



Board of Adjustment Staff Report

Meeting Date: August 6, 2026

Agenda Item: 8E

AMENDMENT OF CONDITIONS CASE
NUMBER:

WAC26-0006 (Misty Blu) for
WSUP24-0009

BRIEF SUMMARY OF REQUEST:

Amend conditions of a special use permit to eliminate the requirement of a permanent bathroom and commercial septic system, to allow for a 3-year period for completion of all conditions, and to vary the requirement that the commercial use shall operate out of a commercial structure.

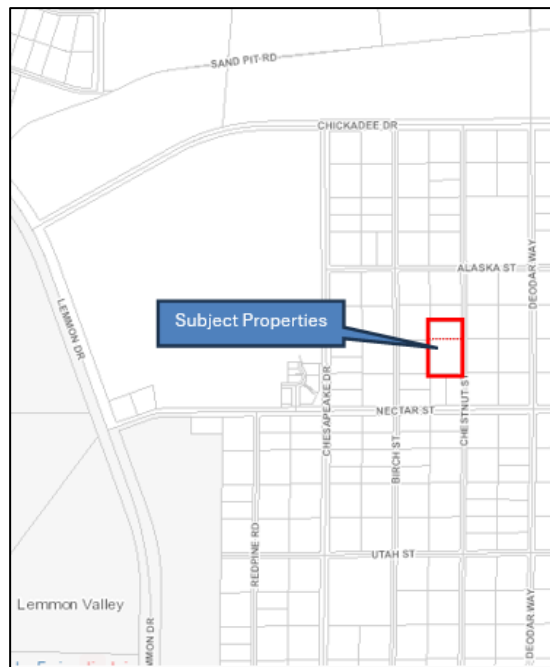
STAFF PLANNER:

Courtney Weiche, Senior Planner
775.328.3608
cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit (WSUP24-0009) for a commercial stable to vary the requirement that the commercial use operate out of a commercial structure, to eliminate the requirement of a permanent bathroom and commercial septic system and to allow for a 3-year period for completion of the special use permit conditions until October 3, 2029.

This application is submitted by the property owners Jerry L & April D Scollard. The subject property is located on a 1.048-acre parcel located at 11065 Chestnut Street (APN 080-262-07) and a 2.097-acre at 11125 Chestnut Street (APN 080-262-11). The proposal is being reviewed under Development Code Article 810, Special Use Permits and is situated within Commission District 5 - Commissioner Hill. The site is currently governed by the Suburban Residential Master Plan land use designation and the Low Density Suburban Regulatory Zone zoning district, falling within the boundaries of the North Valleys Area Plan.



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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Amendment of Conditions

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that considered the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Board of Adjustment grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

The subject property is designated as Low Density Suburban (LDS). The special use permit approved by the Board of Adjustment on October 3, 2024, allowed the establishment of a commercial stable use type for horse boarding, training, riding lessons, and horsemanship education. The amendment of conditions seeks to remove the condition of approval requiring a permanent bathroom and commercial septic system, allow for a 3-year period for completion of the special use permit conditions, and vary the standard set forth by Washoe County Code (WCC) Sec. 110.304.25, Commercial Use Types, waiving the requirement that permanent commercial uses operate from a commercial structure.

The conditions of approval for Amendment of Conditions Case Number WAC26-0006 are attached to this staff report and will be included with the amended action order.



Site Plan

Background and Evaluation of Amendment Request

A special use permit application (Exhibit D) was approved on October 3, 2024, by the Board of Adjustment to bring the existing horse boarding and training facility on a property zoned LDS (Low Density Suburban) into compliance as a “commercial stables” use pursuant to Washoe County Code Section 110.302.05, *Table of Uses*, Table 110.302.05.3, *Table of Uses (Commercial Use Types)*.

The approved special use permit entails the following:

- Use of a developed parcel which includes: a single-family dwelling; parking areas; corral shelters with runs/pastures; multiple accessory structures for the storage of hay, grain/supplements, and tack/equipment.
- Boarding of horses; by-appointment only riding lessons and horse training. A maximum of forty (40) horses will be boarded, thirty-three (33) boarders and seven (7) personal horses.
- Operations will be limited to daylight hours only, by appointment only.
- Average daily number of clients is less than five (5) people.
- Waived paving requirement for parking area, except for the ADA parking space.

