



# Board of Adjustment Staff Report

Meeting Date: December 7, 2023

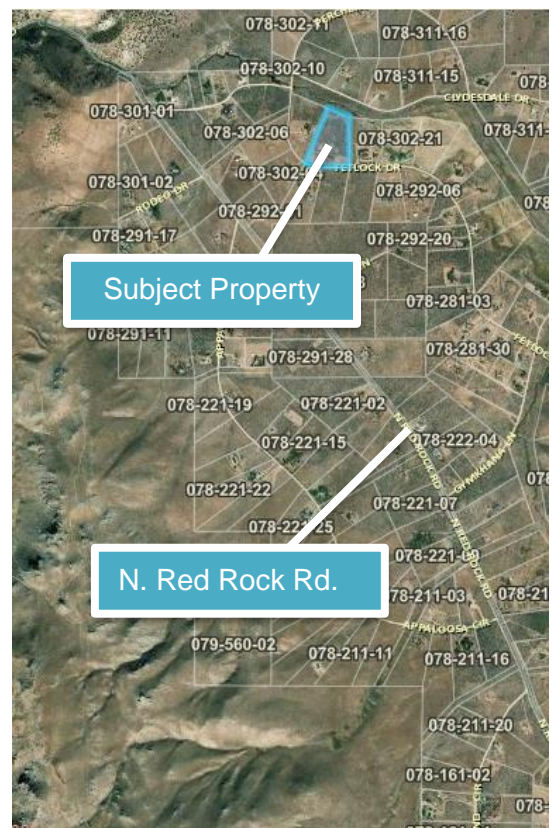
Agenda Item: 10E

SPECIAL USE PERMIT CASE NUMBER:	WSUP23-0034 (Team Yriarte)
BRIEF SUMMARY OF REQUEST:	Request to establish a commercial stable use type for horse boarding, training, riding lessons, and horsemanship education.
STAFF PLANNER:	Tim Evans, Planner Phone Number: 775.328.2314 E-mail: TEvans@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit to bring into conformance an existing commercial stable for the boarding of horses, by-appointment only riding lessons and horse training. Six (6) training events per year for horsemanship education that may include, but not be limited to, topics such as rider biomechanics, working equitation, classical dressage principles, Californios-style bridle horsemanship, hackamore horsemanship, ranch riding, working-cow horse, pleasure riding, and ranch horse versatility. A maximum of fourteen (14) horses will be boarded, with a maximum of five (5) participants per week for lessons and training and forty (40) participants per event. The applicants are requesting to waive all applicable parking and landscaping requirements.

Applicant / Property Owner:	Daniel and Katherine Yriarte
Location:	23950 Fetlock Drive, Reno, NV 89508
APN:	078-302-23
Parcel Size:	12.29 acres
Master Plan:	Rural Residential
Regulatory Zone:	Low Density Rural (LDR)
Area Plan:	North Valleys
Development Code:	Authorized in Article 810, Special Use Permits
Commission District:	5 – Commissioner Herman



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### 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 WSUP23-0034 for Daniel and Katherine Yriarte, 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.

*(Motion with Findings on Page 13)*

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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 Number WSUP23-0034 are attached to this staff report and will be included with the action order.

The subject property is designated as Low Density Rural (LDR). The proposed uses of horse boarding, riding lessons, training, and training events are classified as a commercial stable, which is permitted in LDR with the approval of a special use permit per WCC Table 110.302.05.3. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). Board of Adjustment will be ruling on the request(s) to vary standards below:

Variance(s) Requested	Relevant Code
No striping of parking spaces.	110.410.25(d)
Waive the requirement for paving of the parking area, driveways and maneuvering areas and allow for the use of the existing compacted soil.	110.410.25(e)
Reduce landscaping coverage requirement of 20% to the 6 existing trees along the front of the property and existing native vegetation along street frontage and elsewhere.	110.412.40(a)
Reduce the requirement of a solid fence being along the entire common property line adjoining the residential use to being the existing fence.	110.412.40(d)
Waive the requirement of having a landscape buffer between the parking area and adjoining residential use.	110.412.50(c)(1)
Reduce the requirement of a solid fence between the parking area and adjoining residential use to being the existing fence.	110.412.50(d)



Team Yriarte Horsemanship Training Facility

Special Use Permit Application

Team Yriarte Horsemanship, LLC  
Training Facility

- Trailer Parking Area
- Trailer Parking Driveway
- Trailer Parking
- Non Trailer Parking
- Non-Trailer Parking
- Residence
- Garage and Personal Usage
- Personal Horse Area
- Propane Tank
- Septic Tank
- Well
- Portable Toilet
- 36ft x36ft Mare Motel
- 24ft x 36ft Mare Motel
- Individual Training Horse Corrals
- Pasture Boarding
- Pasture
- Pasture Corral Fenceline
- Event Clubhouse/Storage Building
- Picnic tables/Sitting area
- Hay Storage
- Feed/Grain Storage and Prep Area
- Tack Room
- Riding Arena
- Training Round Pen
- Training Round Pen-Small
- Obstacle Course/Unfenced Riding Area
- Team Yriarte Horsemanship sign
- Small TYH sign and Equine Liability Sign



interactive map:

<https://www.google.com/maps/d/u/0/edit?mid=1wZIVDnu0RwbokqN623ddWeslYi-ybQ&usp=sharing>

**Site Plan**



## **Project Evaluation**

In August 2023, a code enforcement complaint was filed with Washoe County Code Enforcement for the operation of a horse boarding and training facility on the property at 23950 Fetlock Drive. The operation was investigated by Washoe County Code Enforcement staff and found to be in violation of Washoe County Code as a special use permit and business license had not been approved for the operation of the horse boarding and training facility. The applicants were unaware of a horse boarding and training facility requiring a special use permit and business license from Washoe County but were operating with a license issued by the state.

A special use permit application (Exhibit D) was received on October 8, 2023, to bring the existing horse boarding and training facility into conformance with Washoe County Code on a property zoned LDR (Low Density Rural) pursuant to Washoe County Code (WCC) Section 110.302.05, *Table of Uses*, Table 110.302.05.3, *Table of Uses (Commercial Use Types)*, for the “commercial stables” use.

As shown on the site plan on page 5 and the figure below, over half of the property will remain undeveloped and provide space for riding activities. The rest of the site is developed with a single-family dwelling; multiple parking areas; two (2) open steel pipe corral shelters with runs/pastures; multiple accessory structures for the storage of hay, grain/supplements, and tack/equipment; and a portable restroom that is cleaned weekly to serve the clients of the proposed commercial stables. No new structures are proposed as part of the project.



The proposed use, which is in full operation on the property, is classified as commercial stables and the proposed operation will include: boarding of horses; by-appointment only riding lessons and horse training; six (6) training events per year for horsemanship education that may include,

but not be limited to, topics such as rider biomechanics, working equitation, classical dressage principles, Californios-style bridle horsemanship, hackamore horsemanship, ranch riding, working-cow horse, pleasure riding, and ranch horse versatility.

A maximum of fourteen (14) horses will be boarded, with a maximum of five (5) participants per week for lessons and training and forty (40) participants per event. The applicants will be required to obtain a separate event license from Washoe County prior to each proposed event.

Proposed days of operation are Monday - Saturday, closed Sundays, except for special events, and operating hours are 8:00 am – 6:00 pm, by appointment only.

The applicant stated the following in relation to the disposal of manure:

*“Manure is removed from the pens typically daily, but no less than every other day, and picked up no less than weekly by tractor. The manure is spread on the undeveloped 5 acres at the north of the property and dragged into the soil to allow for natural decomposition. Occasionally, manure is removed by the trailer load by neighbors to be composted for gardens.*”

The Washoe County Health District commented on this application and stated that the applicant will need to submit a manure management plan to the Health District, in addition to being evaluated prior to the issuance of a business license for the proper commercial onsite sewage disposal system and a public water system. A condition of approval (Exhibit A) serves to address the comments from the Washoe County Health District.

The Air Quality Division of Northern Nevada Public Health was provided with the project information and no response concerning the project was received. The application indicates that the parking areas are maintained in addition to the corrals and riding arenas, all of which help to control fugitive dust. In addition, the 0.873-acre parking area shown on the site plan on page 5, per the application, is “typically utilized 6 times per year for events and is used as an additional riding area outside of scheduled events” which also mitigates fugitive dust due to reduced use.

### **Traffic**

The applicant indicated that the average weekly number of clients will be four (4) to five (5) people and will be by appointment only, except for when one (1) of the six (6) yearly events are held which would have a maximum of forty (40) participants. Other than the two (2) applicants for the special use permit, there are no employees that would contribute to additional traffic. The traffic generated will be minimal with an estimated one (1) average daily trip (ADT). ADT is calculated based on the number of staff and number of client visits. Due to the minimal increase in traffic that will be generated by this request, no traffic study is required. Additionally, project information was sent to Washoe County Traffic for review and comment and no response was received.

### **Article 438 – Grading**

The site is relatively flat and no grading or improvements are proposed, such as a driveway, parking, or new structures.

### **Article 410 – Parking**

The access to the site is from Fetlock Drive, a two-lane privately maintained dirt road. As shown on the site plan on page 5, the site has two means of access and two parking areas. One parking area is accessed via an approximate 50-foot-wide access to the parking area designated for trailered parking and an approximate 15-foot-wide access to the area for non-trailered parking. The following was stated on the special use permit application concerning parking:

*“The trailer parking area is approximately 0.873 acres and provides room for at least 15 horse trailers with adequate turnaround and oversized driveway access. The additional parking area [non-trailer parking] is roughly 0.158 acres and can comfortably fit at least 15 vehicles without trailers near the garage as indicated on the site plan.”*

Pursuant to WCC Section Table 110.410.10., 0.25 parking spaces are required for every horse, along with one parking space per employee during peak employment shift. The site will have up to 14 horses, which requires 4 parking spaces, with 2 additional parking spaces for peak employment shift. Per the applicant, the parking areas are surfaced with sand.

Additionally, pursuant to WCC Table 110.410.15.1, *Handicapped Accessible Parking Spaces*, one (1) parking space shall be provided that meets ADA requirements and shall also be van accessible. One (1) van accessible space shall be provided in each parking area pursuant to WCC Section 110.410.15(c)(1), *Handicapped Parking*.

