

## Phase 1 Public Outreach

In January of 2026, Washoe County conducted Phase 1 of public outreach for the Equine Business Code update. Phase 1 outreach included two in-person kickoff events and one [online webinar](#). The focus of this phase of outreach was to share the project plan and process, present findings from Phase 0 outreach (conducted in 2024), and to seek input on different types and needs of equine businesses in the County. This input helped inform the draft amendments that will be reviewed as part of Phase 2 outreach. For a full project schedule, see the timeline overleaf.

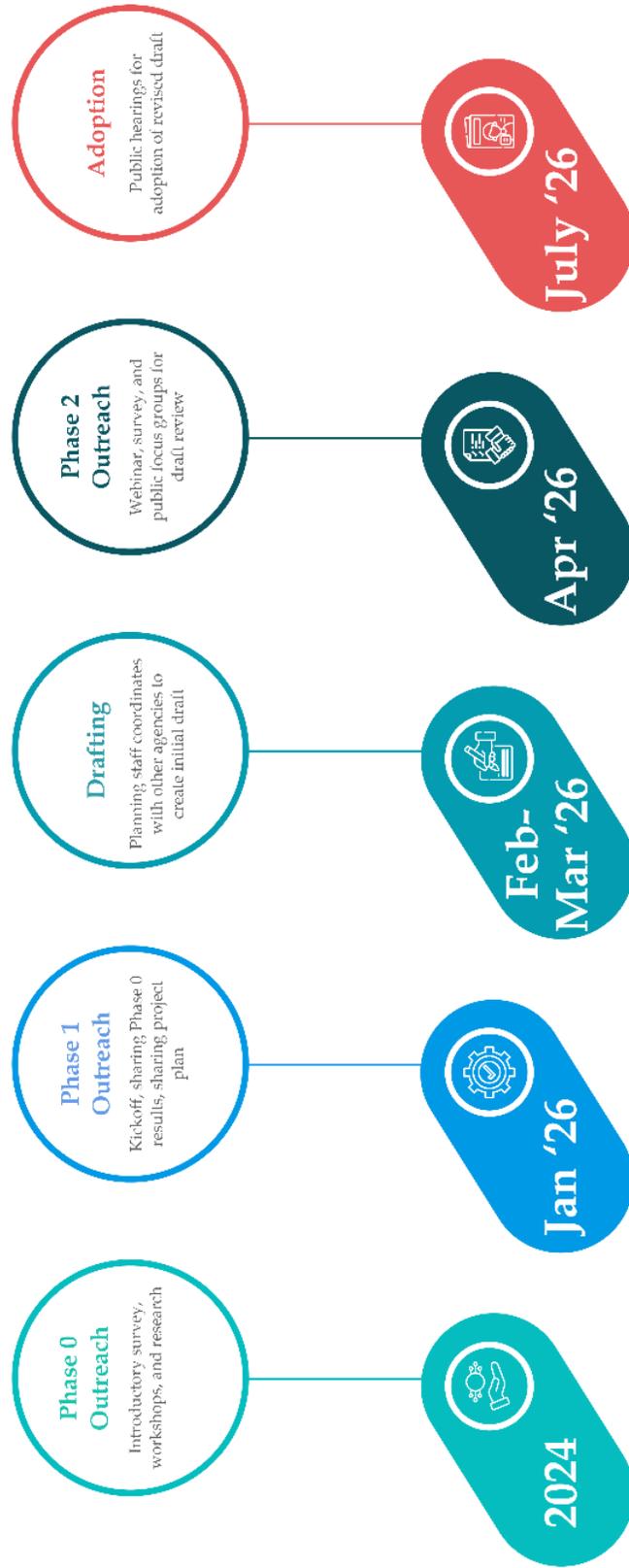
Approximately 48 citizens attended the three outreach events. All three events started with a presentation followed by conversation structured around the following questions:

- What are the challenges encountered in trying to establish an equine business?
- How often do boarding operations not include lessons for the horse owners and/or general public?
- Is there a correlation between number of horses and average number of lessons per week?
- What do different types of equine businesses look like in terms of activities, people and horses coming in and out throughout a day, etc.?
- Is it common for barns that offer lessons to also have periodic events? How many and what type of events?
- How can equine businesses and residential uses be good neighbors to each other?

Comments were recorded on large poster papers. Attendees also had the opportunity to write comments on comment cards.

After the completion of public outreach, all comments were transcribed by staff and categorized thematically. The input received related to each theme are summarized below. Scans of the original comments and the comment transcriptions are attached to this document as Exhibits B and C respectively.