Applicant Amendment Request

On May 8, 2025, the applicant submitted an amendment of conditions application to amend the project and conditions as follows:

Amendment Request on Application	Staff Response
Request to amend Condition of Approval 2(a)(ii), which states “If a business license is required for the use, the facility shall install bathrooms and a commercial septic system for use.”	Comment was received from Environmental Health Services, Northern Nevada Public Health, stating, “EHS has reviewed the application and has no concerns amending the conditions and allowing the three-year extension of time.” Therefore, the amended language of Condition of Approval 2(a)(ii) will be as follows: <i>“The facility shall have, to the satisfaction of EHS, a professionally maintained ADA compliant bathroom(s) for use.”</i>

“Request to vary the standard requiring commercial business to operate out of a commercial structure. The “commercial stable” is operated on a private property in a rural equestrian community as is typical for this type and scope of business.”	WCC Sec. 110.304.25, Commercial Use Types, requires permanent commercial uses to operate from a commercial structure. Pursuant to Washoe County Code Section 110.810.20(e), <i>Action</i>, the Board of Adjustment may vary development code standards in conjunction with the approval process. Staff is supportive of varying the standard to not require the commercial stables to operate from a commercial structure because, as the applicant stated, the commercial stables are “operated on private property in a rural equestrian community as is typical for this type and scope of business.” Operating the commercial stables out of a commercial structure is not appropriate in this situation.
Extend time for completion of the SUP requirements and business license approval to 3 years to allow time to complete the required conditions of approval.	Due to issues with constructing a bathroom and commercial septic system for the use (board & training), meeting conditions of the special use permit were delayed. The applicant worked with Planning staff and Northern Nevada Public Health staff since the date of approval of the special use permit to come to a resolution on Condition of Approval 2(a)(ii). The resolution was to apply for an amendment of conditions to modify the condition. A condition of approval has been added to address the time for complying with Condition 1(j) stating the following: “The special use permit expires on October 3, 2029, if the applicant has not met all conditions of this special

	use permit including obtaining a business license.”
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North Valleys Planning Area

The subject parcel is located within the North Valleys Planning Area. Staff was unable to find any relevant policies related to the amendment of conditions for a special use permit in the North Valleys Planning Area or the Washoe County Master Plan.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X	X		
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X	X	X	Wes Rubio,
TMFPD	X	X		

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

Recommendation

After a thorough review and analysis, Amendment of Conditions Case Number WAC26-0006 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 Amendment of Conditions Case Number WAC26-0006 for Jerry L & April D Scollard, 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 Planning Commission and mailed to the applicant(s), 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 Planning Commission and mailed to the applicant(s).



Amended Conditions of Approval

Amendment of Conditions Case Number WAC26-0006
For Special Use Permit Case Number WSUP24-0009

The project approved under Amendment of Conditions Case Number WAC26-0009 for Special Use Permit Case Number WSUP24-0009 shall be carried out in accordance with the Amended Conditions of Approval granted by the Board of Adjustment on August 6, 2026. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding Special Use Permit Case Number WSUP24-0009 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 amended conditions of approval related to Special Use Permit Case Number WSUP24-0009 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 amended conditions imposed regarding the approved Special Use Permit Case Number WSUP24-0009 may result in the initiation of revocation procedures.

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

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit Case Number WSUP24-0009 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.

Washoe County Amended Conditions of Approval

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 Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH 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 – Courtney Weiche, Senior Planner, 775.328.3608, cweiche@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.
- e. 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.
- f. 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.
- g. Any signage on the parcel shall adhere to the applicable requirements of WCC Article 505, *Sign Regulations*.

- h. 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*.
- i. 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 limited to daylight hours.

Added Conditions (j):

- j. The subject special use permit expires on **October 3, 2029**, if the applicant has not met all conditions of this special use permit including obtaining a business license.

Contact Name – Shawn Huff, Building Manager, 775.444.8521, shuff@washoecounty.gov

- k. A portable restroom may be allowed if it is determined to be a compliant accessible alternative, it meets ADA specifications, is on an accessible route, is available during operational hours, is maintained and useable, and provides equivalent access.

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 (Updated) – David Kelly, EHS Specialist Supervisor, 775.846.6623, DAkelly@washoecounty.gov

- a. EHS has reviewed the application as submitted and has the following conditions for the permit if it is approved:

Washoe County Amended Conditions of Approval

- 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.

Amended Condition 2(a)(ii and iii):

- ii. The facility shall have, to the satisfaction of EHS, a professionally maintained, ADA-compliant bathroom(s) for use.
 - iii. Portable restrooms may be allowed with Building / Planning / Code Enforcement approval. The Portable restroom must either be owned or contracted and be on site for all business operations as approved. The facility is required to have a contract for the pumping of the portable restroom a minimum of once every 7 days, or as needed. Failure to maintain the portable restroom and/or contract for pumping may result in additional enforcement action.
 - iv. 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.

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

- a. Prior to Business License signoff, the applicant shall provide to Washoe County a copy of the approved water right permit signed by the Nevada State Engineer.
- b. The applicant shall maintain the standing of the water right through certification.

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 (Updated) – Jenny Williamson, Fire Marshall, 775.444.8521, jwilliamson@tmfpd.us

- i. 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/>

Washoe County Amended Conditions of Approval

*** End of Amended Conditions ***



Date: April 23, 2026

To: Courtney Weiche, Senior Planner

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

Re: Amendment of Conditions Case WAC26-0006 for WSUP24-0009
APN: 080-262-11, 080-262-07

GENERAL COMMENTS

Washoe County Engineering staff have reviewed the above referenced application. The Amendment of Conditions case is to amend the conditions for Special Use Permit Case Number WSUP24-0009 to remove the requirement to install an ADA accessible restroom, and to extend the expiration date by 3 years. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval based upon our review of the site and the application prepared by the applicant.