As shown on the site plan, all parking and circulation meet the standards of Article 410, with the exception of paving which the applicant is requesting to be waived. Based on the information provided, staff supports waiving the paving requirement, with the exception of the ADA parking space.

A condition of approval (Exhibit A) from Truckee Meadows Fire Protection District serves to address the access road complying with the 2018 International Fire Code and Wildland Urban Interface requirements, as well as being capable of supporting an 80,000-pound load.

**Article 505 – Signs**

The applicant stated the following on the special use permit application:

*“There are two signs with the business name displayed, a 24” x 36” to the west of the main entrance and a 24” x 48” to the east of the entrance that also includes contact information. There are four (4) Equine Liability signs referencing Equine Inherent Risk Law on the property. Two (2) are 12” x 8”; one is located to the left of the main entrance, and one is attached to the right of the door to the clubhouse building. Two (2) are 14”x 10”; one attached to the tack room between the two doors and the other to main gate of the riding arena.”*

Pursuant to WCC Section 110.505.15, *General Standards*, Table 110.505.15.1, *Permanent Sign Regulations by Principal Use Type of Sites*, one (1) freestanding sign is permitted per street frontage, with a maximum height of twenty (20) feet and size of 120 square feet. The two large signs of 24” x 36” and 24” x 48” meet the WCC requirement for height and size, but exceed the number of freestanding signs permitted. Conditions of approval (Exhibit A) serve to address meeting the sign requirements of WCC Article 505, *Signs*, and a sign permit being obtained for the signage.

As for the four (4) small signs, they are less than two (2) square feet and pursuant to WCC Section 110.505.05, *Exemptions*, subsection (b)(5), are exempt from the sign requirements as signs that are to “warn against trespassing, security or dangerous conditions on the property not exceeding 2 square feet in size” are not subject to the requirements of WCC Article 505, *Signs*.

**Requests to Vary Standards**

The applicant is seeking to modify and/or waive the parking and landscaping requirements.

Variance Requested	Relevant Code
No striping of parking spaces.	110.410.25(d)
Waive the requirement for paving the parking area and allow for the use of the existing compacted soil.	110.410.25(e)



Reduce landscaping coverage requirement of 20% to the 6 existing trees along the front of the property and existing native vegetation along street frontage and elsewhere.	110.412.40(a)
Reduce the requirement of a solid fence being along the entire common property line adjoining the residential use to being the existing fence.	110.412.40(d)
Waive the requirement of having a landscape buffer between the parking area and adjoining residential use.	110.412.50(c)(1)
Reduce the requirement of a solid fence between the parking area and adjoining residential use to being the existing fence.	110.412.50(d)

**WCC Section 110.410.25(d) Striping and Marking**

Pursuant to WCC Section 110.410.25(d), *Striping and Marking*, “All parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.”

Based on the application submitted and information provided, staff supports the requested waiver, with the exception for the requirement for the striping of an ADA (Americans with Disabilities Act) parking space.

**WCC Section 110.410.25(e) Surfacing**

Pursuant to WCC Section 110.410.25(e), *Surfacing*, “all parking spaces shall be paved and permanently maintained with asphalt or cement.”

The applicant stated the following on the special use permit application:

*The community has stated they do not support the paving of the parking areas. Our property is located on a private dirt road maintained by Rancho Haven Property Owners Association, not maintained by the County. Paving will compromise the efficient drainage our existing soil provides and increases the surface temperature of the space which may have a negative impact on the native wildlife that utilizes our property. We primarily train unhandled horses, young horses, and horses with reactivity or fear, many with fear specifically related to trailer loading. Unloading and loading horses onto a paved surface is exponentially more dangerous for inexperienced or fearful horses and can lead to both horse and human injury due to slipping/loss of footing and potentially falling. Dragging and leveling the soil with a tractor creates significantly more stable and secure footing for equines as compared to a paved surface. Additionally, the concussive force of landing on a hard surface increases the risk of injury to horses.*

Additionally, per the applicant, the parking areas are surfaced with sand to be horse friendly.

Therefore, based on the application submitted and information provided, staff supports the requested waiver, with the exception for the requirement for the paving of an ADA (Americans with Disabilities Act) parking space.

**WCC Section 110.412.40(a), Coverage**

Pursuant to WCC Section 110.412.40(a), *Coverage*, the required area to be landscaped is twenty (20) percent of the developed area. The property is 12.29 acres, but, based on the site plan on page 5, approximately 3.90 acres is developed. Therefore, of the 3.90 acres, 0.78 acres or 33,976 square feet must be landscaped. The applicant is requesting a reduction in the required

landscaped square footage to include that of the six (6) existing trees around the driveway and the native vegetation along the road frontage and elsewhere within the developed area. The existing landscaped area totals approximately 26,800 square feet. Therefore, the applicant is requesting a reduction from twenty (20) percent to fifteen and eight-tenths (15.8) percent. The applicant states a reduction in the required landscape area is necessary to keep the aesthetics of the residential area the same, and to address the concerns of neighboring property owners of having too much landscaping.

Therefore, based on the application submitted and information provided, staff supports the requested waiver.

#### **WCC Section 110.412.40(d), Screening Adjoining Residential Uses**

Pursuant to WCC Section 110.412.40(d), *Screening Adjoining Residential Uses*, when a commercial use adjoins a residential use, a solid decorative fence of no less than six (6) feet shall be erected along the entire length of the common property line. The fence may be constructed of stone, concrete, metal, synthetic or vinyl, but not wood. The property adjoins residential uses along the northern, eastern, and western property lines. There is an existing six (6) foot metal mesh fence along the western and northern property lines and a five (5) foot metal mesh fence along the eastern property line. The applicant is requesting the existing fence remain for aesthetic reasons, as that is a common type of fencing in the rural area, and because the neighboring property owners are against building a new "solid decorative fence."

Therefore, based on the application submitted and information provided, staff supports the requested waiver.

#### **WCC Section 110.412.50(c)(1), Landscaping Buffers Adjoining Residential Uses**

Pursuant to WCC Section 110.412.50(c)(1), *Landscaped Buffers Adjoining Residential Uses*, when a parking area for a commercial use adjoins a residential use, there shall be a landscaped buffer area between the residential use and the parking area of the commercial use along the entire common property line. The large parking area for the commercial stable adjoins a residential use along the southern 140 feet of the eastern property line. The applicant is requesting there be no requirement for a landscape buffer between the parking area and adjoining residential use as the neighboring property owner is opposed to the planting of any landscape buffer along the common property line due to aesthetics and a landscape buffer standing out among the rural residential area.

Therefore, based on the application submitted and information provided, staff supports the requested waiver.

#### **WCC Section 110.412.50(c)(1), Screening Adjoining Residential Uses**

Pursuant to WCC Section 110.412.50(d), *Screening Adjoining Residential Uses*, when a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid decorative wall or fence of no less than six (6) feet shall be erected along the entire length of the property line. The fence may be constructed of stone, concrete, metal, synthetic or vinyl, but not wood. The large parking area for the commercial stable adjoins a residential use along the southern 140 feet of the eastern property line. The applicant is requesting the existing fence remain for aesthetic reasons, as that is a common type of fencing in the rural area, and because the neighboring property owners are against building a new "solid decorative fence."

Therefore, based on the application submitted and information provided, staff supports the requested waiver.

#### **Surrounding Land Uses and Setting**

The property is located within the North Valleys area, which, per the special use permit application, is within an area of North Valleys that is “well-established, rural equestrian and agriculturally focused community.”

The site has a master plan designation of Rural Residential and a regulatory zone of Low-Density Rural (LDR). Properties surrounding the subject parcel to the north, south, east and west are part of the same subdivision and share the same master plan and regulatory zoning designations.

**Area Plan Evaluation**

The subject parcel is located within the North Valleys Area Plan. The following are the pertinent policies from the Area Plan:

**Relevant Area Plan Policies Reviewed**

Policy	Brief Policy Description	Complies	Condition of Approval
NV.2.6	Tentative maps and non-residential development shall contact the Reno-Tahoe Airport Authority (RTAA).	Yes	This application was sent to the RTAA, and no comment was received.
NV.8.1	Development proposals must show that level of service (LOS C) for local transportation facilities will be maintained.	Yes	The proposed use will generate a maximum of 1 trip per day, which will have a minimal impact on roadways.
NV.11.5	All development proposals will be reviewed by Washoe County Parks and Open Space for potential trail connections.	Yes	The Washoe County Parks Planner reviewed this proposal and did not indicate any concerns.
NV.12.3	To grant a SUP, a finding of no significant degradation of air quality must be made.	Yes	The application was sent to the Air Quality Division for review and no response was received.
NV.13.1-2	All development proposals, with the exception of single-family homes, must include a soils and geotechnical study, and any recommendations must be followed.	Yes	A condition of approval (Exhibit A) serves to address the requirement of a geotechnical and soils study being submitted with a building permit application, if a building permit is applied for in the future for an additional structure(s) to serve the commercial stable use.
NV.14.1	The Nevada Department of Wildlife (NDOW) must be contacted for all special use permits.	Yes	This application was sent to NDOW, who provided a response of “no comment.”.



## **Reviewing Agencies**

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

<b>Agencies</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
Environmental Protection	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X	X		
NV Department of	X			
NV Water Resources	X			
Washoe County Animal Services	X	X		
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD Environmental Health	X			
WCHD Special Events	X			
Plumas-Sierra Rural Electric Cooperative	X			
Red Rock Fire Department	X			

In addition to the agencies listed above, the project information was sent to the Reno-Tahoe Airport Authority and no response was received.

A response of “no comment” was received from AT&T and a comment with conditions was provided by Truckee Meadows Fire Protection District (TMFPD).

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

## **Neighborhood Meeting**

The neighborhood meeting was held at 23950 Fetlock Dr. on September 19, 2023, from 6:00 pm to 7:00 pm, with approximately eight people in attendance. Topics discussed included the proposed use, the SUP process, the parking areas, and landscaping requirements. No modifications were made to the original plans based on the neighborhood meeting.

