



# Say NO to the Pony!

Conversion of Silver Circle Ranch to Commercial Use

# Two Components

01

EXPANSION OF  
OCCASIONAL EQUESTRIAN  
TRAINING TO 100 SESSIONS  
PER WEEK

02

EVENTS CENTER WITH AT  
LEAST FOUR TWO DAY  
EVENTS PER YEAR. NO  
ACTUAL LIMITATION IN  
APPLICATION OR STAFF  
REPORT

# Development Code Categories

(a) Allowed Uses.

- (1) Boarding Stables. The boarding, keeping or raising of up to three (3) horses, mules, donkeys, or ponies per acre as an accessory use to an established residential or agricultural use on the property (excluding horses used primarily for agricultural operations which are classified under animal production). Typical associated uses and activities could include, but are not limited to: riding instruction, roping practice, barrel racing practice, dressage practice and jumping practice for the boarders of said horses.

(b) Uses Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits.

- (1) Commercial Stables. The commercial boarding, keeping or raising of more than three (3) horses, mules donkeys, or ponies per acre (excluding horses used primarily for agricultural operations which are classified under animal production). Typical uses and activities could include, but are not limited to, commercial riding stables open to the public, riding clubs, and riding instruction facilities.
- (2) Equestrian Facilities. Commercial (public or private) horse, mule, donkey, or pony facilities, to include at a minimum or any part thereof: riding schools/academies, exhibition facilities (for shows or other competitive events including, but not limited to, riding, roping, barrel racing, jumping events, dressage, bull riding), boarding facilities, and all other ancillary or accessory structures and uses typical and/or incidental to such facilities.

*[Added by Ord. 1513, provisions eff. 7/12/13.]*

**Section 110.226.20 Industrial Development.** Within the Warm Springs planning area, new industrial development shall be limited to light industrial use types and shall be located only within areas designated with the Industrial Regulatory Zone as of May 1, 1991.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.226.25 Road Access Permits.** Prior to final approval of any development proposed within the boundaries of the Palomino Valley General Improvement District, the applicant shall obtain any needed road access permit from the appropriate entity.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.226.30 Ornamental Water Features.** The use of groundwater for new ornamental surface water features such as ponds and fountains is prohibited.

**Section 110.226.35 Disposal of Sludge.** The disposal of sludge shall be restricted to land application for agricultural purposes only. Sludge shall not be disposed of as landfill material.

# Allowed Uses

Table 110.302.05.3

TABLE OF USES (Commercial Use Types)  
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.26)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OB	GR	GRA
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Animal Sales and Services																		
Commercial Kennels	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	--	--	S <sub>2</sub>	S <sub>2</sub>
Commercial Stables	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>
																		Article 226 for Warm Springs parcels.
Dog Training Services (see Article 330)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Grooming and Pet Stores	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	--	--	--	--	--	--
Pet Cemeteries	P	P	P	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	A	--	--	P	--
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--	--	--	S <sub>2</sub>
Veterinary Services, Pets	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	--	P	--	--	--	--	S <sub>2</sub>
Automotive and Equipment																		
Automotive Repair	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Automotive Sales and Rentals	--	--	--	--	--	--	--	--	S <sub>2</sub>	A	A	A	A	--	--	--	--	--
Cleaning	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	A	--	--	--	--	--
Commercial Parking	--	--	--	--	--	--	P	P	P	A	A	A	A	P	--	--	--	--
Equipment Repair and Sales	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	A	--	--	--	--	--
Fabricated Housing Sales	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	A	--	--	--	--	--
Truck Stops	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--
Building Maintenance Services	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Commercial Centers																		
Neighborhood Centers	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	--	--	--	--	--
Commercial Recreation																		
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>
Destination Resorts	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>
Indoor Entertainment	--	--	--	--	--	--	--	--	--	A	P	A	--	P	--	--	--	--
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	P	S <sub>2</sub>	P	P	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit  
\* The provisions listed in Table 110.302.05.3 requiring a special use permit for Commercial Stables (as defined in Section 110.304.25(c)(2)) in GR and GRA are hereby modified to be consistent with Article 226, Warm Springs Area.

# Indoor Sports Use

Indoor Entertainment	--	-	--	-	-	--	-	-	-	-	A	P	A	-	P	--	-	--	-
Indoor Sports and Recreation	--	-	--	-	-	--	-	-	-	-	S <sub>2</sub>	S <sub>2</sub>	P	S <sub>2</sub>	P	P	-	-	-

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# Application Consultant's Report

As alluded to above, one of the main uses and functions of the facility is equestrian training for jumping and dressage basics. Pair of Aces Stables (Liz Reader) runs and operates the instructional program. The trainer currently provides up to 70 training lessons per week to 35 students, each averaging 2-1-hour sessions per week, with up to 5 riders per session. The desire is to increase to 100 lessons on the proposed lesson horses plus training to the boarded horses/owners. In addition to her training, the trainer desires to hold up to 4 clinics per year. Clinics are generally limited to her students and are given by a "guest" horsemanship trainer. Likewise, the trainer desires to hold up to 4 competitions per year for the local horse community. Competition events are 1 or 2 days during the weekend and are limited to 50 or fewer riders. Attendance at events is non-ticketed and attended by family.

# Actual Traffic

- ◇ 100 training sessions per week over 5 working days is 20 trips per day
- ◇ Events will have 50 RIDERS for each day of the event
- ◇ Riders need horses
- ◇ Horses are transported in trailers
- ◇ Trailers can be 40 feet long, towed by 20 ft. pickup
- ◇ Total ensemble length = 60 feet

# Staff Report Traffic?

## Traffic

The applicant indicates that the traffic from the site will increase by 50-70 trips per week or 10 to 12 trips per day. This would be 2 peak hour trips per day and due to the minimal increase in traffic that will be generated by this request, no traffic study is required.

- Used the consultant's maximum event traffic of 70 trips for each day of the event and divided by 7.
- Ignored the 20 trips per day just for training.



# Holcomb Ranch Lane at facility



# Existing and Proposed driveway



# Pony driveway



# Pony driveway width



# Holcomb Ranch Lane



# Existing Holcomb commercial



# Bartley Ranch Park entrance



# Findings

- ◆ Intensive increase in use
- ◆ Significant traffic impacts
- ◆ No mitigation proposed by Pony or required by staff report
- ◆ Staff report conditions are normal general conditions
- ◆ No special conditions that reflect this project
- ◆ Events center not allowed in ANY residential area, period



# Save Our Neighborhood

- ◆ Please keep our rural RESIDENTIAL neighborhood rural and residential
- ◆ This intensive use is not “grandfathered”
- ◆ Do not let Pony create a NEW intensive commercial use
- ◆ Existing roads cannot handle this vastly increased traffic
- ◆ Vastly increased long vehicle ensembles