## Equestrian Code Update Timeline



## Business Models

As part of Phase 1 of public outreach, staff asked about the different business models for equine businesses. Overall, feedback indicated that there is a wide range of equine businesses and no “standard” model. It further suggested that there may not be a strong relationship between the number of horses and the number of customers. The following are examples of activities equine businesses can and do include in the region:

- Horse boarding (short term)
- Horse boarding (long term)
  - Models where the owner comes to the site to feed horses and clean stalls and models where the boarding facility provides that service
  - In general, how frequently people visit their horse varies widely
- Working horses
  - Lesson horses
  - Horses owned by an LLC that are used for competing but not for lessons or other activities associated with the business
- Lessons
  - Individual lessons
  - Group lessons (anywhere from a handful of people to 20 or 30)
  - Jackpots (lessons with 40-60 people)
  - Trainers may be employees of the facility or may come in from outside
- Horse training
- Horse shows
  - Most facilities do not do shows
- Horse breeding
- Events
  - Clinics
  - Shows
  - Fundraisers
- Therapy and Life Coaching with an equine component
- Equine assisted therapy and education facility
- Horses for running cattle (owner’s cattle or others’ cattle)

In general, the number of visitors and hours tend to vary seasonally and within a week (with more activity Friday-Sunday). Visitors to the site could include clients, hay delivery, farriers, vets, trainers, body workers, and maintenance workers.

Participants indicated that some activities were more likely to co-occur (or not) with others. Here's some of the feedback provided:

- Generally speaking, small boarding operations are less likely to have lessons and very unlikely to have events.
- Some operations may only board a few horses for neighbors and friends.
- As an operation scales up with boarding, it is more likely to either have lessons or horse training.
- An operation with lessons may or may not have lesson horses.
- This level of operation may have group lessons, clinics, or fundraisers, but it is very unlikely to have a larger event like a show.
- The bigger established operations tend to have bigger shows and events.
- Events are not a big part of the business models of the small to mid-sized operations.
- Any operation may have horses that breed, which means it is important to know how to "count" young horses.
- There can also be unique equine related uses, such as renting out arena space for riding, using horses as part of a life coaching business, running cattle, etc.

Some commentators said that any proposed tiers for classifying equine businesses should be as clear as possible, so that it is easy to determine where a particular business fits. There was also comment regarding the differences between horses and other types of livestock. Lastly, it's important to consider when horses are being used agriculturally and when they are not.

## Use Thresholds

Potential thresholds between different intensities/tiers of equine uses were a prominent topic of discussion at all Phase 1 Outreach events. Participants suggested various methods of differentiating levels of equine businesses, including:

- Basing thresholds on the activity taking place rather than the number of horses.
- Using the Warm Springs thresholds county wide.
- Basing thresholds on the intent of the business, e.g. is it for profit or a small operation that only intends to break even.
- Eliminating government oversight for any size of equine business.
- Basing thresholds on a combination of the acreage, number of horses, types of activities, and financial size (gross income).
- Basing thresholds on visiting horses/people rather than number of horses or activities.

- Certain qualities make operations more “commercial,” including indoor arenas and on-site employees.
- Structuring business tiers around earnings (gross income).
- Incorporating lot size as part of the thresholds because of the different impacts based on lot size.
- Basing thresholds on average number of clients per week and the type of activity.
- Basing thresholds on parcel size and number of horses, overlaid with zoning.

There were also some specific thresholds that were suggested and discussed amongst the various groups:

- **Small equine facility:** maximum of 10 horses requiring a home-based business license; **medium equine facility:** 10-20 horses, boarding and training only, requiring a standard business license; **large equine facility:** more than 20 horses, all equine activities allowed, requiring a standard business license.
- **Medium equine facility:** training and no staff, 6-15 horses.
- **Large equine facility:** over 40 horses and 10 daily visitors.
- **Small equine facility:** 10 or less average visitors a week requiring a home-based business license; **medium equine facility:** 10-25 average visitors a week requiring an administrative review; **large equine facility:** over 25 average visitors a week requiring a special use permit.
- A fourth tier when a traffic impact study is triggered.

Overall, participants indicated that the tiers should potentially consider use, number of visitors, number of horses, lot size, and whether or not there are employees.

## Commercial Definition

A few comments were received regarding the definition of commercial, and what should be considered commercial or should not. Participants wanted to understand if an operation is commercial when there’s no exchange of money or when the money is just enough to cover operating expenses (rather than “for profit”). There was a sentiment among some that the smaller boarding operations particularly are not commercial in nature and shouldn’t be defined as such.

