

Washoe County Board of County Commissioners



Appeal: WSUP23-0029
Silver Circle Ranch

January 16, 2024

Request

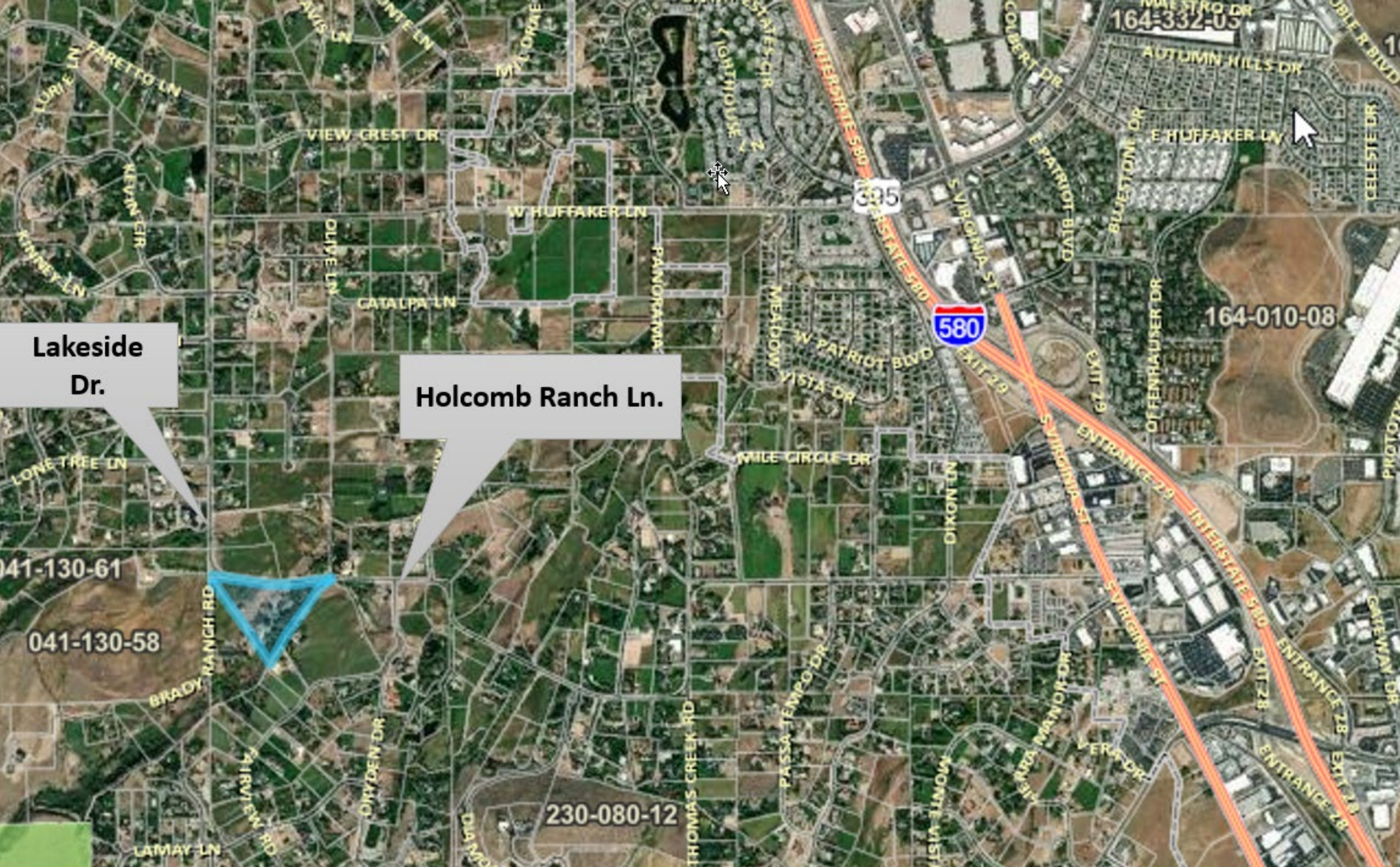


- This is an appeal of a Special Use Permit for a commercial stables for 35 horses and a 13,500 SF indoor riding arena.
- The application includes a request to remove paved parking surfaces and vary landscaping requirements for commercial properties adjacent to residential properties.
- These are common modification requests for equestrian use.