## **Public Comment**

The public comment received during the special use permit process is included as Exhibit E of this staff report. All public comment received is in favor of the project.

## **Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, 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.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.

*Staff Comment: The project is consistent with all applicable plans and policies, as described throughout this report. A commercial stable is consistent with the North Valleys character statement's emphasis on rural character and statement that horses and equestrian uses are recognized as "a significant contributor to the local character."*

- (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.

*Staff Comment: Based on agency review comments received and the proposed conditions of approval, adequate utilities, roadway improvements, drainage, and other necessary facilities are either available or will be provided. A condition of approval from Washoe County Water Rights serves to address ensuring adequate water rights are established prior to the issuance of a building permit or business license sign off. This approval will require compliance with all applicable codes and requirements should any have not been previously met.*

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

*Staff Comment The site is currently developed with a single-family residence, accessory structures, as well as corrals. It is physically suitable for use as a commercial stable. The development does not represent a significant intensification of land use and approximately over half of the site will remain unimproved.;*

- (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.

*Staff Comment: Issuance of this special use permit will not be significantly detrimental to public health, safety, or welfare; the proposal has been reviewed by the Washoe County Engineering and other agencies, who have indicated no concerns and required appropriate conditions of approval. Other conditions limit the facility's hours of operation to minimize impacts to surrounding property owners. The subject site is surrounded by similar rural, ranching land uses which is consistent with and, per the North Valleys Area Plan, essential to the character of the 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 Comment: There is no military installation within the required noticing distance for this application. Therefore, there is no effect on a military installation.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0034 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 with conditions Special Use Permit Case Number WSUP23-0034 for Daniel and Katherine Yriarte, 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.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys 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.

### **Appeal Process**

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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.





# Conditions of Approval

Special Use Permit Case Number WSUP23-0034

The project approved under Special Use Permit Case Number WSUP23-0034 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 7, 2023. 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.

**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 Building 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 institution of revocation procedures.

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 Health District must be appealed to the District Board of Health.**

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 Building Division**

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

**Contact Name – Tim Evans, Planner, 775.328.2314, [tevans@washoecounty.gov](mailto:tevans@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. A business license shall be obtained for the commercial stables use.
- c. Should any building permits be applied for in the future for the commercial stables use, prior to the issuance of a building permit for the use, a geotechnical report meeting the requirements of North Valleys Area Plan policies NV 13.1 and NV 13.2 shall be submitted.
- d. Should Washoe County receive complaints related to impacts of the commercial stables use on neighboring properties, then landscaping, screening, or buffering requirements may be reinstated in order for the use to continue. This condition is applicable throughout the life of the business. In the event that there are any substantiated complaints from surrounding neighbors relating to noise, dust, etc., then the applicant shall return for review with the Washoe County Board of Adjustment within one (1) year of approval.
- e. Prior to the issuance of a business license, a sign permit for the existing signage shall be obtained from the Washoe County Planning and Building Division.
- f. Any signage on the parcel shall adhere to the applicable requirements of WCC Article 505, *Sign Regulations*.
- g. Pursuant to WCC Section 110.505.15, *General Standards*, Table 110.505.15.1, *Permanent Sign Regulations by Principal Use Type of Sites*, only one (1) freestanding sign is permitted per street frontage. Therefore, one (1) of the existing freestanding signs, either the 24" x 48" sign or the 24" x 36" sign, shall be removed from along the street frontage.
- h. Pursuant to WCC Section Table 110.410.10.3, *Off-street Parking Space Requirements*, 0.25 parking spaces are required for every horse on site, along with one parking space per employee during peak employment shift. The site will have fourteen (14) horses, which requires four (4) parking spaces, with two (2) additional parking spaces for peak employment shift. Parking spaces shall meet the applicable design standards set forth in WCC Article 410, *Parking and Loading*, with the exceptions of those sections waived.
- i. Pursuant to WCC Table 110.410.15.1, *Handicapped Accessible Parking Spaces*, one (1) parking space shall be provided that meets ADA requirements and shall also be van accessible. One (1) van accessible space shall be provided in each parking area pursuant to WCC Section 110.410.15(c)(1), *Handicapped Parking*.

- j. The following **Operational Conditions** shall be required for the life of the business:
  - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
  - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
  - v. Days of operation shall be Monday - Saturday, closed Sundays, except for special events. Operating hours shall be 8:00 am – 6:00 pm, by appointment only.

**Washoe County Health District**

- 2. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – James English, EHS Supervisor, 775.328.2434,  
[JEnglish@washoecounty.gov](mailto:JEnglish@washoecounty.gov)**

- a. EHS has reviewed the application as submitted and has the following conditions for the permit if it is approved:
  - i. If a business license is required for the use, the business must be evaluated for whether or not it meets the requirements of a Public Water System pursuant to NAC and NRS 445A.
  - ii. If a business license is required for the use, the facility shall install bathrooms and a commercial septic system for the use.
  - iii. The applicant must develop a manure management plan for the operation which meets the requirements of the *Washoe County District Board of Health Regulations Governing Solid Waste Management*.
- b. The project is proposed on a parcel currently served by a domestic well and residential onsite sewage disposal system.
- c. Any future building plans must be routed to EHS for review and subsequent approval since the property is served by a well and onsite sewage disposal system.
- d. Based on the application, one portable toilet is inadequate for temporary events of 40 participants, additional portable toilets must be provided along with handwash stations pursuant to the *Washoe County District Board of Health Regulations Governing Sewage, Wastewater and Sanitation*.

**Washoe County Water Management Planner Coordinator**

- 5. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

**Contact: Contact: Timber Weiss, PE, 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. Prior to building permit approval or business license signoff, a copy of the approved water right permit sufficient to serve commercial or quasi-municipal water demands under this project must be provided to Washoe County.

**Truckee Meadows Fire Protection District**

6. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>
- b. The owners shall ensure the access road complies with the 2018 International Fire Code (IFC) and International Wildland Urban Interface Code (IWUIC) and is capable of supporting 80,000 pounds.

\*\*\* End of Conditions \*\*\*

## Evans, Timothy

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**From:** COOPER, CLIFFORD E <cc2132@att.com>  
**Sent:** Tuesday, October 17, 2023 1:49 PM  
**To:** Evans, Timothy  
**Subject:** October Agency Review Memo 1

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

AT&T does not have any adverse comments regarding these locations:

**Variance Case Number WPVAR23-0005 (Summertide) –**

**Special Use Permit Case Number WSUP23-0017 (Joy Lake Road)**

**Special Use Permit Case Number WSUP23-0034 (Team Yriarte) –**

CLIFF COOPER  
SR SPECIALIST-OSP DESIGN ENGINEER  
AT&T NEVADA  
1375 Capital Blvd rm 115  
Reno, NV 89502  
ROW Office: 775-453-7578  
Email: [cc2132@att.com](mailto:cc2132@att.com)  
*TEXTING and DRIVING...It Can Wait*



## Evans, Timothy

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**From:** Albarran, Adriana  
**Sent:** Tuesday, October 17, 2023 2:18 PM  
**To:** Evans, Timothy  
**Subject:** FW: October Agency Review Memo I

FYI

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**From:** Katie Andrlle <kmandrle@ndow.org>  
**Sent:** Tuesday, October 17, 2023 2:16 PM  
**To:** Albarran, Adriana <AAlbarran@washoecounty.gov>  
**Subject:** RE: October Agency Review Memo I

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

No comments from NDOW. Thank you!



Date: October 19, 2023

To: Tim Evans, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Special Use Permit Case Number WSUP23-0034 (Team Yriarte)  
APN 078-302-23

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a special use permit for a commercial stable for the boarding of horses, by-appointment only riding lessons and horse training, six (6) training events per year for horsemanship education that may include, but not be limited to, topics such as rider biomechanics, working equitation, classical dressage principles, Californios-style bridle horsemanship, hackamore horsemanship, ranch riding, working cow horse, pleasure riding, and ranch horse versatility. A maximum of fourteen (14) horses will be boarded, with a maximum of five (5) participants per week for lessons and training and forty (40) participants per event. The applicants are requesting to waive all applicable parking and landscaping requirements.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

Prior to building permit approval or business license signoff, a copy of the approved water right permit sufficient to serve commercial or quasi-municipal water demands under this project must be provided to Washoe County.

**WSUP23-0034  
EXHIBIT B**

## Evans, Timothy

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**From:** Lemon, Brittany  
**Sent:** Thursday, October 19, 2023 10:34 AM  
**To:** Evans, Timothy  
**Cc:** Way, Dale  
**Subject:** WSUP23-0034 (Team Yriate) Conditions of Approval

Hi Tim,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

The owners need to ensure the access road complies with the 2018 IFC and IWUIC and is capable of supporting 80,000 pounds.

Thank you,

### **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

**From:** [Wines-Jennings, Tammy L](#)  
**To:** [Evans, Timothy](#)  
**Cc:** [Schull, Shyanne](#)  
**Subject:** WSUP23-0034 (Team Yriarte)  
**Date:** Thursday, October 19, 2023 11:28:55 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hello,

We see no issue from a WCRAS perspective.

Thank you,



**Tammy Wines-Jennings**  
**Assistant Director | Washoe County Regional Animal Services**  
[twines-jennings@washoecounty.gov](mailto:twines-jennings@washoecounty.gov) | Office: 775.353.8945 | Dispatch:: 775.322.3647  
2825 Longley Lane., Suite A, Reno, NV 89502  
□□□□

## Evans, Timothy

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**From:** Zirkle, Brandon  
**Sent:** Thursday, October 19, 2023 4:05 PM  
**To:** Evans, Timothy  
**Subject:** FW: October Agency Review Memo I  
**Attachments:** October Agency Review Memo I.pdf

The Sheriff's Office has no issue with #5

**Captain Brandon Zirkle**  
**Washoe County Sheriff's Office**  
**Valley Patrol Command**  
**Office (775) 328-3354**  
**Cell (775) 232-9477**



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**From:** Beard, Blaine <BBeard@washoecounty.gov>  
**Sent:** Wednesday, October 18, 2023 9:00 AM  
**To:** Weiche, Courtney <CWeiche@washoecounty.gov>  
**Cc:** Zirkle, Brandon <BZirkle@washoecounty.gov>  
**Subject:** FW: October Agency Review Memo I

Good morning,

Regarding Items #1 and #6 (both Incline Village/Crystal Bay). Both items are approved by WCSO, without further questions/concerns.