## Code Enforcement

There were a few comments regarding a desire to see a more consistent approach to code enforcement.

## Water Rights

Participants indicated that the need to acquire commercial water rights is a challenge for many trying to establish equine businesses. Multiple attendees suggested the creation of informational materials about water rights requirements for equine business, because one of the barriers is just knowing what is required. Some comments suggested that changes to zoning regulations that do not encompass water rights and commercial septic may have a limited impact on the challenges faced by equine businesses. Some suggested that it would be helpful if water rights and commercial septic requirements could be incorporated into the tier thresholds.

## Commercial Septic and Accessibility Requirements

Like water rights, participants indicated that commercial septic requirements are a significant barrier faced by equine businesses. One business owner stated that it cost about \$40,000 dollars to build an accessible restroom. Participants suggested allowing accessible porta potties is a workable solution. It was also suggested that information about commercial septic requirements is hard to find upfront and that it would be helpful to include in an overall guide/explainer for applicants that addresses the requirements of all different agencies.

## Manure Management

Manure management came up frequently in discussions, often in regard to possible land use conflicts with neighbors. Participants recognized manure as a potential impact to neighbors and that effective management helps improve compatibility with adjoining land uses. There are many different ways to manage manure, dependent on property size and other environmental conditions. Participants indicated that Northern Nevada Public Health (NNPH) has been flexible in approved manure management plans, allowing a range of strategies. Several people commented that Waste Management is one of the cheapest and easiest ways to get manure off a site, but that they may not be accepting new manure clients. Other options include pig farmers and organic waste disposal companies. Some also mentioned that consolidated information about manure options would be helpful.

## Process Improvements

Some comments from participants related to non-codified elements of the permitting process rather than what is written in and required by code. Several people who had gone through the permitting process indicated that it was difficult to get comprehensive information about Washoe County permitting and the requirements from other agencies such as NNPH and the Nevada Division of Environmental Protection (NDEP). They

indicated that enhanced communication and consolidated information would be helpful, to help people navigate the process, make it less intimidating, and reduce the probability of hidden expenses.

## Interaction with Neighboring Properties

On the topic of potential land use conflicts between equine uses and surrounding properties, many commentors indicated that surrounding uses and lot size are very influential. Many commented that in areas where there has been nearby suburban residential development (e.g. new subdivisions), neighbors are more likely to express concerns or file complaints even if they moved to the area after the establishment of equine uses. Multiple attendees expressed that the newer uses of the smaller lot subdivisions should be responsible for ensuring land use compatibility and a sufficient buffer, not the other way around. In general, in areas with larger lots there is less likely to be conflict, partially because of the space between uses. There were also comments that this could be due to people being more likely to have moved to large parcels for the rural lifestyle, including horses and livestock.

## Agricultural Businesses

A few comments related to the relationship between equine businesses and more agricultural uses. Some suggested that commercial stables should be considered agricultural instead of commercial, or that there should be “agricultural business” standards that incorporate the agricultural development standards instead of commercial ones.

## Building and Fire Suppression Requirements

While most equine businesses do not have an indoor arena, those that do indicated challenges in meeting fire suppression requirements for commercial structures. The cost of installing a sprinkler system is high and may involve acquiring and storing large amounts of water. Participants often mentioned the larger “grandfathered” operations with indoor arenas and asked why they cannot operate under the same requirements, which don’t include fire sprinklers.

## Events and Clinics

There was some discussion specific to events and clinics. In equine parlance, “events” means competitions, such as roping, barrel racing, etc. Generally, the attendees of these events are primarily the participants with only a few spectators. Events tend to be held at equestrian facilities rather than boarding/lesson operations. Attendees expressed that most facilities are unlikely to have more than four events a year, particularly because large

amounts of water must be brought in to keep down dust. Events were described as different from clinics, which may result in a higher-than-average number of people on site but are not competitions. Some participants stated that a good approach may be allowing smaller events as part of an equine business and requiring larger ones to get a special event license. Some permitted operations included special events in their approval and have both horse and non-horse related events.

## Parking

Participants unanimously agreed that parking for equine businesses should not be required to be paved. Some were amenable to the need to pave accessible spaces, while others stated they thought that accessible spaces shouldn't be required unless the facility was for disabled riders. There were comments regarding the impacts of dust from unpaved parking and the sentiment that some dust is part of living in Nevada.

## Landscaping

Only a small number of conversations touched on landscaping. In general, people felt that commercial landscaping standards were not feasible for small operations and not reasonable on larger properties. They also referenced the expense of importing materials such as decomposed granite.

