

Pro Pony, LLC



WSUP23-0029

History of the Silver Circle Ranch

- The Silver Circle Ranch was founded in the 70's by Reno legend Warren Nelson.
- Owners turned down cash offers from developers - refused to sell the property to anyone looking to develop houses.
- Bruce and Landess Witmer purchased the SCR in 2019, promising to maintain it as a boarding and riding facility.



Community Asset - Creating National Champions in Reno



Jenna McAmis and Allegro

National Champion

- Provides access to riding lessons even if you do not have your own horse
- Students of all levels, including complete beginners are able to learn
- Horses and Riders winning at National Championship levels
- Care of all horses is to the highest industry standard - our A show team horses are worth over \$100,000



Emily and Sam I Am

Reserve National Champion

Why is an SUP Necessary?

- **SAFETY** for riders.
- Indoor cannot be built unless an SUP is issued.
- Brings existing LEGAL Non-Conforming Use into Compliance
- Reno's National Champion riders need a world class facility.



Bundle of Rights

- Possession, control, exclusion, **the right of enjoyment**, and disposition.
- Sacred rights of property ownership under the Nevada Constitution: Section. 1. Inalienable rights. "All men are by Nature free and equal and have certain inalienable rights among which are those of enjoying and defending life and liberty; ***Acquiring, Possessing and Protecting property and pursuing and obtaining safety and happiness***".



Element No 1 - Consistency

Southwest Truckee Meadows Area Plan

“....The existence of hobby livestock for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character.”

BOA Staff Report: “There are no policies or action programs within the Southwest Area Plan that prohibit the proposed commercial stable.”



Element No. 2 - Improvements

BOA Staff Report: *“Based on agency review comments received and the proposed conditions of approval, there are adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities either available or that will be provided.”*



Element No. 3 - Site Suitability

BOA Staff Report: *“The site is physically suitable for the type of development. The site has been used as a commercial stable for many years with outdoor riding arenas. The construction of an indoor riding arena will enclose one of the existing outdoor arenas.”*



Element No. 3 - Site Suitability

There are numerous other comparable buildings in the neighborhood:

1. 8771 Lakeside Dr, Home, 8600 SF, .3 Miles
2. 10290 Dryden, 15,697 SF Combined, .32 Miles
3. 9435 Timothy Ln, Home, 9725 SF, .4 Miles
4. 2130 Greentree, Metal Building, 1.0 Miles
5. 1725 Holcomb Ranch, 45 Car Garage, 1.07 Miles
6. 2185 Kinney Ln, Home, 10,104 SF, 1.1 Miles
7. 2150 Greentree, Indoor/Barn Combo, 1.1 Miles
8. 1600 Holcomb Ranch, Ln New Home, 1.21 Miles
9. 11095 Thomas Creek Rd, 15,261 SF, 1.55 Miles
10. 2600 Faretti Ln, Home, 10,622 SF, 2.0 Miles
11. 6505 Bonde Ln, 15,000 SF, Indoor, 2.96 Miles
12. 6001 Talbot Ln., 52,155 SF, Indoor, 3.41 Miles







45 car garage at 1725 Holcomb Ranch Ln

Element No. 4 - Issuance Not Detrimental







BOA Staff Comment: *“The proposed indoor riding arena will be located **adjacent to the roadway and not any houses**. The conditions of approval will further provide requirements for the facility to operate **without significant negative impact** upon the surrounding area and **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.”*



All Special Use Permit Application Findings are Met

	<p>Consistency Matches Southwest Truckee Area Plan</p>
	<p>Improvements Below traffic study threshold ADA compliant Adequate utilities, roadways, sanitation, water and drainage</p>
	<p>Site Suitability Legal commercial stables has existed here for decades Site physically suitable for the development</p>
	<p>Issuance Not Detrimental Well screened building that increases community safety Building located adjacent to road and not any houses</p>

Decisions Being Made Today

	Decisions To Be Made		Decisions Not Being Made
	Determine if elements for issuance of SUP have been met		Changing the Existing Legal Business License
	Bring existing, nonconforming legal use into compliance with SUP		Changes to Existing Legal Permitted Special Events
			Engineering and Permit details
			Debating the existing business and current use

#1: Project is Ideally Suited to This Site

- Location for the Indoor Arena already exists
- Location hides building well from off site
- Indoor building is compatible with floods
- Upper arena access is ideal for traffic movements onto/off of Holcomb Ranch Lane



#2: Project By Design Preserves Public Health & Safety

- Commercial Septic Approved
- Public Water System in Review
 - Water Sampling Already in Progress
- All Necessary Utilities Already At the Site
- Main Driveway Approach/Encroachment to Holcomb Ranch Ln Approved & Permitted by NDOT
- Secondary Driveway Approach/Encroachment to Holcomb Ranch Ln Under Review by the Engineer & NDOT for Permitting



