** over the interests of the broader community.
- What else? More multimillion dollar homes? ***Washoe County is not Palo Alto.***
- ***Broader implications matter***, especially when it affects the well-being of kids.
- High quality of life associated with equine culture is what makes Washoe County so special - ***don't kill the golden goose!***



What's Next

- You're about to be misinformed about a parade of horrors:
 - Dust
 - Flies
 - Manure
 - Noise
 - Traffic
 - Unruly Horse Shows
 - Animal Abuse
 - Water pollution
 - Flood risks
 - Lights
 - Septic
- We're glad to address each of these in excruciating detail if you have any questions.

TRAINER ★ OF THE YEAR ★

2023

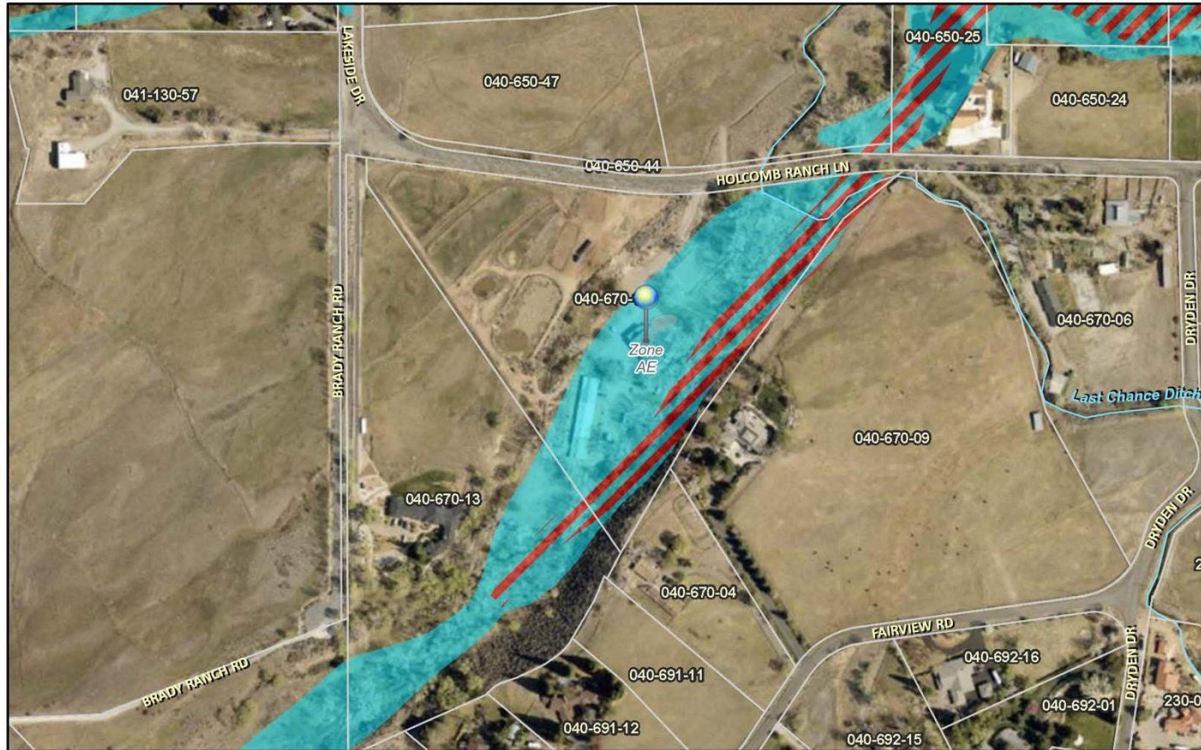
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Joint Health Supplement

PRACTICAL
HORSEMAN

Congratulations to

Liz Reader



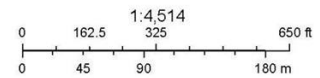


October 30, 2023

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway



Washoe County GIS. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not used for boundary



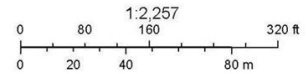
October 23, 2023

----- Base Flood Elevations

 Regulatory Floodway

Flood Hazard Zones

 1% Annual Chance Flood Hazard



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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25
MPH



25
MPH