BOA History



- On November 2nd, the BOA was unable to approve or deny this request with a vote of 2-2.
- There are two appellants:
 - The applicant; and
 - A neighboring property owner, to preserve her right to file a petition for judicial review if the Board of County Commissioners grants the special use permit.



Lakeside Dr.

Holcomb Ranch Ln.

Background



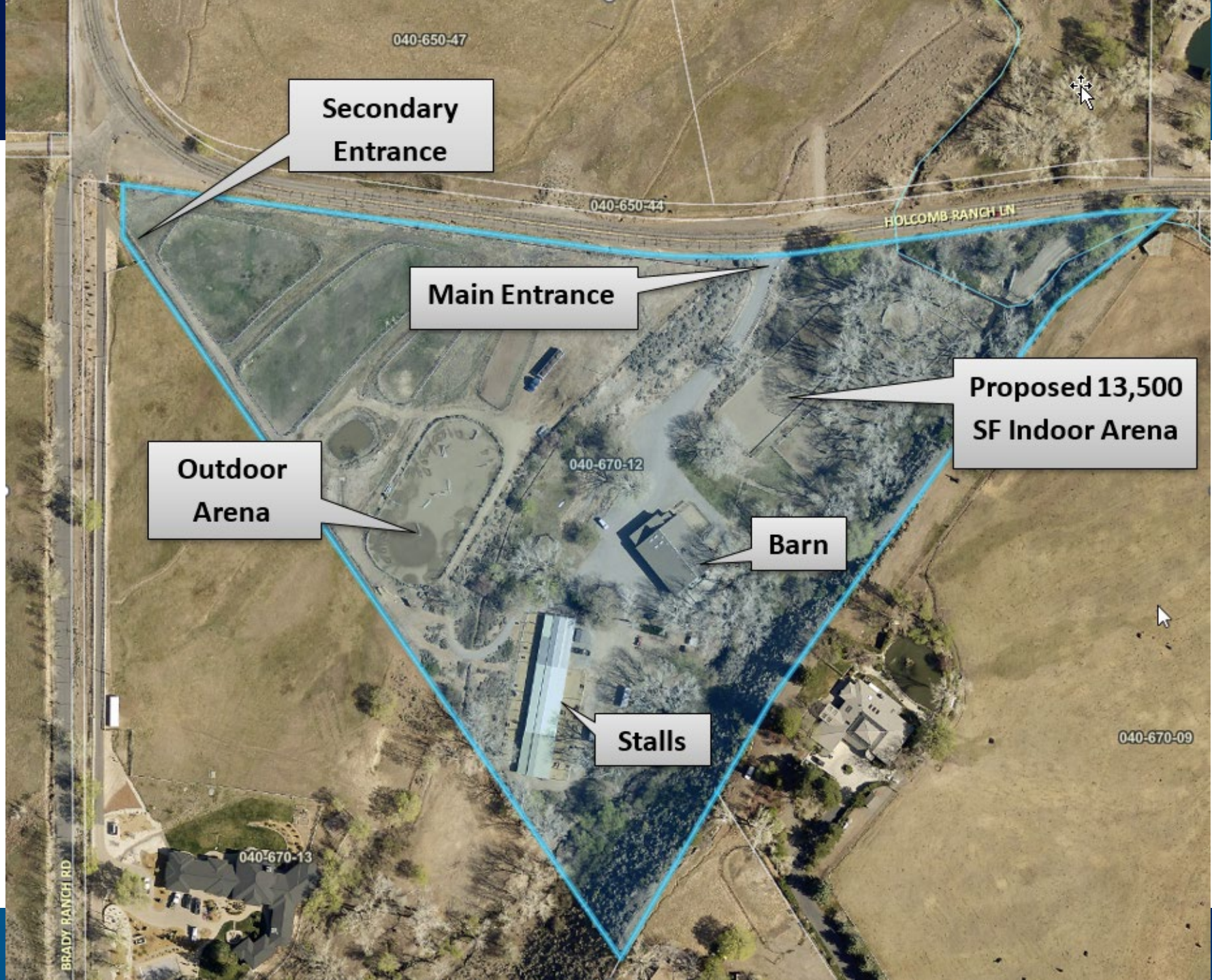
- The subject parcel has been a horse boarding facility with a stables and riding arenas on the property since the early 1970s.
- The site has a current business license to board 35 horses.
- The current business license was obtained before a SUP was required for commercial stables use type.
- Approval of the SUP will bring the commercial stables into conformance with code and allow for the construction of the indoor arena.