#3: Project Will Not Have a Detrimental Effect on the Character of the Surrounding Area

- The entire surrounding neighborhood is agricultural in nature
- This project is completely agricultural in nature
- Already have made numerous architectural and engineered upgrades to the property for Health and Safety



130-34

041-130-53

041-130-54

041-130-43

041-130-57

LAKESIDE DR

LEGACY MEADOWS PL

040-650-48

040-650-47

040-650-44

040-650-46

HOLCOMB RANCH LN

Last Chance Ditch

040-650-25

040-650-17

040-650-24

DRYDEN DR

040-670-13

040-670-06

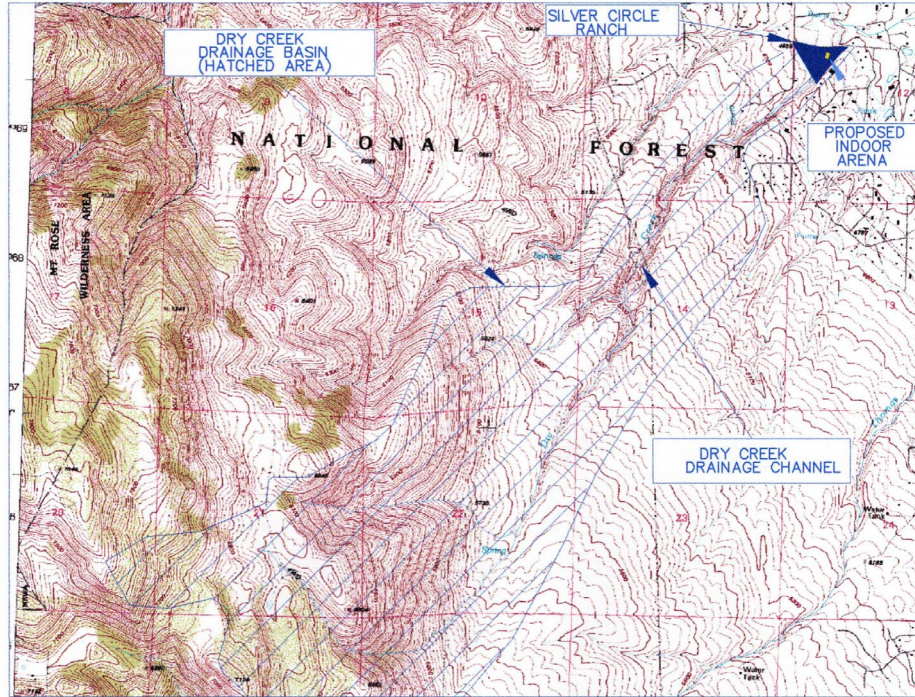
040-670-09

DRYDEN DR

#4: Project Will Not Be Injurious to Adjoining Properties or Improvements

- Upgrade to the existing stable and business improves values of surrounding properties
- Project design team has been and will work closely with Washoe County to follow ALL required design specifications for project development
- This project will specifically NOT result in added site stormwater runoff
- Project will not generate any additional traffic trips beyond that which Holcomb Ranch Ln is capable of supporting

THE DRY CREEK DRAINAGE BASIN



A FEW AREA COMPARISONS:

DRY CREEK DRAINAGE BASIN AREAS:

>89,027,586 SQ FT
>1,906 ACRES
>3 SQ MILES

VS

SILVER CIRCLE RANCH AREAS:







