



From: Gary Owens <garylownes@yahoo.com>
 Sent: Tuesday, February 1, 2022 11:44 PM
 To: Washoe311 <Washoe311@washoecounty.gov>
 Subject: re: Washoe County Board of Adjustment meeting Thursday Feb 03, 2022

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re: Special Use Permit Case Number WSUP21-0036/ Administrative Permit Case
 WADMIN21-0016 (Silver Circle Ranch)

(1) Dangerous (existing) road conditions.

On the North side of Holcomb Ranch Ln, there is an area of bare gravel/dirt, caused by large vehicles/trailers pulling onto Holcomb Ranch Ln heading West. Because of the tight turning radius of the existing driveway, particularly with a trailer, they pull across the pavement onto the unpaved area before turning back onto the pavement. As the pass over the pavement onto the unpaved area, they often break off chunks of the asphalt, leaving a sharp drop-off edge. The edge is then eroded during water runoff and vehicle traffic, deepening the drop-off. Also, some of the chunks intrude into the road, creating an un-even road edge. This creates a dangerous condition for bicyclists, motorcyclists, and even small cars; as well as damaging the pavement. In the light of even more traffic at this site, I propose a condition whereby this turnout area is paved, with appropriate stormwater runoff measures, to eliminate this hazard.

see notes in red on attached marked version of overlaid photo from Exhibit F.

One can see the chunks out of the road in Google maps street view.

This situation really ought to be addressed regardless of any building on the site.

(2) Some of the county staff comments seem misleading/confused on page 9 of the file:
https://www.washoecounty.gov/csd/planning_and_development/board_commission/board_of_adjustment/2022/Files/WSUP21-0036%20-%20WADMIN21-0016%20SILVER%20CIRCLE%20RANCH%20Staff%20Report

under item 3., the last sentence of the staff comment is:
 "The construction of an indoor riding arena will enclose one of the existing outdoor arenas."

however the submitted proposal is to relocate one of the existing outdoor arenas and add a new indoor arena in the old footprint.

The same confusion is also in SW.2.4 where the staff comment has:

"... The indoor arena will replace an outdoor arena, ... "

The relocation of one of the outdoor arenas is problematic from the standpoint of floodplain encroachment and excess tree loss.

(3) in light of the issues with flooding, and the removal of many trees, and the impact on creek biodiversity, I suggest consideration of an alternate location, as indicated in blue on my attachment.

By leaving the lower level existing outdoor area in place, encroachment into floodplain of the creek is eliminated. Also, the large healthy trees down there are spared, in favor of sacrificing the smaller/shabbier trees on the slope. The bigger tree near the end of the stables might be savable under this alternate plan.

By cutting into the hill, the new location would still be down in the hollow, so its large mass wouldn't be visually intrusive.

If the Westerly side is supported directly by a concrete retaining wall, the earth contact would serve to temper the interior from the extremes of temperature. Even if just nearby, it would help buffer weather extremes somewhat.

Replanting some trees on the Westerly and Southerly sides would further temper the hot sun in summer, and add to the visual aesthetics.

A cut into a hillside will be more stable support for a building than fill within a creek floodplain.

Rainwater capture tank(s) could be integrated into the retaining wall.

(4) I have concerns about rainwater/meltwater runoff, and cannot find any mention of it in the proposal aside from raising structures above the FEMA flood level. I've seen too many instances of handwaving away flood issues that later turned out to cause problems to feel good about this proposal without a documented study of these issues. This is a large area of impermeable cover being added right beside a creek. There's an irrigation ditch crossing under Holcomb Ranch Ln right there, as well a culvert for the creek that seems a bit on the small side, considering all the housing going in further upstream. I suggest more study of the flood/runoff issue, including accounting for probable climate change effects before approval. This area has seen road closures due to flooding in the past.

Sincerely,
Gary Owens