Thank you and have a great day!  
Blaine



**Blaine Beard, Captain**  
**Patrol Division – Incline Village**  
625 Mount Rose Highway, Incline Village, NV 89451  
Desk: 775-832-4114  
Personal Cell: 775-722-5580  
Email: [bbeard@washoecounty.gov](mailto:bbeard@washoecounty.gov)  
Web: [www.WashoeSheriff.com](http://www.WashoeSheriff.com)



## Evans, Timothy

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**From:** Pekar, Faye-Marie L.  
**Sent:** Monday, October 23, 2023 3:51 PM  
**To:** Evans, Timothy  
**Subject:** Special Use Permit Case Number WSUP-0034 (Team Yriarte)

Hi Tim,

I have reviewed Special Use Permit Case Number WSUP-0034 (Team Yriarte) on behalf of parks and do not have any comments.

Thank you,



**Faye-Marie L. Pekar, MPA**

**Park Planner, Planning & Building Division | Community Services Department**

[fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov) |

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience? Submit a nomination for a Washoe Star by clicking this link: **[WASHOE STAR](#)**



Date: October 24, 2023

To: Tim Evans, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Team Yriarte WSUP23-0034**  
APN 078-302-23

## GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to bring an existing horse training facility into compliance with Washoe County Development Code and is located on approximately 12.29 acres in north Red Rock, approximately 17 miles north of the NV/CA border on North US 395. The parcel number includes the following: 078-302-23. The Engineering and Capital Projects Division recommends approval with no comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Team Yriarte Horsemanship, LLC.

**WSUP23-0034**  
**EXHIBIT B**

November 2, 2023

Washoe County Community Services  
Planning and Development Division

RE: Team Yriarte; 078-302-23  
Special Use Permit; WADMIN23-0013

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

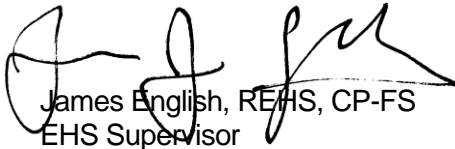
- a) Condition #1: EHS has reviewed the application as submitted and has the following conditions for the permit if it is approved:
  1. If a business license is required for the use, the business must be evaluated for whether or not it meets the requirements of a Public Water System pursuant to NAC and NRS 445A.
  2. If a business license is required for the use, the facility shall install bathrooms and a commercial septic system for the use.
  3. The applicant must develop a manure management plan for the operation which meets the requirements of the *Washoe County District Board of Health Regulations Governing Solid Waste Management*.
- b) Condition #2: The project is proposed on a parcel currently served by a domestic well and residential onsite sewage disposal system.
- c) Any future building plans must be routed to EHS for review and subsequent approval since the property is served by a well and onsite sewage disposal system.
- d) Based on the application, one portable toilet is inadequate for temporary events of 40 participants, additional portable toilets must be provided along with handwash stations pursuant to the *Washoe County District Board of Health Regulations Governing Sewage, Wastewater and Sanitation*.



11/02/2023  
Team Yriarte; 078-302-23  
Special Use; WSUP23-0034  
Page 2

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all NNPH comments.

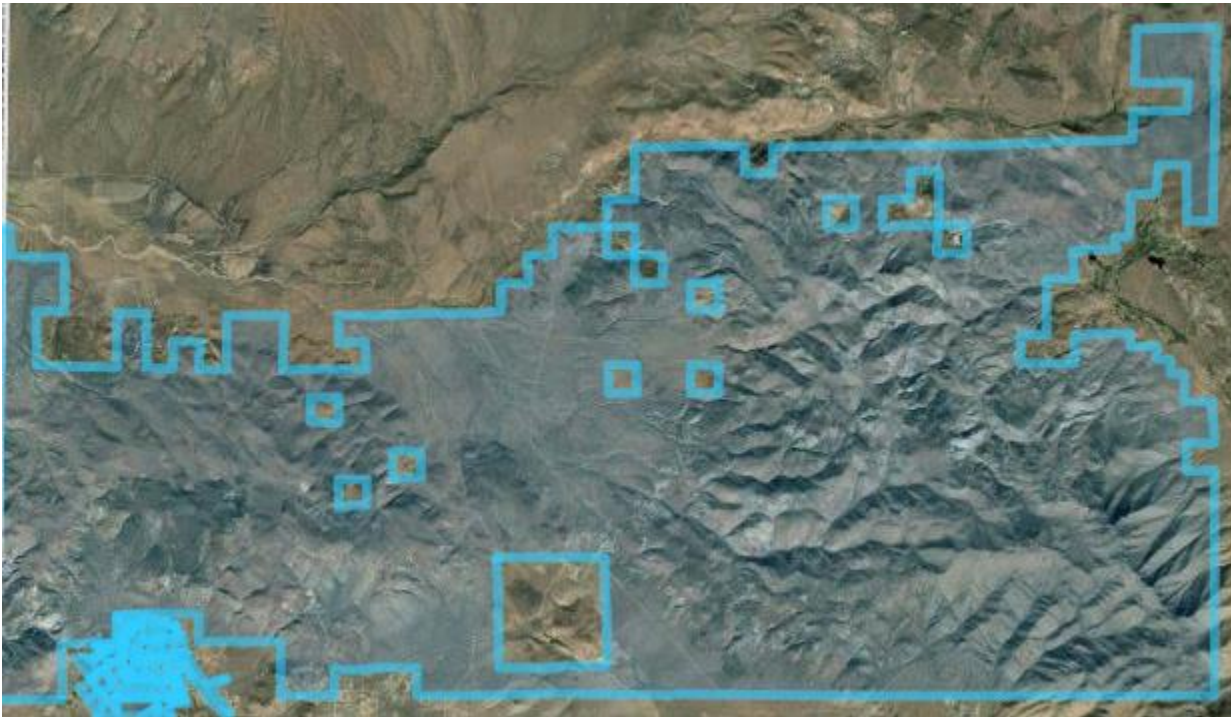
Sincerely,



James English, RE/HS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health

**Public Notice**

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 1750-foot radius of the subject property. A total of 37 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



**Public Notice Map**

**Special Use Permit Case Number WSUP23-0034**



## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Team Yriarte Horsemanship, LLC Training Facility</b>			
Project Description: This proposed project is to bring an existing, state licensed horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage, including hosting of no more than 6 clinics/playday events per year.			
Project Address: 23950 Fetlock Drive, Reno, NV 89508			
Project Area (acres or square feet): 12.29 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <small>Rancho Haven Property Owners Association located in North Red Rock. Approximately 17 miles north of the NV/CA border on North US 395, east onto North Red Rock Road for 1.8 miles, turn left onto Clydesdale Dr for .5 mile and right onto Fetlock Drive</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
078-302-23	12.29		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Daniel and Katherine Yriarte		Name:	
Address: 23950 Fetlock Drive		Address:	
Reno, Nevada	Zip: 89508		Zip:
Phone: 775-287-3016	Fax:	Phone:	Fax:
Email: mrs.yriarte@gmail.com		Email:	
Cell: 775-530-7173	Other:	Cell:	Other:
Contact Person: Katherine Yriarte		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Team Yriarte Horsemanship, LLC		Name:	
Address: 23950 Fetlock Drive		Address:	
Reno, Nevada	Zip: 89508		Zip:
Phone: 775-530-7173	Fax:	Phone:	Fax:
Email: mrs.yriarte@gmail.com		Email:	
Cell: 775-530-7173	Other:	Cell:	Other:
Contact Person: Katherine Yriarte		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Special Use Permit Application  
Supplemental Information**  
(All required information may be separately attached)

1. What is the project being requested?

To bring an existing, state licensed horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage, including hosting of no more than 6 clinics/playday events per year and boarding/training no more than 14 horses at one time. We received our State business license in September 2019 and it is currently active and in good standing. Our State license was revoked from September 2020 to May 2023 due to an error by our original registered agent service resulting in missed renewals. That registered agent was removed and replaced, all fees and required paperwork completed, and active status regained in May 2023. Our most recent renewal was completed in September 2023.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

see attached. Interactive map available at the following link:  
<https://www.google.com/maps/d/u/0/edit?mid=1wZIVDnu0RwbokqN623ddWesLYi-ybQ&usp=sharing>

3. What is the intended phasing schedule for the construction and completion of the project?

none. all existing structures to remain in place and no additional structures required or requested

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Located in a rural equestrian community, equine accommodations were custom designed and assembled with equine safety in mind. With the exception of signage (see attached), our usage is indistinguishable from other properties in the area.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

We've worked with many of our neighbors as clients, training their horses and providing lessons. Multiple neighborhood children have benefitting from learning responsibility and how to safely work and behave around horses by assisting us with chores while closely supervised. Our business activities are limited to our property and there are (on average) less than 5 visitors per week to the location for business services.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

None. NO changes are requested. We have been operating since 2016 with no complaints or concerns reported.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

see attached.

**WSUP23-0034  
EXHIBIT D**

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	septic (home), portable toilet (Sani-Hut) serviced weekly
b. Electrical Service	PSREC (home)
c. Telephone Service	Verizon
d. LPG or Natural Gas Service	Propane, Eagle Energy (home)
e. Solid Waste Disposal Service	Waste Management (home)
f. Cable Television Service	none
g. Water Service	well

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	Red Rock Volunteer Fire Department
b. Health Care Facility	Renown Health Urgent Care - North Hills
c. Elementary School	Nancy Gomes Elementary School
d. Middle School	Cold Springs Middle School
e. High School	North Valleys High School
f. Parks	Sierra Rock Park, Dorothy McAlinden Park, Village Center Park
g. Library	North Valleys Library
h. Citifare Bus Stop	RTC 4th Street Station

# Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

14

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

8

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

none

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

see attached.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

all developed property and structures are utilized in the care, maintenance, and training of the horses except the garage and house, and the yard/areas immediately surrounding or adjacent to the home and garage.