556,261 SQ FT
12.8 ACRES
0.02 SQ MILES

VS

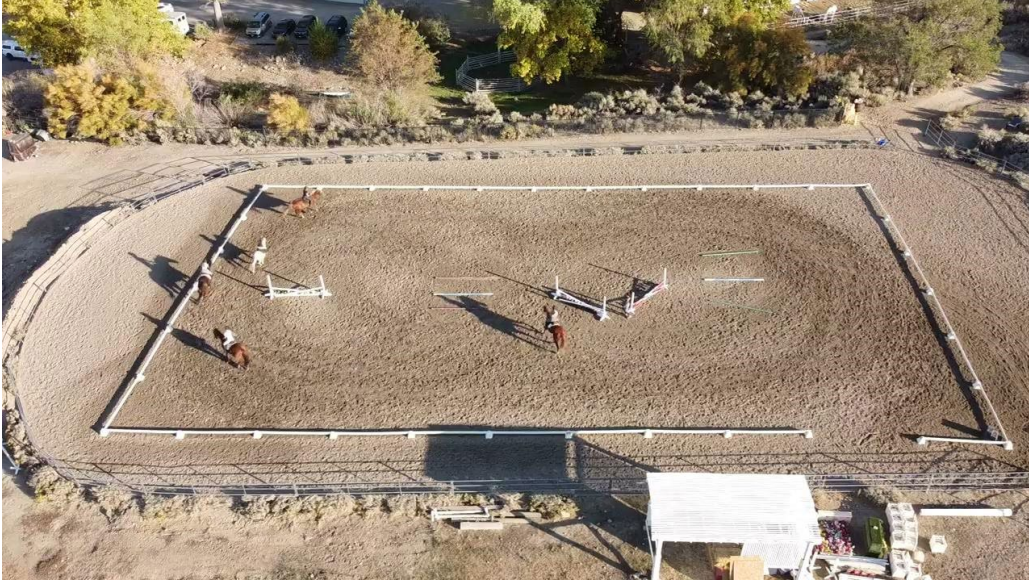
>89,027,586 SQ FT
>89 MILLION SQ FT

INDOOR ARENA
13,500 SQ FT

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Modest Indoor Arena Sized for Inclement Weather & Safety



Video showing what 5 riders in a lesson looks like in a 80'x140' sized arena.

- **Does not change traffic or business capacity in any way**
- Same horses and riders as we have now, just able to ride safely inside
- Designed for 5 riders to be safe while learning basic skills

OVERWHELMING COMMUNITY SUPPORT

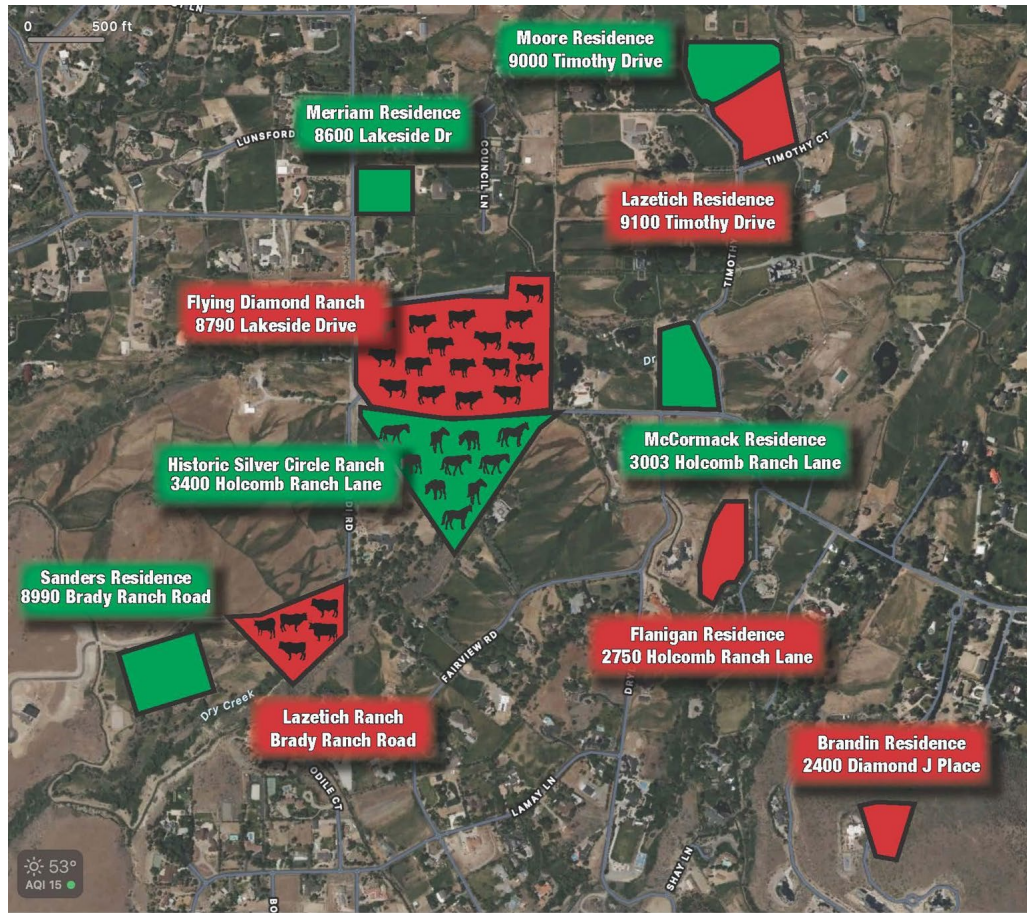
- 500+ Neighbors in Favor within a ~5 mile radius
- Facebook Support Page with over 1,200 members
- Hundreds of letters written over the past 18 months in favor of the project



Renderings of the Proposed Indoor Arena from the road

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





Pro Pony has taken every measure to be a good neighbor

Improvements Made



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