



WSUP21-0018

Tailwater Ranch



Board of Adjustment
July 1, 2021





Request

- **The request is for a special use permit to allow for a commercial stable**
- **The parcels has a regulatory zone of Low Density Suburban (LDS) and Washoe County Code (WCC) requires a special use permit for the use type of commercial stables, in accordance with WCC Table 110.302.05.3 for LDS parcels**
- **The applicant also is requesting modifications for paved parking spaces to allow non-paved surface and reduction of landscape standards for a commercial use**



LDS- 1 unit
per acre

LDR- 1 unit
per 10 acres



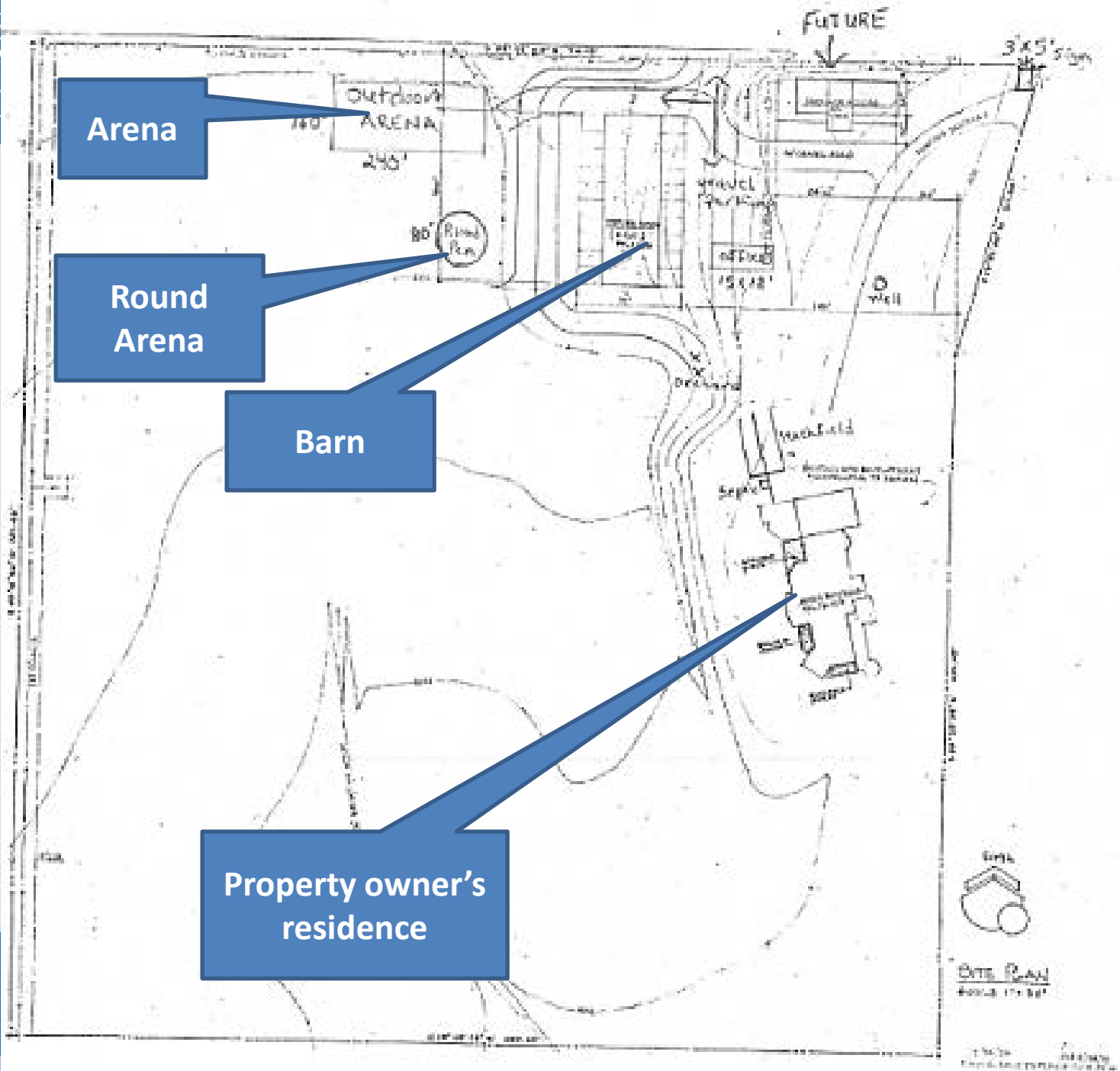
Analysis

- **The request is to board up to 25 horses, with up to 5 horses owned by the property owner**
- **The applicant is requesting a facility for boarding, training, and rehabilitation**
- **The barn will stable 10 horses, with a tack and a feed room and any other horses will be on pasture**
- **Professional instructors will be available for training seven days a week from 7am to 7 pm, only during daylight hours**
- **The application also requested to allow four events, non-sanctioned competition for clients, a year**



Analysis

- **The facilities will include, a 10 stalls barn, with attached 12 ft. x 16 ft. paddocks, a 204 ft. x 60 ft. outdoor riding arena, a round pen and 6 turn out pastures**
- **A separate adjacent building will house the office and restrooms**
- **The property owners 7,180 SF residence is also on the property, which will allow them to address any issues on site**