WAC26-0006
EXHIBIT B

WAC26-0006 for WSUP24-0009 Misty Blu Training Center

Courtney Weiche, cweiche@washoecounty.gov

080-262-11 & 07 11065 Chestnut Street.

TMFPD Comments by Jenny Williamson, jewilliamson@tmfpd.us, 775-444-8521:

1. 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/>



Date: May 5, 2026

To: Courtney Weiche, Senior Planner

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

Re: Amendment of Conditions Case Number WAC26-0006 (Misty Blu Training Center) for
WSUP24-0009

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP24-0009 to 1) remove the requirement to install bathrooms and commercial septic system and 2) three-year time extension.

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

No water rights conditions for this amendment. Water rights conditions for WSUP24-0009 still apply.

**WAC26-0006
EXHIBIT B**

From: [Huff, Shawn](#)
To: [Weiche, Courtney](#)
Subject: FW: April Agency Review Memo II
Date: Thursday, April 16, 2026 12:01:29 PM
Attachments: [April Agency Review Memo II.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Courtney, with regard to **WAC26-0006**, there just seems to be fallacious-slippery slope arguments. However, their argument to ADA Title III (28 CFR Section 36.304, may be justifiable. While all business expenses are paid down over years. Whether a bathroom remodel for accessibility, home or business. That is amortized over several years as a cost of doing business. If the employees (FTE's) are owners this mitigates the employment end and any discrimination. The CFR uses "Readily Achievable." And with that said, expense is a determining factor, but subjective.

In addition, to be clear. This equine facility is covered under the ADA because it offers goods or services. There is no minimum number of visitors trigger. A portable restroom may be considered if it is considered a compliant accessible alternative. It meets ADA specs, it is on an accessible route, it is available during operational hours, it is maintained and useable, and key: it provides equivalent access.



Shawn Huff
Building Official/Building Manager | Community Services Department
SHuff@washoecounty.gov | Office: 775.328.2021
1001 E 9th St, Reno, NV 89512



From: Albarran, Adriana <AAlbarran@washoecounty.gov>
Sent: Wednesday, April 15, 2026 2:26 PM
To: Huff, Shawn <SHuff@washoecounty.gov>; Pekar, Faye-Marie <FPekar@washoecounty.gov>; Ertell, Doreen <DErtell@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Echeverria, Kelly <KEcheverria@washoecounty.gov>; deBraga, Kristen <KDeBraga@nnph.org>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; EHS Plan Review <EHSPanReview@nnph.org>; Program, EMS <EMSPProgram@nnph.org>; Kelly, David A <DAKelly@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Colacurcio, Joseph <JColacurcio@washoecounty.gov>; EHS Plan Review <EHSPanReview@nnph.org>; Handrock, Wayne <WHandrock@washoecounty.gov>; Hyde, Katherine D. <KDH Hyde@washoecounty.gov>; Elson, Ashley <AElson@washoecounty.gov>

WAC26-0006
EXHIBIT B

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 750-foot radius of the subject property. A total of 44 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

WAC26-0006
EXHIBIT D

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Misty Blu Training Center			
Project Description:			
Project Address: 11065 Chestnut Street Reno, NV 89502			
Project Area (acres or square feet): 3.145 Acres			
Project Location (with point of reference to major cross streets AND area locator):			
Heppner 2 Frac LT28 Heppner Subdivision 2 Township 12 Range 19 located on the West side of Chestnut Street between Nectar St and Alaska St between			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
080-262-11	1.048		
080-262-07	2.097		
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). WSUP24-0009			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: April and Jerry Scollard		Name:	
Address: [REDACTED]		Address:	
[REDACTED] Zip: [REDACTED]		[REDACTED] Zip:	
Phone: [REDACTED] Fax:		Phone: Fax:	
Email: [REDACTED]		Email:	
Cell: Other:		Cell: Other:	
Contact Person: April Scollard		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: April Scollard		Name:	
Address: [REDACTED]		Address:	
[REDACTED] Zip: [REDACTED]		[REDACTED] Zip:	
Phone: [REDACTED] Fax:		Phone: Fax:	
Email: [REDACTED]		Email:	
Cell: Other:		Cell: Other:	
Contact Person: April Scollard		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

February 2024

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the *existing* and *proposed condition(s)*.

Please See Attached

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

see attached

1.

a. Misty Blue Training center is requesting a variance from the requirement to construct an ADA-compliant restroom with a commercial septic system and be granted approval to install a compliant portable restroom on our premises. The restroom would be professionally maintained and serviced weekly.