Evaluation

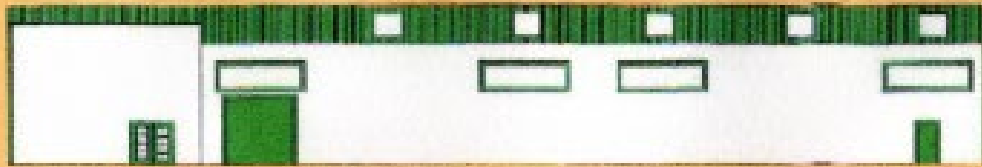


- There are two existing outdoor arenas, the one closest to Holcomb Ranch Lane is where the proposed new 13,500 SF steel indoor riding arena structure is proposed to be located.
- The indoor arena will only be used for horse riding, training and storage of horse equipment.
- The applicant has found it difficult to offer riding throughout the year with the varying weather conditions and the indoor arena will allow riding year-round.
- The arena is being located at the lowest area on the site to minimize visual impacts.

Site Plan



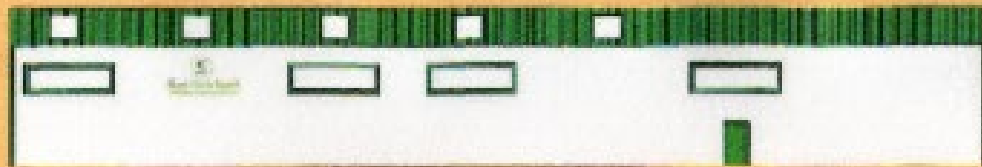
Elevations



SOUTHEAST VIEW



NORTHWEST VIEW



NORTHEAST VIEW



SOUTHWEST VIEW

SCALE: 1/4"=1'-0"

Proposed Indoor Arena from Road



Operations



- The hours of operation are 7 am to 9 pm with riding lesson for 1-5 students for 30 minutes to an hour.
- There will be also, be up to 4 clinics per year for the trainer's students.
- Temporary special event license(s) will be required for any horse shows.

Parking



- A total of 9 parking spaces are required including 5 spaces for the employees.
- Sufficient parking, including trailer turn-around are available on the site.
- A paved ADA parking space is located adjacent to the existing barn.
- The applicant is requesting to waive paving for non-ADA parking, driveways and maneuvering areas and staff supports this request for the safety of horses and riders.

Traffic



- There are two entrances to the site- the main entrance is from Holcomb Ranch Lane to the stables and barn area and the other to the upper riding area and pasture area.
- Due to the low volume of traffic generated to the site, no traffic impact report study was required.

Landscape Modifications



- The applicant is requesting to waive landscaping requirements for coverage, landscaping along streets, and buffering and screening to adjacent residential uses
- Staff supports waiving these requirements for the following reasons:
 - The property is located in a rural area with pastures and natural vegetation including large trees.
 - The applicant has added approximately 20 fast-growing evergreen trees and shrubs between the proposed indoor arena and Holcomb Ranch Lane.
 - The existing buildings are isolated from neighboring properties and the buildings and riding arenas are not adjacent to Holcomb Ranch Lane.