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

We do not have a barn and have no plans to construct one. We utilize two (2) open steel pipe corral mare motels (24ft x 36ft and 36ft x 36ft, both 9ft high at the center), seven (7) steel pipe corral shelters (each 12ft x 12ft, 9 ft high at front) with runs or pasture for housing client animals. We have separate wooden buildings for storage that were all present before we began operation. One (1) wooden building for hay storage, one (1) wooden building for grain/supplements, one (1) wooden shed with 2 spaces for tack/equipment. We have a portable restroom for clients (Sani-Hut) serviced weekly.

7. Where are the living quarters for the operators of the stables and where will employees reside?

Owner live on site in the primary residence, we have no employees.

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

see attached.

9. What are the planned hours of operation?

see attached.

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

no new structures needed. No changes are proposed or anticipated to what is currently in place.

11. What is the intended phasing schedule for the construction and completion of the project?

not applicable. no changes are proposed.

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The facility is located in a well-established, rural equestrian and agriculturally focused community on a large parcel that is indistinguishable from neighboring properties except for the signage at the main entrance. See attached for sign details. We have the full support of our Property Owners Association. We operate on an appointment-only basis with an average of 4-5 visitors per week.

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

see attached.

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

None. No changes are planned and we have had no complaints made since we began operation in 2016.

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

see attached.



16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

None. No changes are proposed to existing landscaping. We are requesting a waiver of any additional landscaping and fencing being required or added. We have maintained the native vegetation along the road frontage for both visual symmetry with adjacent properties in our neighborhood and to eliminate the need for extra, nonessential water usage. We have removed the minimal amount of existing, native vegetation while still allowing for usage of the property, emergency vehicle access, and adequate defensible space for wildfire safety. The existing, native vegetation provides erosion and dust control as well as habitats and food for native wildlife including but not limited to jackrabbits, cottontails, squirrels, lizards, snakes, various spiders and insects, quail and numerous other species of birds, and coyotes.

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

no changes are proposed. Operating hours are restricted to between dawn and dusk, no additional lighting is required for operation.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

19. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

20. Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

**SUP Application, Supplemental Information**

7. We are requesting a waiver for the requirements for landscaping and paving of the parking area. No activities related to business occur after sundown or before sunrise, so no commercial lighting is installed or planned. There are two signs with the business name displayed, a 24" x 36" to the west of the main entrance and a 24" x 48" to the east of the main entrance that also includes contact information. There are four (4) Equine Liability signs referencing Equine Inherent Risk Law, on the property. Two (2) are 12" x 8"; one is located to the left of the main entrance, and one is attached to the right of the door to the clubhouse building. Two (2) are 14" x 10"; one attached to the tack room between the two doors and the other to the main gate of the riding arena. See photo attached for specific wording and appearance of each sign.

**SUP Application for Stables, Supplemental Information**

4. Events outside of our daily activities of training will be limited to a maximum of 6 times per year. These events may include hosting of visiting clinicians for horsemanship education that may include, but not be limited to, topics such as rider biomechanics, working equitation, classical dressage principles, Californios-style bridle horsemanship, hackamore horsemanship, ranch riding, working cow horse, pleasure riding, and ranch horse versatility. We may host obstacle playdays, defined as a single-day event where horse owners are invited to lead or ride their horse through various obstacles with coaching, and educational demonstrations in which the public is invited to learn from an expert (may include a licensed veterinarian or other industry professional) on the topic through observation, asking questions and occasional opportunities to handle the subject. No horses will be brought to the educational demonstrations. For clinics and playdays, there will be a maximum of 15 participants per day. There will be a maximum of 40 people for educational demonstrations and 25 non-participant auditors for all clinics and playdays.

8. The trailer parking area is approximately 0.873 acres and provides room for at least 15 horse trailers with adequate room for turnaround and oversized driveway access. The additional parking area is roughly 0.158 acres and can comfortably fit at least 15 vehicles without trailers near the garage as indicated on the site plan. We are requesting the requirement to pave the parking areas be waived due to community concerns, safety concerns for the animals we train, and the limited amount of use it receives. The community has stated they do not support the paving of the parking areas. Our property is located on a private dirt road maintained by Rancho Haven Property Owners Association (RHPOA), not maintained by the county. Paving will compromise the efficient drainage our existing soil provides and increase the surface temperature of the space which may have a negative impact on the native wildlife that utilizes our property. We primarily train unhandled horses, young horses, and horses with histories of reactivity or fear, many with fear specifically related to trailer loading. Unloading and loading horses onto a paved surface is exponentially more dangerous for inexperienced or fearful horses and can lead to both horse and human injury due to slipping/loss of footing and potentially falling. Dragging the and leveling the soil with a tractor creates significantly more stable and secure footing for equines as compared to a paved surface. Additionally, the concussive force of landing on a hard surface increases the risk of injury to horses. Currently and for the foreseeable future, the large parking area is typically utilized 6 times per year for events and is used as an additional riding area outside of scheduled events. We have an average of 4-5 visitors per week, nearly all of whom have their horses in full care training, therefore they are not hauling a trailer. Additionally, we rarely have more than one visitor at a time on an average week.

9. Dawn to dusk, but no earlier than 8am and no later than 6pm. Closed Sundays except for special events.

13. We provide access to our maintained riding areas and arenas as well as horse-safe obstacles and lessons at a discounted rate for our neighbors. We make ourselves available as professional and experienced horse trainers to assist our neighbors in emergencies, including rendering first aid while waiting for their veterinarian to arrive and evacuating horses and other livestock during wildfire threats. We offer clinics such as trailer loading and basic groundwork as well as educational events with licensed veterinarians to help the community better understand and care for their horses. We do not operate before dawn or after dusk, mitigating any disruption due to excess light.

15. The only concern voiced by our community was paving the parking area. Out of respect for their concern, as well as the safety of the animals in our care and the native wildlife that frequents our property, we will be requesting a waiver to the paving requirement. We are also requesting a waiver to the landscaping requirement to eliminate nonessential water usage, maintain visual symmetry with the adjacent and neighboring properties, as well as encouraging our local ecosystem by supporting native wildlife with endemic, well-established vegetation.

## SIGNS

Team Yriarte Horsemanship Sign-  
24"x36" located on left (west) side of entrance.

Equine Liability Sign- 12"x8" located on left (west) side of entrance.



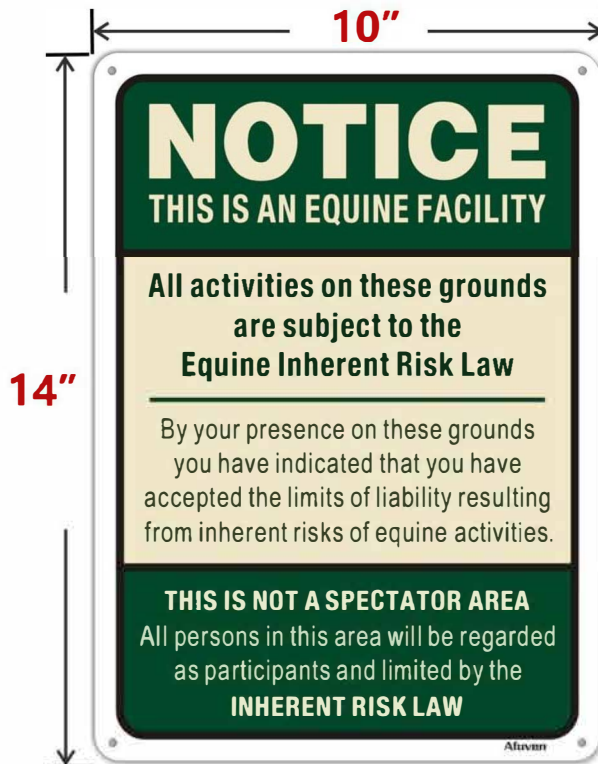
Team Yriarte Horsemanship Sign with contact details- 24"x48" located right (east) of the main entrance.



Equine Liability Sign- 12"x8"
































Equine Liability Sign- 10"x14"