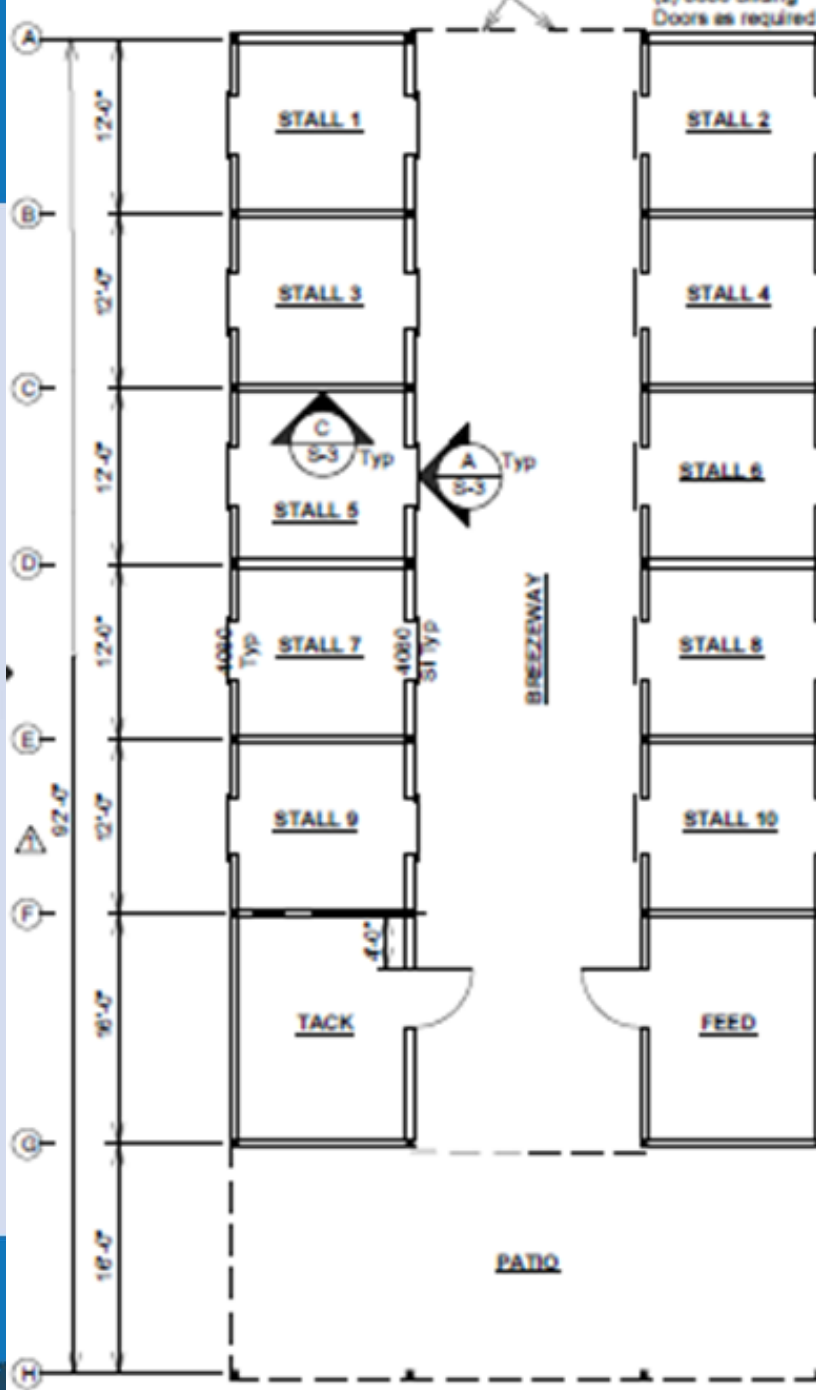


Arena

Round
Arena

Barn

Property owner's
residence









Property Maintenance

- **Manure will be removed weekly by a professional service and a pest company will manage any pest or rodent issues**
- **Horses will not be pastured in flood irrigation areas to prevent ground water contamination**
- **All lighting will be low voltage and not impact the neighboring properties**
- **There will be no amplification on the site**
- **A 3' x 5' sign will be placed at the entrance of the property**



Water

- **The applicant has been in communication with County staff regards water rights and water service to the proposed project**
- **Suitable water rights have been identified to support this project**
- **Specific conditions for the water rights are provided in the conditions of approval**



Rhodes Road Access

- **The access to the site from Ox-Yoke Lane is off Rhodes Road**
- **Currently the bridge from US 395 to the northern access to Rhodes Road is one lane only**
- **The one open lane has been deemed safe and the closed lane has been done as a precaution**
- **Washoe County Engineering is actively pursuing funding to replace the bridge and has applied for a federal grant**



Ox-Yoke Lane

- The history for Ox-Yoke access dates from July 22, 1986, when the parcel map depicts the lane as a 50' dedicated access easement however the map was not recorded
- The most current recorded map from April 28, 2005, shows the main portion of Ox-yoke Lane as 50' private road
- There is no mention of the beneficiaries of the easement or any restrictions on it
- Washoe County Surveyor, Wayne Handrock is available for any questions concerning the access to the site