- **Low Visitor Volume:** Misty Blu Training Center averages fewer than five visitors per day.
- **No Public Events:** Unlike other equestrian facilities, Misty Blu does not host shows, clinics, or public events. As such, we do not experience the high volume of visitors that would typically necessitate a dedicated ADA-compliant restroom.
- **Existing Facilities:** The facility is operated by 1.25 FTEs—both of whom are owners and reside on-site. We propose to use the restroom within the residence as the designated business restroom. This restroom is accessible via only two doors, which is fewer than the number required to access restrooms in several licensed businesses in Washoe County.

Due to the limited scope of activity and minimal public use of the facility, Environmental Health and Safety and Northern Nevada Public Health officials have agreed that a professionally maintained, ADA-compliant bathroom is acceptable for our home-based horse boarding and training facility.

As a small, family-owned business, the financial burden of installing such a facility presents a significant economic hardship. We have obtained a quote for the construction of an ADA-compliant restroom, which totals \$95,000—a cost that exceeds our net income for an entire year. This level of expense would place an undue strain on our operations and jeopardize the sustainability of our business. In accordance with ADA Title III (28 CFR §36.304), which allows for exemptions when barrier removal is not “readily achievable” due to significant difficulty or expense, Misty Blu Training Center respectfully requests that this standard be applied to our situation. The cost of installing an ADA-compliant restroom represents more than one year’s net income, clearly constituting an undue economic hardship.

Request to vary the standard requiring commercial businesses to operate out of a commercial structure. The "commercial stable" is operated on a private property in a rural equestrian community as is typical for this type and scope of business.

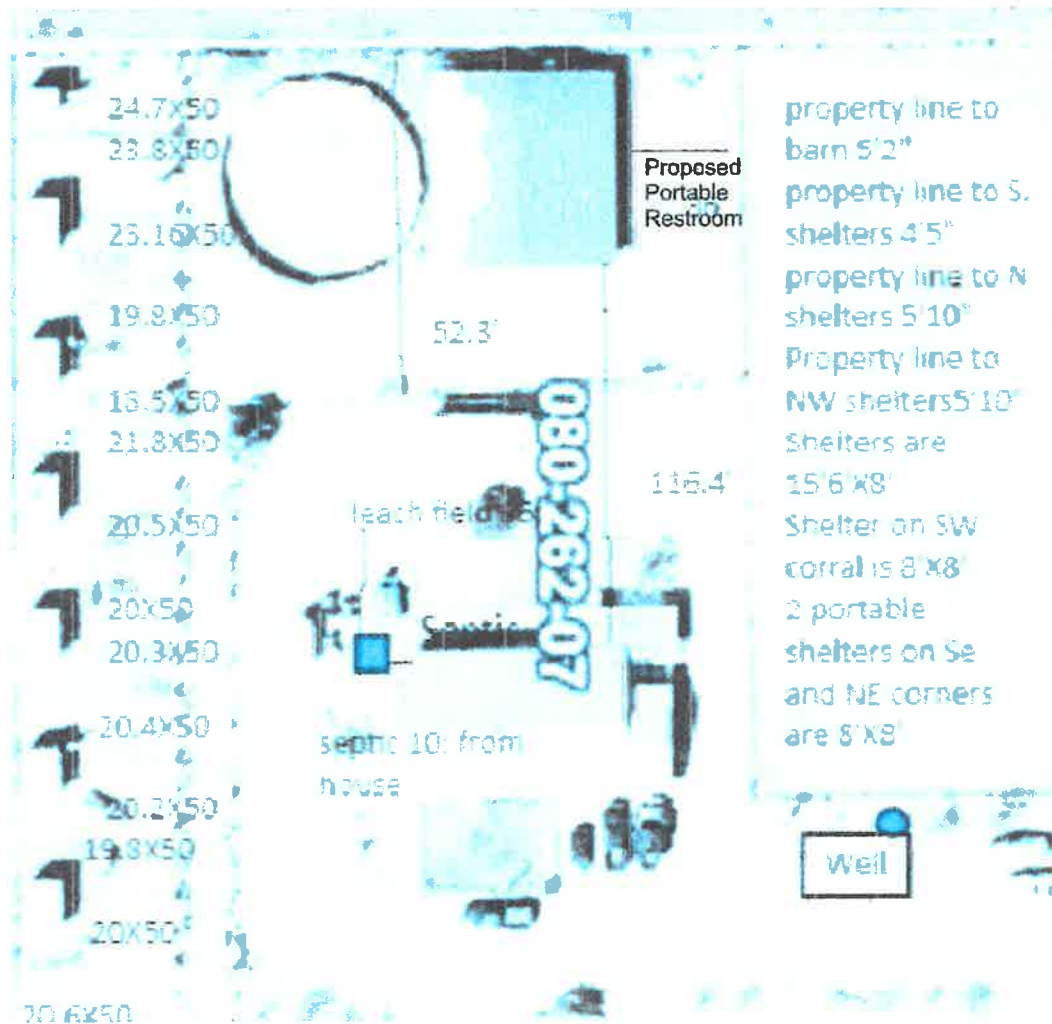
Additionally, extension time to completion of the SUP requirements and business license approval to 3 years to allow time to complete the required conditions of approval.

b. This application is to request an amendment to Special Use Permit WSUP24-0009 Condition of Approval 2.a.ii. which states "If a business license is required for the use, the facility shall install bathrooms and a commercial septic system for use.", and to vary the standard requiring a commercial business to operate out of a commercial structure.

c. This amendment of conditions application is needed to request amending the scope of the project, specifically to vary section 110.304.45 of the Washoe County Code in order to remove the requirement to operate from a commercial structure.