Team Yriarte Horsemanship, LLC  
Training Facility

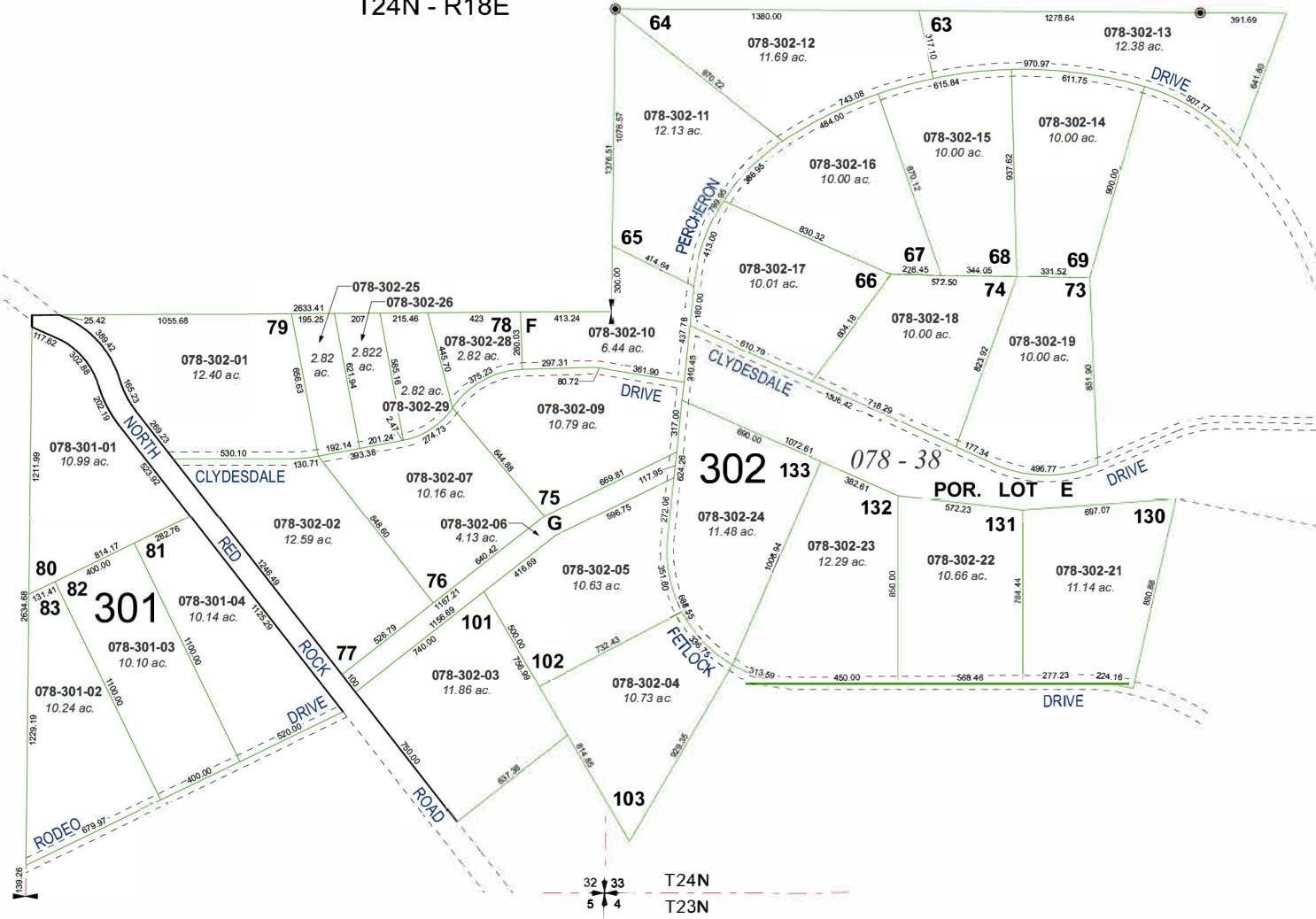
-  Trailer Parking Area
-  Trailer Parking Driveway
-  Trailer Parking
-  Non Trailer Parking
-  Non-Trailer Parking
-  Residence
-  Garage and Personal Usage
-  Personal Horse Area
-  Propane Tank
-  Septic Tank
-  Well
-  Portable Toilet
-  36ft x36ft Mare Motel
-  24ft x 36ft Mare Motel
-  Individual Training Horse Corrals
-  Pasture Boarding
-  Pasture
-  Pasture Corral Fenceline
-  Event Clubhouse/Storage Building
-  Picnic tables/Sitting area
-  Hay Storage
-  Feed/Grain Storage and Prep Area
-  Tack Room
-  Riding Arena
-  Training Round Pen
-  Training Round Pen-Small
-  Obstacle Course/Unfenced Riding Area
-  Team Yriarte Horsemanship sign
-  Small TYH sign and Equine Liability Sign



Click below to access interactive map:

<https://www.google.com/maps/d/u/0/edit?mid=1wZIVDnu0RwbokqN623ddWeslYi-ybQ&usp=sharing>

**RECORD OF SURVEY # 687**  
**PORTIONS OF SECTIONS 32 & 33**  
**T24N - R18E**

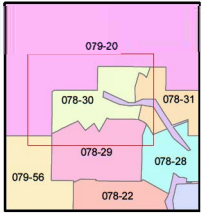
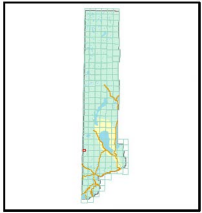


Assessor's Map Number  
**078-30**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
 Joshua G. Wilson, Assessor  
 1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 328-2231



Feet  
 0 100 200 300 400 500  
 1 inch = 500 feet



created by: TWT 4/1/2011  
 last updated: \_\_\_\_\_  
 area previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.





COMMUNITY  
SERVICES DEPARTMENT

Washoe County Community Services Department, Planning & Building Division

# Notice Card Template

## Notices to be printed on:

Astrobrights® Color Card Stock, 8 1/2" x 11", 65 lb, Solar Yellow / Sunburst Yellow (or similar)

## Instructions:

1. Complete the **Notice Card Template**
  - (i) Update all text in **RED**
    - *Leave text red for Planner's review*
  - (ii) Be sure to include a draft project description
2. Email DRAFT notice to Staff Planner for review
3. *The Planner will provide you with an approved notice and mailing list. APPLICANT is responsible for mailing the notices to all indicated addresses.*
4. Mailed notices must be postmarked at least ten (10) calendar days prior to the meeting.



## Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss **TEAM YRIARTE HORSEMANSHIP, LLC TRAINING FACILITY**, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

### **Neighborhood Meeting Information:**

6:00 p.m., TUESDAY, SEPTEMBER 19, 2023

Team Yriarte Horsemanship Facility, 23950 Fetlock Drive, Reno, NV 89508

### **Project Description:**

This project is located at **23950 Fetlock Drive**, parcel number(s) **078-302-23**. This proposed project is to bring an existing, state licensed horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage, including hosting of no more than 6 clinics/playday events per year.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: **Katherine Yriarte, 775.530.7173, mrs.yriarte@gmail.com**.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: **TREVOR LLOYD, 775.328.3617, tlloyd@washoecounty.gov**

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

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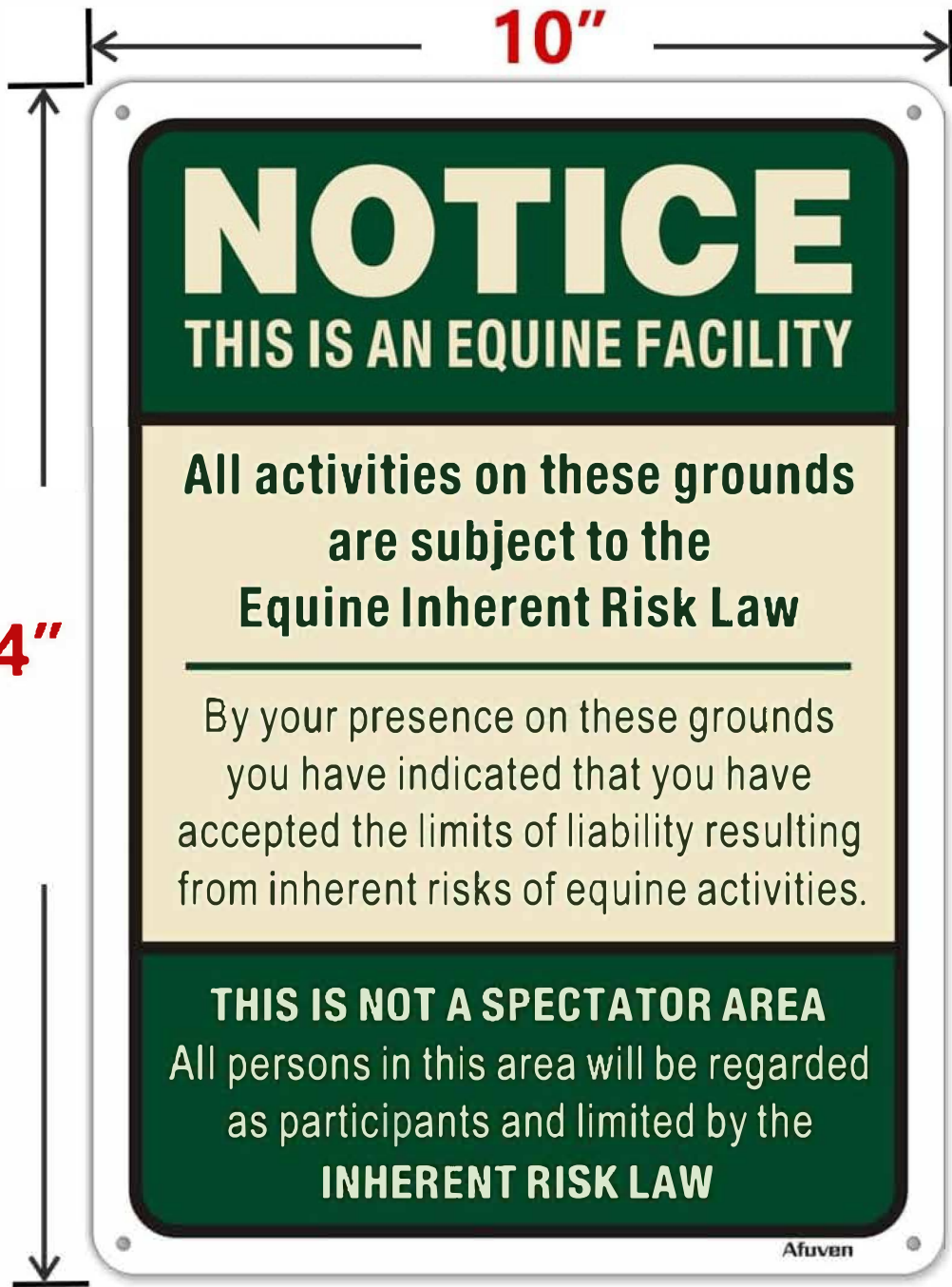
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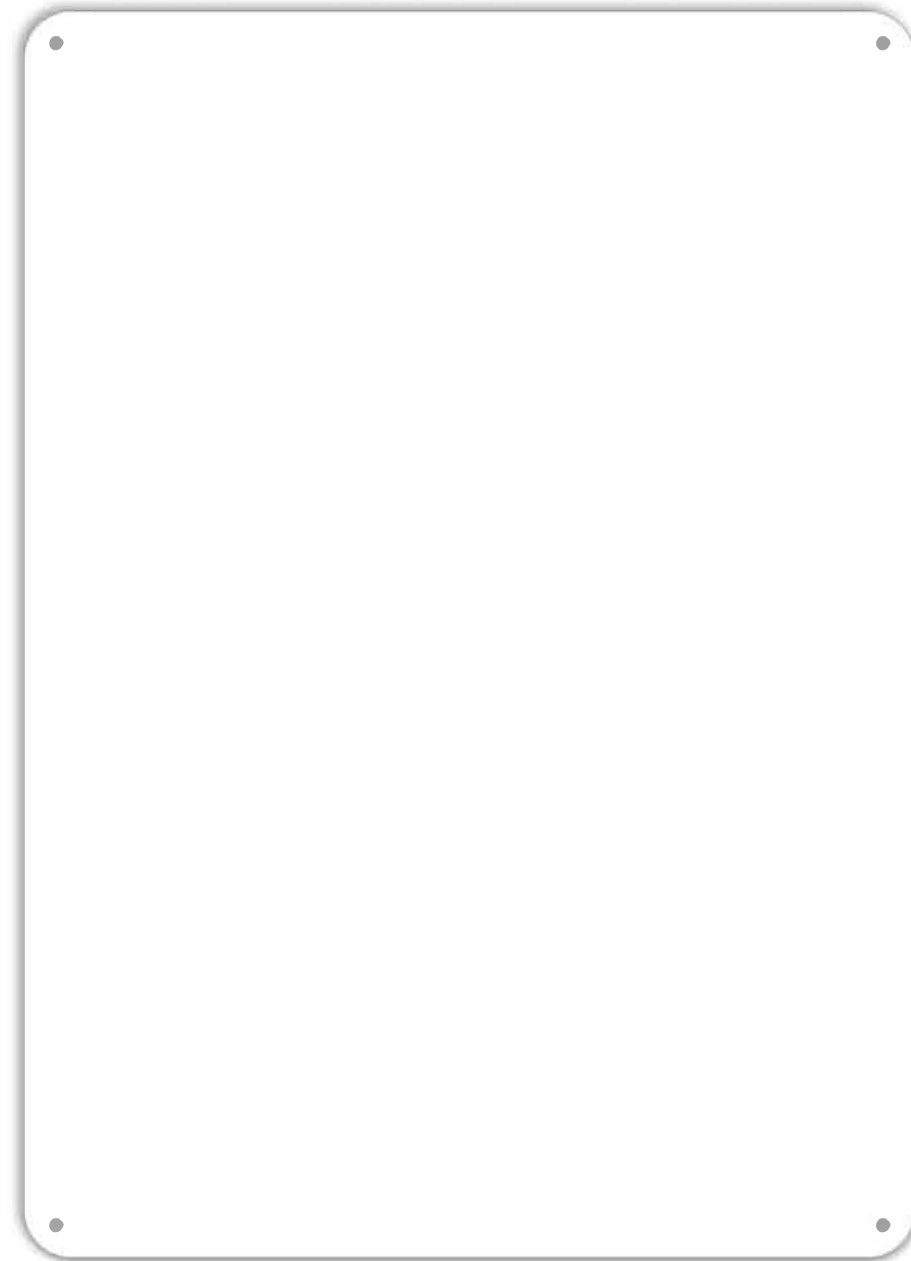
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**Front**