## Other Standards

Various other development code related topics came up during Phase 1 Outreach, including protections for existing businesses, non-conformance standards, hours of operation, noise, lights, dust, speed limits, and horse-per-acre limitations. People indicated that reasonable hours of operation, noise levels, and light levels were all ways to be a good neighbor. Some were in favor of a horse-per-acre limit, but most participants were not and indicated that it did not correlate with horse welfare or impact.

## Other Concerns

Some comments did not fit into any of the previous categories. This includes comments regarding the importance of horses to Nevada history and culture and the difficulty of finding a place to board horses in the region. There were also many comments regarding feelings of inequity and unfairness with the current "one size fits all" approach to regulating equine businesses and the difference in treatment between legal non-conforming operations—who essentially do not need to make any operational changes or site improvements—and new or previously unpermitted operations.

## Exhibits

Exhibit A – Phase 1 Outreach Presentation

Exhibit B – Received Comments

Exhibit C – Transcriptions of Received Comments

# Exhibit A

Kickoff Meeting



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**COMMUNITY  
SERVICES DEPARTMENT**

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# 2026 Equestrian Code Update

January 27, 2026

# Agenda



- Project scope
- Project process and timeline
- Public outreach summary
- Public outreach discussion
- Next steps

# Current Regulations

- In most places, “commercial stables” use type (boarding or training of 3 or more horses) allowed with a special use permit (SUP)
  - Requires public hearing process
- Warm Springs planning area allows boarding stables with permitting based on number of horses per acre
- Commercial stables a commercial use
  - Requires a business license
  - Triggers commercial parking, landscaping, and lighting standards

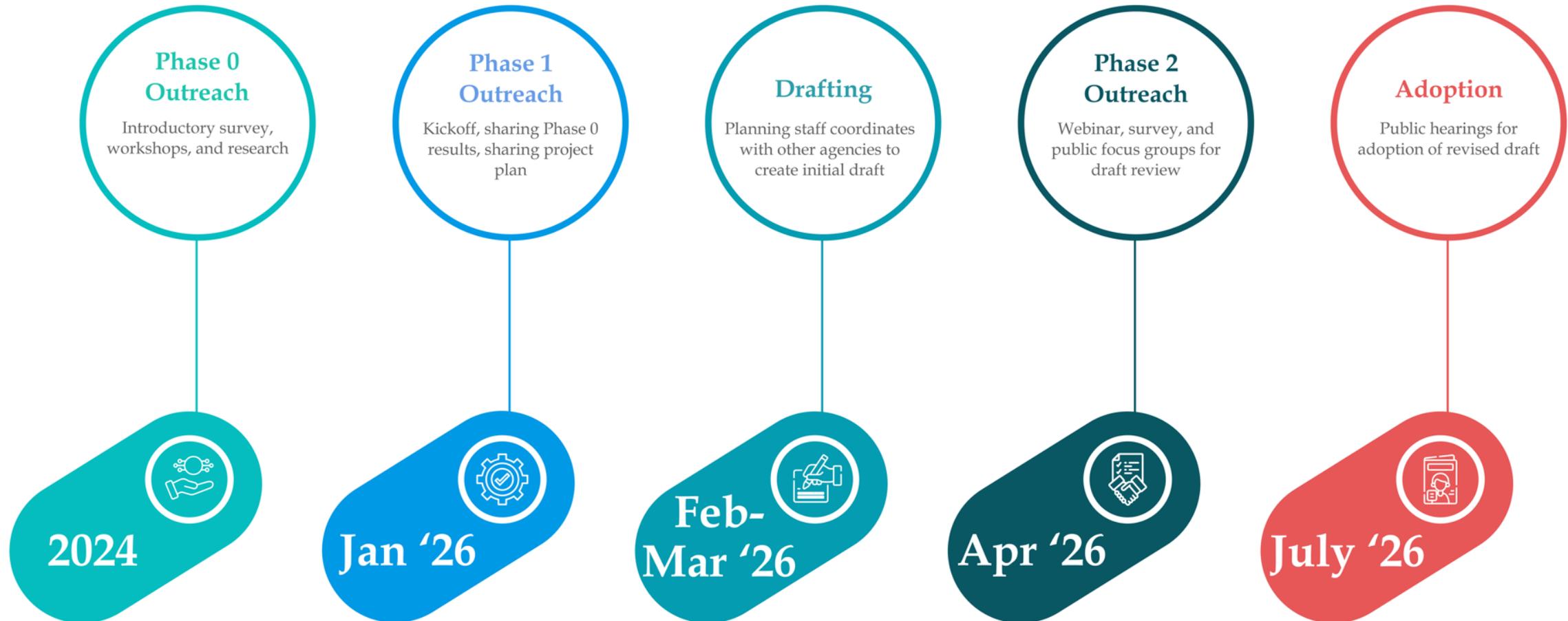
- Update Washoe County Development Code (Zoning) regulations related to equine businesses. Could include:
  - Use type definitions
  - Permitting/licensing requirements
  - Minimum standards for parking, landscaping, and lighting
  - Other minimum standards
- Does **not** remove all regulations related to equine businesses, nor will it modify any regulations outside of the County's authority, such building, fire, and life safety regulations
  - Those regulations are not within the jurisdiction of the County
  - Staff will coordinate with other agencies to the greatest extent possible