2. NO potential negative impact is anticipated to public health, safety, or welfare. Granting the amendment as requested will be in line with the public feedback received with the initial application and more accurately reflect the small scale, home based business model that this business operates as.

Portable round pen is
60' in diameter



26



WAC26-0006
EXHIBIT D



THE STATE OF NEVADA

PERMIT TO CHANGE THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

Name of Permittee: SCOLLARD, JERRY AND APRIL
Source: UNDERGROUND
Basin: LEMMON VALLEY-EASTERN PART
Manner of Use: COMMERCIAL
Period of Use: JANUARY 1ST THROUGH DECEMBER 31ST
Priority Date: 02/18/1971

APPROVAL OF STATE ENGINEER

This is to certify that I have examined the foregoing application, and do hereby grant the same, subject to the following limitations and conditions:

This permit, to change the point of diversion, place, and manner of use of a portion of the waters of an underground source as heretofore granted under Permit 67013, is issued subject to the terms and conditions imposed in said permit and with the understanding that no other rights on the source will be affected by the change proposed herein. This permit must allow for a reasonable lowering of the static water level at the point of diversion by later appropriations. The well shall be equipped with an opening for measuring depth to water that meets the requirements of NAC 534.430. If the well is flowing, a valve must be installed and maintained to prevent waste. A totalizing meter must be installed and maintained in the discharge pipeline near the point of diversion and accurate measurements of water placed to beneficial use must be kept. The totalizing meter must be installed before the Proof of Completion of Work is filed and before any use of water begins. The State retains the right to regulate the use of the water under this proposed change at any and all times.

This source is located within an area designated by the State Engineer pursuant to NRS 534.030.

A meter reading of the amount of water pumped from this well shall be collected and reported to the State Engineer in the month of December of each year.

This permit does not extend the permittee the right of ingress and egress on public, private, or corporate lands.

The issuance of this permit does not waive the requirements that the permit holder obtain other permits from State, Federal, and local agencies.

If any portion of this permit is cancelled or if any portion of water is not placed to the intended beneficial use, then that portion of the right will revert to the source and not to the base water right.

(Continued on Page 2)

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The point of diversion and place of use are as described on the submitted application to support this permit.

The amount of water to be appropriated shall be limited to the amount that can be placed to beneficial use and shall neither exceed a diversion rate of 0.0036 cubic feet per second nor exceed an annual duty of 1.0 acre-foot.

Work must be prosecuted with reasonable diligence and proof of completion of work shall be filed on or before:

February 14 2027

Water must be placed to beneficial use and proof of the application of water to beneficial use shall be filed on or before:

February 14 2029

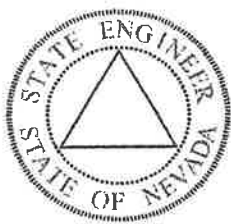
Map in support of proof of beneficial use shall be filed on or before:

N/A

IN TESTIMONY WHEREOF, I, ADAM SULLIVAN, P.E.,

State Engineer of Nevada, have hereunto set my hand and the seal of my office, this 14th day of February, 2025


_____, P.E.
FOR State Engineer



Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources
Joe Lombardo, Governor
James A. Settelmeyer, Director
Adam Sullivan, P.E., State Engineer

February 19, 2025

April & Jerry Scollard
11065 Chestnut St.
Reno, NV 89506

RE: 93307

To Whom It May Concern:

Enclosed herewith you will find Permit No. 93307 for the waters of an underground water source.

Please be advised that if Proof of Completion and Proof of Beneficial Use, together with a supporting map that may be required, are not filed in this office prior to the dates set for such filings, the permit will be subject to cancellation.

Additional information regarding this and other water rights and copies of the permits and applications may be found on our web page at <http://water.nv.gov>.

You are responsible for notifying this office of any address change. If multiple addresses are used, the required legal notices will be sent to the latest address of record unless written notification from the applicant or agent directs otherwise.

Please be advised that if this water right is sold, the new owner must file a report of conveyance with this office reflecting the change in ownership to ensure proper noticing and avoid cancellation of the permit.

Sincerely,

Adam Sullivan P.E.
State Engineer

AS/ms



Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources
Joe Lombardo, Governor
James A. Settelmeyer, Director
Adam Sullivan, P.E., State Engineer

November 14, 2025

April & Jerry Scollard
11065 Chestnut St.
Reno, NV 89506

Proof of Completion for Permit 93307

To Whom It May Concern:

This is to confirm that the Proof of Completion required under the above-mentioned permit was filed in this office on **August 27, 2025**.