Local Commercial Stables

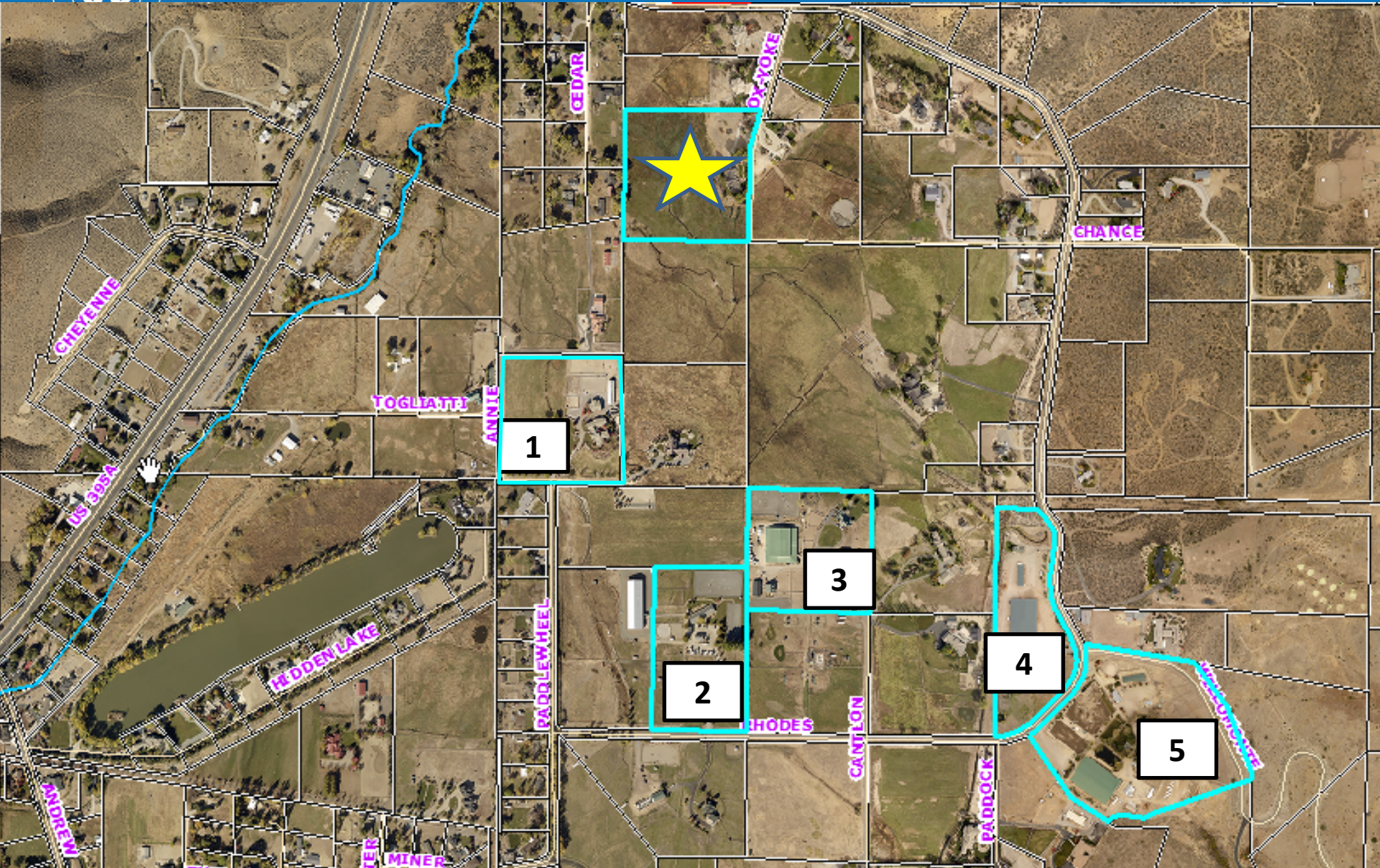
- **There are other commercial horse stables in the area, off Rhodes Road**
- **The applicant sees a need for additional horse boarding/equestrian facilities and indicates that there are waiting lists at the surrounding facilities**



Commercial Stables

	Address	Acreage	Name	Permitted Allows
1	19440 Annie	10.3	LEAD	9 horses, 12-stall barn with outdoor arena/corrals
2	2955 Rhodes	9.8	Balance Point Training	25 horses & 20,000 SF with arena
3	1115 N Cantlon	9.5	Golden R Heart Ranch	34 horses- horse boarding & training with indoor/outdoor arenas
4	2455 Rhodes	8.7	Reno Tahoe Equestrian	35 stalls, arenas & turnout area
5	2600 Rhodes	16	Meadowview Farms	35 horses- horse boarding & training with indoor/outdoor arenas







South Valley Area Plan

- **The South Valley Area Plan speaks to the care and use of various livestock animals as a core component of the South Valleys’ community character and should be protected.**
- **The Plan states, “The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character.”**
- **The Plan also states, “The breeding, care, display and use of horses for both commercial and personal benefit is a core component of the area’s character.”**



Varying Parking & Landscaping

- **The applicant is asking to waive the paved parking area requirement for the safety of horses and riders**
- **Also, to waive the landscape requirement of 20% for commercial use**
- **Staff is in support of waiving the landscaping requirements because of the rural and pasture environment**
- **However, a condition has been added for any structure within 30 feet of the property line that at least one tree be planted every twenty linear feet on the property line, as required in Article 412**



Reviewing Agencies

- **Various agencies reviewed the application, their comments are included in the staff report**
- **Agencies with conditions, are included in the Conditions of Approval**



SUP Findings

1. **Consistency**. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valley Truckee Meadows Area Plan;
2. **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;
3. **Site Suitability**. That the site is physically suitable for commercial stables and for the intensity of such a development;
4. **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;
5. **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.



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 WSUP21-0018 for Bennett and Darcy Bauer, 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