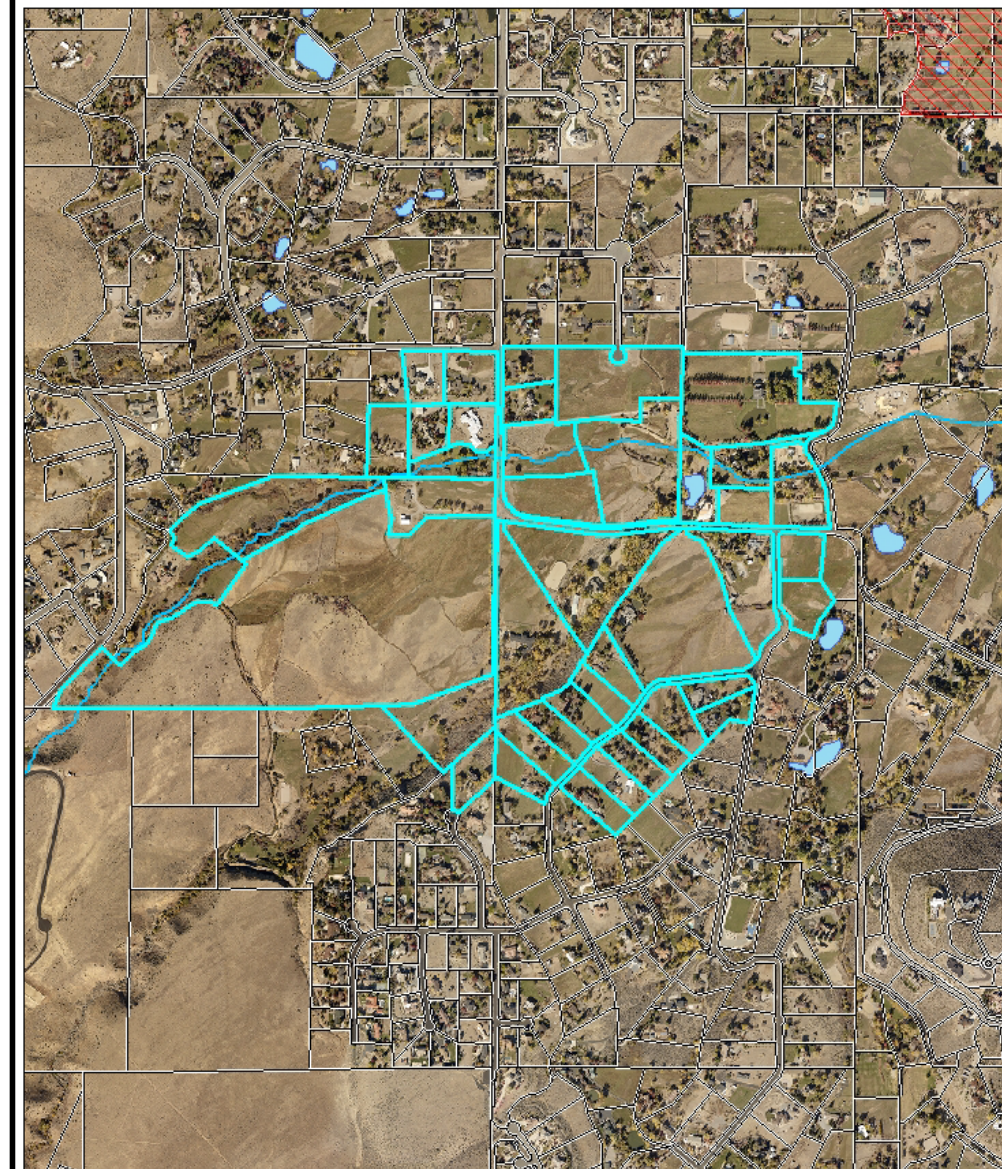
Community Input



- The applicant held a neighborhood meeting at Silver Circle Ranch on August 3, 2023 and 80-100 people attended.
- Staff has received public input for and against the proposal:
 - Support: Area needs more boarding facilities and indoor riding arenas, need to preserve and protect equestrian facilities and activities, need to maintain and preserve the historic Silver Circle Ranch and it's a community asset , the facility is safe and well maintained, horseback riding is a health sport and good for children, don't want more homes and want to preserve the rural Western environment.
 - Opposed: More traffic, shouldn't allow a commercial use in a residential neighborhood, allows to many horses, huge indoor arena will block views, arena will be built in a flood zone and will cause flood damage to the area, will cause surface and/or groundwater contamination, dust and odor concerns, to intense of a use for the size of the property, detrimental to the public health, safety and welfare, and injurious to adjacent properties.

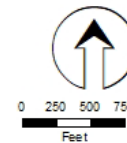
Noticing

- 37 parcels were noticed within 1,000 feet of the site.



WSUP23-0028 Silver Circle Ranch

Noticing Map- 1,000 feet



Community Services
Department



1001 E Ninth St
Reno, Nevada 89512 (775) 326-3600

Source: Planning and Building Division

Date: 9/12/2023



Recommendation & Possible Motion



- Staff recommends approval, based on a thorough analyses and believes impacts can be mitigated by the proposed conditions of approval.
- A possible motion can be found in the staff report

Thank you

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