Please keep in mind that to support the filing of the Proof of Beneficial Use, you will have to document at least one 12-consecutive month period (or one full season) of water use. When the terms of the permit require a totalizing meter, keep monthly records of the meter readings. When a totalizing meter is not required, review the permit terms to determine another suitable method of water measurement. The amount of water placed to beneficial use will be the final amount of water associated with the permit. If you have not fully developed the water up to the limit established in the permit, Nevada Law provides for requesting an Extension of Time for up to one year each time the Proof of Beneficial Use is due. Keep in mind that for the State Engineer to grant the extension, the permittee must demonstrate steady application of effort to place the water to beneficial use. **Please be advised that the Proof of Beneficial Use is due February 14, 2029.**

To ensure that the permittee timely receives future notifications from this office, please advise this office of any address and/or ownership changes.

If you have any questions regarding this notification contact this office at (775) 684-2800.

Sincerely,

Melissa Rowland
Administrative Assistant II

Enclosure: Nevada Well User's Guide



Board of Adjustment Action Order

Special Use Permit Case Number WSUP24-0009 (Misty Blu Training Center)

Decision: **Approval with Conditions**
Decision Date: October 3, 2024
Mailing/Filing Date: October 7, 2024
Property Owner: Jerry L and April Scollard
Staff Planner: Courtney Weiche, Senior Planner
Phone: 775.328.3608
E-Mail: cweiche@washoecounty.gov

Special Use Permit Case Number WSUP24-0009 (Misty Blu Training Center) – 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 for riding lessons and horse training. A maximum of forty (40) horses will be boarded, thirty-three (33) boarders and seven (7) personal horses. The applicants are also requesting to modify applicable parking and landscaping requirements as specified in this staff report.

- Applicant / Property Owner: Jerry L & April D Scollard
- Location: 11065 Chestnut Street
- APN: (APN 080-262-07)
- Parcel Size: 11125 Chestnut Street
- Master Plan: (APN 080-262-11)
- Regulatory Zone: 1.048 Acres (APN 080-262-07)
- Area Plan: 2.097 Acres (APN 080-262-11)
- Development Code: Suburban Residential
- Commission District: Low Density Suburban

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permits. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code. The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:

- Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Planning Area;
- Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed

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To: Jerry L and April D Scollard
Subject: WSUP24-0009
Mailing Date: October 7, 2024
Page: Page 2 of 2

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 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.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division



Eric Young for Trevor Lloyd
Secretary to the Board of Adjustment

TL/CW/AA

Attachments: Conditions of Approval

Property Owner: Jerry L & April D Scollard, dinanscollard@gmail.com

Action Order xc: Elizabeth Hickman, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Katrina Pascual, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District.

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Conditions of Approval

Special Use Permit Case Number WSUP24-0009

The project approved under Special Use Permit Case Number WSUP24-0009 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 3, 2024. 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.**

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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 – Courtney Weiche, Senior Planner, 775.328.3208, cweiche@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 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.
- d. 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.
- e. All signage on the parcel shall adhere to the applicable requirements of WCC Article 505, *Sign Regulations*.
- f. 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*.
- g. The applicant shall extend a 12' wide landscaped buffer along APN 080-262-11 in compliance with WCC 110.412.40(b).
- h. 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 limited to daylight hours.

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Northern Nevada Public Health (NNPH), Environmental Health Division (EHS)

2. 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, REHS, CP-FS, EHS Supervisor, 775.900.7239, 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.

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

- a. Prior to Business License signoff, the applicant shall provide to Washoe County a copy of the approved water right permit signed by the Nevada State Engineer.
- b. The applicant shall maintain the standing of the water right through certification.

Washoe County Engineering and Capital Projects

3. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Janelle K. Thomas, P.E., C.F.M., 775.328.3603, jkthomas@washoecounty.gov

Katrina Pascual, P.E. (775) 954-4648, kpascual@washoecounty.gov

UTILITIES (County Code 422 & Sewer Ordinance)

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
- b. The applicant shall conform to all Utility Design Standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.

Truckee Meadows Fire Protection District

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

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Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, 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/>

*** End of Conditions ***

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EXHIBIT D**

September 24, 2024

April Dinan-Scollard
Misty Blu Training Center
11125 Chestnut Street
Reno, Nevada 89506

RE: **WATER SYSTEM STATUS VERIFICATION FOR MISTY BLUE TRAINING CENTER: NOT A PUBLIC WATER SYSTEM AT THIS TIME**

Ms. Dinan-Scollard:

Thank you for working with the Northern Nevada Public Health office to answer questions about your private well and its possible designation as a public water system. We appreciate your attention to this matter.