**Pre-drilled holes**



**White Back**

# **NOTICE**

**THIS IS A EQUINE FACILITY**

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**All activities on these grounds  
are subject to the  
Equine Inherent Law**

---

**By your presence on these grounds  
you have indicated that you have  
accepted the limits of liability  
resulting from inherent risk  
of equine activities.**

---

**THIS IS NOT A SPECTATOR AREA  
All persons in this area will be  
regarded as participants and  
limited by the  
INHERENT RISK LAW**

---

*This law is strongly supported by  
The American Horse Council*

**From:** [Kelley Vurik](#)  
**To:** [Evans, Timothy](#)  
**Subject:** Planning- Yriarte ranch  
**Date:** Friday, November 3, 2023 1:45:55 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Mr Evans,

I am writing in support to keep my neighbor's, the Yriarte family and business, property as is. I understand that Reno is going through a lot of changes including what looks like marked growth and gentrification of our local homes and neighborhoods. We on Red Rock Rd have largely chosen to reject these changes in favor of preserving the natural landscape that makes northern Nevada so beautiful. This is one among many reasons why you do not see us with a strict HOA dictating what we can and cannot do with our properties. We would prefer that the county similarly refrains from dictating what we can and cannot do, barring marked safety concerns.

The Yriarte property is not only more than suited to their business (horse training) but is part of that preservation we all wish to continue to see. We do not want organized landscaping as we prefer the natural beauty of our land. We do not want to look across the street to see fences or paved and painted parking lots. Not only are these unsightly for our region but paving can be very dangerous with horses, sometimes causing severe and life threatening injuries if they slip and fall. I strongly urge you to consider our region as a whole and that these plans just do not fit with our goals as a community.

Thank you for your time,

Dr. Kelley Vurik (DVM, DACVIM NEUROLOGY)  
1200 Goldstone Rd, Reno NV 89508

**From:** [Charissa Glander](#)  
**To:** [Evans, Timothy](#)  
**Subject:** RE Team Yriarte Horsemanship Hearing 12.07.23  
**Date:** Thursday, November 2, 2023 11:30:57 AM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good Morning Mr. Evans,

I am writing regarding the hearing for Team Yriarte Horsemanship on December 7th. I will be unable to attend.

Team Yriarte Horsemanship should be allowed to continue to operate for the following reasons.

The training Dan and Kathy provide has benefited me directly. They had my colt in training for two months last year. He benefitted from their work with him. They took excellent care of him. His is pen was always clean and he was well fed. All the other horses at the facility were content and well taken care of. They are honest and hardworking people.

They are also a benefit to the horse community in Washoe County in the following ways.

-They are honest horse trainers which is very hard to find. It is a hard thing to leave your animal with someone else and trust they will be cared for and trained in a compassionate and beneficial way. There are plenty of bad horse trainers. It would be a shame to shut down a good hones operation.

-Hooves and Halos provides a place for horses that need sanctuary. There are plenty of unwanted and neglected horses in Washoe County. Taking away one of the landing places for these animals would be detrimental to the horse community in Washoe County and put more pressure on the other already overwhelmed resources in the county.

- The ability to host quality horsemanship clinics at their facility also benefits the horse community in Washoe County by training people to communicate with their horses better. They learn to handle their horse in a safer more effective way. Their horse in turn is a safer animal to be around. This can only benefit the community as a whole because these people will then pass knowledge on to others and encourage them to have a better relationship with their horses. They will all in turn become safer participants at other horse events within the community.

It is my opinion that the special use permit should be granted so they can continue to work with horses and the public.

Thank you for your time.

Charissa Glander

**From:** [Anna Pageau](#)  
**To:** [Evans, Timothy](#)  
**Subject:** Team Yriarte Horsemanship  
**Date:** Friday, November 3, 2023 11:14:10 AM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Mr. Evans,

I am sending this email in support of [Team Yriarte Horsemanship-Reno, NV horse trainers](#) they have brought to our communities attention that the planners office is requesting that they complete the following projects to be able to comply with new regulations:

- 1) paving and striping all parking areas and driveways,
- 2) commercial grade landscaping- code specifies at least 20% of the property to have landscaping , to include at least 1 tree and 6 shrubs every 300 square feet minimum, and on the street side as well as all property lines shared with neighbors a tree every 50 feet, and
- 3) fencing on all property lines shared with neighbors. Fencing is required by code to be a fence or wall at least 6 feet tall and solid, made of stone, metal, concrete, synthetic, or vinyl.

I would like to share that these are things that would NOT be appealing to those of us that live in rural communities. We would like to see our fellow neighbors operate businesses that can support their livelihood without making our rural communities look like industrial or commercial sites. Please allow them to have a waiver so that we can preserve our native vegetation. I will say as a gardener the landscaping requirement would be especially difficult as our microclimate averages 10 degrees colder overnight than in the city of Reno making many "landscape" type trees and shrubs not feasible.

Kindly,  
Anna Pageau

**From:** [a t](#)  
**To:** [Evans, Timothy](#)  
**Subject:** Team Yriarte Horsemanship-Reno, NV horse trainers  
**Date:** Friday, November 3, 2023 11:38:06 AM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello

I am writing to you today to voice my support for Team Yriarte Horsemanship-reno, NV Horse trainers....I support their business AS IS.

We have lived out in this area for over 20 years and have been to many such places and have never seen any of the things you are forcing them to do....I feel this is ridiculous and unbelievable.

Again, my family supports them 100% AS IS....non of these changes are necessary in our opinion.

Thank you

Julie Garand



**From:** [Meira Leigh](#)  
**To:** [Evans, Timothy](#)  
**Subject:** Yriarte Horse Training Business  
**Date:** Friday, November 3, 2023 1:19:00 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello, I'm writing to show support of the Yriarte's business training horses up here in north Red Rock/Rancho Haven. I am a neighbor of theirs, not sharing a fence, but I can see their property from my home at 555 Clydesdale Drive. I admit I wasn't paying much attention to their effort until I saw a post on our local Facebook group. I do hope they receive approval, I believe they are well liked and respected in our area and am not aware of any negative impact.

That said... in a recent post Kathy mentioned some requirements.

1. Paving the driving/parking areas... Please do not require this. Pavement would increase the likelihood of danger/injury should horses need to cross this area. Plus... we're a rural country area, it doesn't really fit the look/feel of the area.
2. Landscaping - personally, I'd love to see more trees in the area, but this requirement should be fairly considered given this is a horse property. It's not realistic to plant trees/shrubs where horses will be, or that might create blind spots in an area where riders need to go around or in/out of the property.
3. Fencing - wire fencing is reasonable, but hard/solid would not be ideal. A fence for horses should have some give and allow the horses to see around. Also, like my statement for #1, a wall would not fit in with the rural aesthetic.

Thank you for your time. I'm happy to take questions.

Terri Holm  
858-208-9231

**From:** [lorenpierce@rtci.net](mailto:lorenpierce@rtci.net)  
**To:** [Evans, Timothy](#)  
**Subject:** Yriate Horsemanship Application  
**Date:** Saturday, November 4, 2023 6:05:17 AM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Evans,

I am writing on behalf of the application submitted by the Yriate's Horsemanship business in Rancho Haven. As a homeowner and the President of the Sierra Ranchos Property Owners Association, one of two Property Owners Associations in the valley, we support the Yriates application. However, we feel that some of the county's requirements are little (lot) ridiculous for the type of business and the location that the Yriarte' are pursuing, considering the number of horses and unlicensed businesses operating in our valley already. The Yriarte's have stepped up and are doing what dozens of others have failed to do. They're trying to comply, and be hardworking, honest, tax paying residents of this county. But my making them put in such things as paved parking, bushes and shrubs, and large fence seems ridiculous. I would request that you visit our rural community for yourself, observe the area, and grant them waivers to these over burdensome requirements.