Based on the details you provided, the Bureau of Safe Drinking Water (BSDW) has determined that the operation at 11125 Chestnut Street, Reno, NV is not a public water system at this time. Based on the counts you provided, currently the projected population that will be using the Misty Blu Training Center does not meet the minimum threshold requiring the facility to become a permitted public water system.

The Meaning and Limitation of the Public Water System Definition:

Nevada Revised Statute 445A.840 defines a "Public Water System" as "a system, regardless of ownership, that provides the public with water for human consumption through pipes or other constructed conveyances, if such system has 15 or more service connections ... or regularly serves 25 or more persons".

Our office is charged with ensuring that water systems satisfying the definition of a "Public Water System" comply with the Safe Drinking Water Act and applicable state statutes and regulations. We recommend that all systems comply with the principles of good design and monitoring when providing drinking (or hygiene) water to the public. However, we do not permit or regulate private water systems.

Responsibilities of Private Well Owners

Although your private well is not currently designated as a public water system, should your operation change and/or the population using your system increase, your well could become a PWS in the future.

Please be advised that it is your responsibility to contact the BSDW should your facility increase in population. It is recommended that parties involved with the water system be informed and aware of what would be required.

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It should be pointed out that the implications of either knowingly or accidentally avoiding the protection to the public provided by the Safe Drinking Water Act carries with it some risk. As a private system operating in a way that has potential to be a public drinking water system, the owners/operators undertake both the responsibility for the public health risk potentially presented by their system, and the responsibility to inform their members and limit access to the system by the general public.

Owners/operators are responsible for protecting the health of those serviced by the water system, as well as report problems with the system to State and local public health officials. Failure to do so could lead to civil and criminal liability. This places you in a position of responsibility to self-monitor and report changes that could alter the status of your water system from private to public. Please keep in mind that served bottled water is not considered an acceptable substitution by the USEPA or the State of Nevada for systems meeting the definition of public water systems. Should the population reach the Nevada Revised Statute 445A.840 threshold, the BSDW must be notified.

Misty Blu Training Center will be contacted on a periodic basis in the future to re-verify the status of public access with the water source.

Option of Further Assistance:

Because there is a potential risk to public health represented by private systems, BSDW, as well as State and County health departments, stand ready to provide non-binding advice on water systems that are private or quasi-municipal. We look forward to working with you to ensure that a safe and reliable supply of drinking water is supplied to your customers. Feel free to call our main office at any time if questions arise: 775-687-9521. Thank you!