Sincerely,

Loren Pierce  
President, Sierra Ranchos Property Owners Association  
300 Cinch Rd.  
Reno NV 89508  
775-750-7462

**From:** [Carol Baumann](#)  
**To:** [Evans, Timothy](#)  
**Subject:** Kathy and Dan Yarte  
**Date:** Saturday, November 4, 2023 10:48:43 AM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr Evans,

I live on Fetlock drive reno nevada, down the road from the YIarte's. There is no need for fancy front yard and hoopla out here. I have passed there house every day for 7 years. There house always is clean neat and looks like a wonder caring people live there. We live out here for reasons and every keeps their yards neat. If they want to train horses on there property good for them. We need more people who care about horses. Making a hugh deal about a country lifestyle it just plane silly. We want it to stay the same so it looks like it does now. All there work is in the back acres.

Thanks  
Carol Baumann

**From:** [Christina Costanzo](#)  
**To:** [Evans, Timothy](#)  
**Subject:** Yriarte Horsemanship  
**Date:** Wednesday, November 8, 2023 5:15:39 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To Tim Evans and other parties it may concern,

I am writing in regards to the special use permit for the Team Yirte Horsemanship. I am in support of their business regardless of county regulations being forced on them to comply. Boarding facilities and training facilities are being force out of washoe county because the ridiculously regulations being placed on the facilities in order to do business. I oppose these requirements not just at their facility but at all other small facilities being forced to comply, for these reasons.

1)Fencing requirements. For one Nevada is an agriculture state NRS declares we are a fence out state therefor you can not require fencing regulations and fencing to be installed for someone to use there property as they desire.

2) Black top and striped parking! Horses can slip and enjure themselves on the payment when it is dry or wet, therefore you would be requiring them to install a liability to their property and jeopardize the safety and well-being of those that inhabite it. Also they are in a rural area of which the public use road ways that access their property are not even paved. This is an unnecessary expense for initial install and longterm matenance and a liability to the property.

3)Commercial landscaping! I work for a builder in Washoe County and our landscape requirements are not even as strict as that you have implemented they abide by. It is a wasteful expense not only in financebut in our economy. We have water conservation put on us daily and water tables are jeopardized daily. You are requiring, yet again, another unnecessary expense let alone unethical requirement given the water restrictions we face in Washoe County.

I am writing to you my concerns as I am in suport of this business in my comunity and I do not agree with the regulations set as they hold no integrity in the reasoning or purpose of that given.

Thank you for your time, I hope our voice is herd in regards to these regulations not just for the Yriarte's but for other agricultural equine facilities as they preserve a way of life that is held deep in the heart of our comunity and founding of our City and its western heritage.

Christina Costanzo  
775-233-7218

**From:** [Carrie Murphy](#)  
**To:** [Evans, Timothy](#)  
**Subject:** Yriarte Horsemanship  
**Date:** Thursday, November 9, 2023 8:25:43 AM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Tim,

My husband and I live at 375 Idaho St in Lemmon Valley and would like our support of the Yriarte Team to be noted. We are neighbors of Christina Costanzo and she shared her email that she sent to you with me. I could not have said it better myself. I am copying and pasting it here to reiterate the importance of all items that she mentioned.

*I am writing in regards to the special use permit for the Team Yirte Horsemanship. I am in support of their business regardless of county regulations being forced on them to comply. Boarding facilities and training facilities are being forced out of washoe county because the ridiculously regulations being placed on the facilities in order to do business. I oppose these requirements not just at their facility but at all other small facilities being forced to comply, for these reasons.*

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*Thank you for your time, I hope our voice is herd in regards to these regulations not just for the Yriarte's but for other agricultural equine facilities as they preserve a way of life that is held deep in the heart of our comunity and founding of our City and its western heritage.*

My husband and I wanted to open another boarding facility but due to the arduous county requirements, it appears that will nearly impossible.

Thank you for your time.

Carrie Murphy  
858-342-3435  
DRE # 01765974  
--

## Evans, Timothy

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**From:** (null) (null) <rkfunk\_80@yahoo.com>  
**Sent:** Monday, November 13, 2023 10:35 PM  
**To:** Evans, Timothy  
**Subject:** Dan and Kathy Yriarte Team Yriarte Horsemanship

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good evening,  
I am Renee Larson, my husband is Mark Larson, and my in-Laws are Mark and Rebecca Larson

We live a 24905 Fetlock Dr. and 25900 Fetlock Dr. (respectively)

Our two properties literally surround the Yriarte's property.

For what it's worth, Dan and Kathy run an outstanding business and are absolutely wonderful for our community.

What has been brought into question by the county regulations that are suddenly expected for them to run their business, is unacceptable.

As immediate neighbors, we are fully opposed to the counties demands.

The 'required' city-type fencing, the unnatural landscaping and a PAVED parking lot would be an absolute eyesore to the neighborhood. (Not to mention dangerous for the horses!) This horse-training facility is very very clean and maintained for the neighborhood and their needs.

My son has interned there before, and so we've been on site to see it. This training facility is an absolute asset to Rancho Haven and is uniquely located 4 miles off the freeway for easy access for Reno residents to easily find.

Please don't ruin a beautiful thing and make them rip out the natural NV landscaping in favor for an unnatural city-scape. It would directly affect my property value as our driveways face each other and they are an asset to us... but a city-type business would destroy what we moved out here for. A paved parking lot is not only dangerous for the horses it is impractical for their business... and will look ridiculous mirroring our property. I'm probably even more upset about this than they are, this blind and unnecessary move by the city would effect my property value greatly. As well as my in-laws. The largest chunk of the Yriarte's fence line is running along side of theirs that we just had put in 2 years ago. The city style fence would directly affect the placement of all their cow barns. They don't have the energy to reset their farm as they are nearly 70 years old. The horse training facility currently has the appropriate fencing for their needs. Your suggested changes are absolutely counter productive to our darling neighbors and the service/much needed business they provide to our community.

If you have anymore questions,  
Feel free to contact us  
Renee Larson 559-230-7894  
Mark Larson 559-313-7348

Thank you for your time  
Sincerely,  
The Larsons

## Evans, Timothy

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**From:** Kathleen Rogers <caprion1\_kr@yahoo.com>  
**Sent:** Sunday, November 12, 2023 9:53 AM  
**To:** Evans, Timothy  
**Subject:** Team Yriate Horsemanship

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Mr Evans

When you live in the ... COUNTRY ... life is dirty. It helps build ... HEALTHY IMMUNE SYSTEMS.

If getting dirty is a problem than ... WE ALL HAVE CHOICES/ FREEWILL ... to live and / or partake in any type of such activities ... ie hiking, walking /jogging with or without our wonderful animal companions...

In closing: it's ironic/hypocritical that this should even be an issue ... when most of the city in or out of "city life" has been brought down to a "zero scape" lifeless world.

Please leave your "city brain mentality" in the city!

Thank you,

By:Kathleen Rogers(c)



**From:** [Phyllis Peden](#)  
**To:** [Evans, Timothy](#)  
**Subject:** Team Yiarte Horsemanship-Reno,NV horse trainers  
**Date:** Thursday, November 9, 2023 4:43:31 PM

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Dear Tim Evans,

I am writing this email to let you know that I am in complete support of team Yiarty Horsemanship-Reno, NV Trainers as is. I don't want to see the kind of fencing that is required or the landscaping and paving requirements as they have been described to me. I have had business dealings with team Yiarte in the past and have been very happy with the quality of horsemanship and training that they offer. I live on Gymkhana Lane, which is quite nearby. It is so wonderful to have good trainers living nearby and not having to trailer into town for those kinds of services. I sincerely hope that the county will approve the waivers that Team Yiarte has applied for.

Thank you.

Phyllis Peden

Sent from Phyllis' iPhone

## Evans, Timothy

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**From:** Carrie Murphy <cmurphy2637@gmail.com>  
**Sent:** Thursday, November 9, 2023 8:25 AM  
**To:** Evans, Timothy  
**Subject:** Yriarte Horsemanship

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Tim,

My husband and I live at 375 Idaho St in Lemmon Valley and would like our support of the Yriarte Team to be noted. We are neighbors of Christina Costanzo and she shared her email that she sent to you with me. I could not have said it better myself. I am copying and pasting it here to reiterate the importance of all items that she mentioned.

*I am writing in regards to the special use permit for the Team Yriarte Horsemanship. I am in support of their business regardless of county regulations being forced on them to comply. Boarding facilities and training facilities are being forced out of washoe county because the ridiculously regulations being placed on the facilities in order to do business. I oppose these requirements not just at their facility but at all other small facilities being forced to comply, for these reasons.*

*1)Fencing requirements. For one Nevada is an agriculture state NRS declares we are a fence out state therefore you can not require fencing regulations and fencing to be installed for someone to use there property as they desire.*

*2) Black top and striped parking! Horses can slip and injure themselves on the pavement when it is dry or wet, therefore you would be requiring them to install a liability to their property and jeopardize the safety and well-being of those that inhabit it. Also they are in a rural area of which the public use road ways that access their property are not even paved. This is an unnecessary expense for initial install and longterm maintenance and a liability to the property.*

*3)Commercial landscaping! I work for a builder in Washoe County and our landscape requirements are not even as strict as that you have implemented they abide by. It is a wasteful expense not only in finance but in our economy. We have water conservation put on us daily and water tables are jeopardized daily. You are requiring, yet again, another unnecessary expense let alone unethical requirement given the water restrictions we face in Washoe County.*

*I am writing to you my concerns as I am in support of this business in my community and I do not agree with the regulations set as they hold no integrity in the reasoning or purpose of that given.*

*Thank you for your time, I hope our voice is heard in regards to these regulations not just for the Yriarte's but for other agricultural equine facilities as they preserve a way of life that is held deep in the heart of our community and founding of our City and its western heritage.*

My husband and I wanted to open another boarding facility but due to the arduous county requirements, it appears that will be nearly impossible.

Thank you for your time.

--

Carrie Murphy  
858-342-3435  
DRE # 01765974