Sincerely,

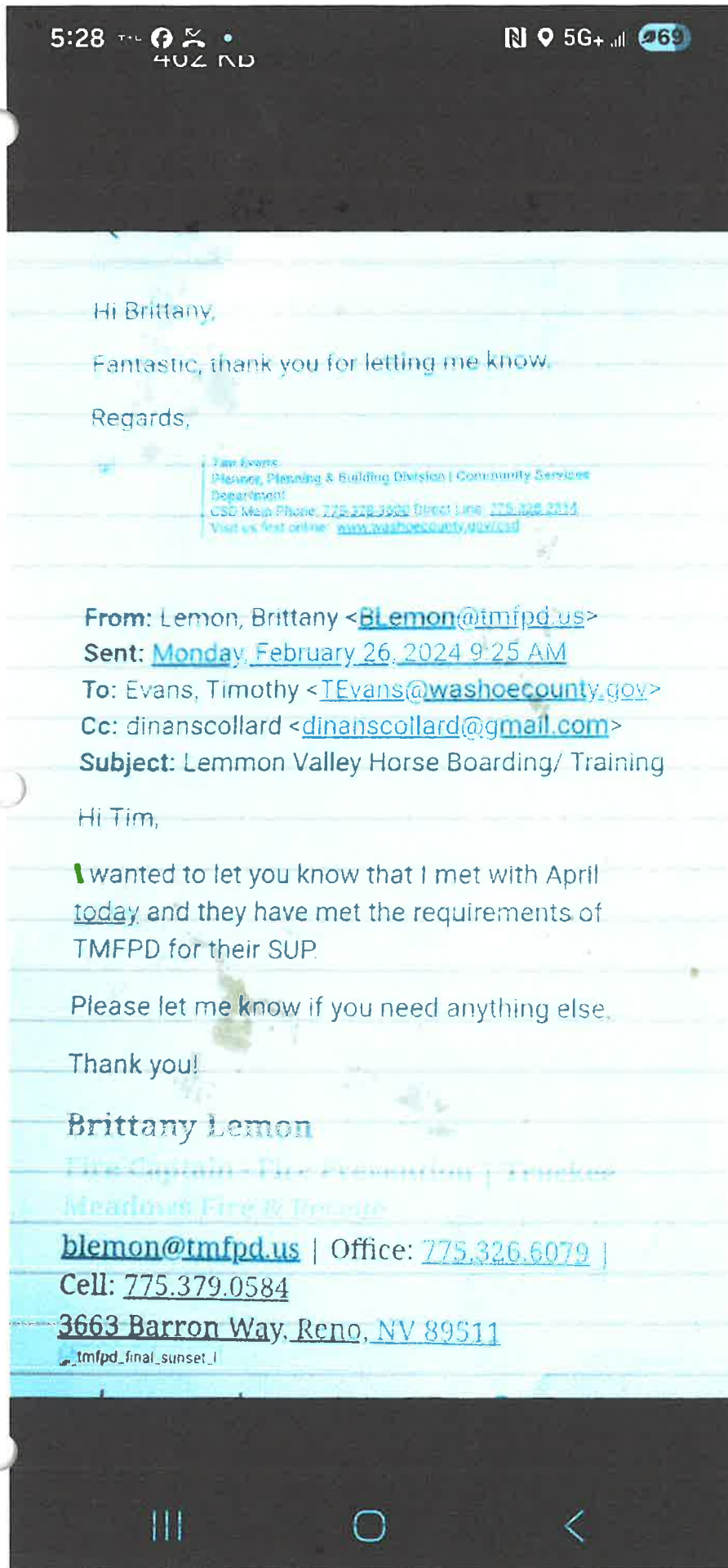

Lynell Garfield, M.S., Found Systems Manager
Bureau of Safe Drinking Water
Nevada Division of Environmental Protection
775-687-9516

cc: April Dinan-Scollard, adinan-scollard@gmail.com
Alex Lanza, PE, Compliance Branch Supervisor
David Kelly, Washoe County Health District, Environmental Health Services Supervisor

You can find more information regarding public water systems on our web site:
<http://ndep.nv.gov/bshw/index.htm>

Individual water system information may be found at Drinking Water Watch:
<https://ndwis.ndep.nv.gov/DWW/>

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Fire Captain;

Brittany
Lemon

**WAC26-0006
EXHIBIT D**

Thank you for you time,

April Dinan-Scollard

From: April Dinan-Scollard < >

Sent: Friday, October 25, 2024 5:23 AM

To: English, James < >

Subject: Re: WSUP24-0009 requirements

Hi James

Just checking to see if you had a chance to check my horse manure management yet.

Please let me know if this plan works.

Thank you

April Dinan-Scollard

On Thu, Oct 17, 2024, 7:58 AM April Dinan-Scollard < > wrote:

Hi, James.

I was just wondering if you got my email regarding the manure management and if you have been able to take a look at it and see if I meet all the guidelines that way I can get it Okay, by you and send it to my planner. Courtney, Welch.

So I can get this part of my special use permit done.

Thank you,

April Dinan-Scollard

On Tue, Oct 1, 2024, 9:42 AM April Dinan-Scollard < > wrote:

I am currently reviewing the conditions for approval for our SUP application and that will be heard before the board of adjustments on Thursday, October 3rd. I would like to begin addressing some of the conditions required by your department.

1. I have been in consistent communication with David Kelly with Environmental Health Services regarding this project and regarding whether we meet the requirement of a Public Water System, that determination has already been made and we do NOT.

2.Regarding manure management- our current program is as follows: Manure is removed from the pens typically daily, but no less than weekly, and stored near the arena away from neighbors and horses. The manure from the barn is spread in the arena and dragged into the soil to allow for natural decomposition. The remainder of the manure is removed by trailer to be composted by other property owners.

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After reviewing the Washoe County District Board of Health Regulations Governing Solid Waste Management, I believe our program falls within those guidelines.

jerry scollard <luvetwofish@gmail.com>

Fwd: WSUP24-0009 requirements

1 message

April Dinan-Scollard <dinanscollard@gmail.com>

Fri, Dec 13, 2024 at 5:36 AM

To: jerry scollard <Luvetwofish@gmail.com>

----- Forwarded message -----

From: **English, James** <[REDACTED]>

Date: Mon, Oct 28, 2024, 2:57 PM

Subject: RE: WSUP24-0009 requirements

To: dinanscollard <[REDACTED]>

Hi April,

Sorry about the delay, I had forwarded this on for review by the WM Team, that said, the general plan looks like it will work, if indeed your operation accumulates too much manure or we receive multiple citizen complaints we may require more of the manure to be removed from the property or that it is worked deeper into the soil.

One additional requirement would be to keep a log or other documentation of the estimated amount of manure removed by other property owners in the event we get complaints on other properties and have to investigate further. This will also demonstrate you are managing the manure generated at your location.

Let me know if you have further questions.

Regards,

Public Health

James English, REHG, CP-PS

EHS Supervisor

Environmental Health Services

M: 775-900-7239

**WAC26-0006
EXHIBIT D**



Misty Blue Sign

Harrell, Sar... 11:32 AM

to me ▾



Hi there,

As far as the Building permit I show the inspector passed the final inspection on this permit, so it is closed out. So, there is nothing for us in Building that needs to be done. We won't mail or email anything to you saying it's been finalized/ closed out, but I did take a screenshot of the permit showing as finalized for you to have.

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EXHIBIT D**