# Project Timeline



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## Equestrian Code Update Timeline



# Phase 0 Public Outreach



## Phase 0 Outreach

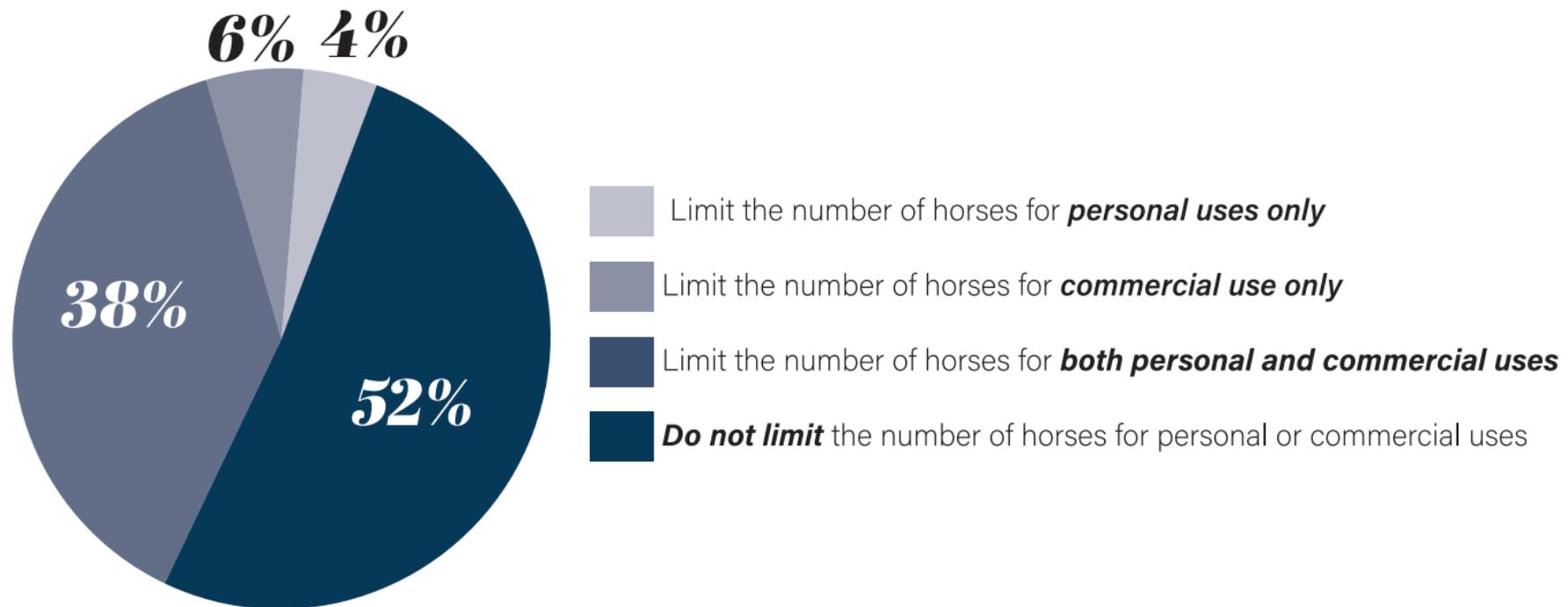
Introductory survey,  
workshops, and research



2024

- April-May 2024, a consultant and Washoe County staff conducted an **online questionnaire and in person workshops** regarding equine uses, their potential impacts, and standards for development
  - **1,898** questionnaire responses
  - **110** open house attendees
- Consultant also produced an **Equine Code Assessment Report**, comparing Washoe County regulations to other similar jurisdictions

Should there be a limit on the number of horses that can be kept on a property for personal or commercial uses? What we heard from respondents:



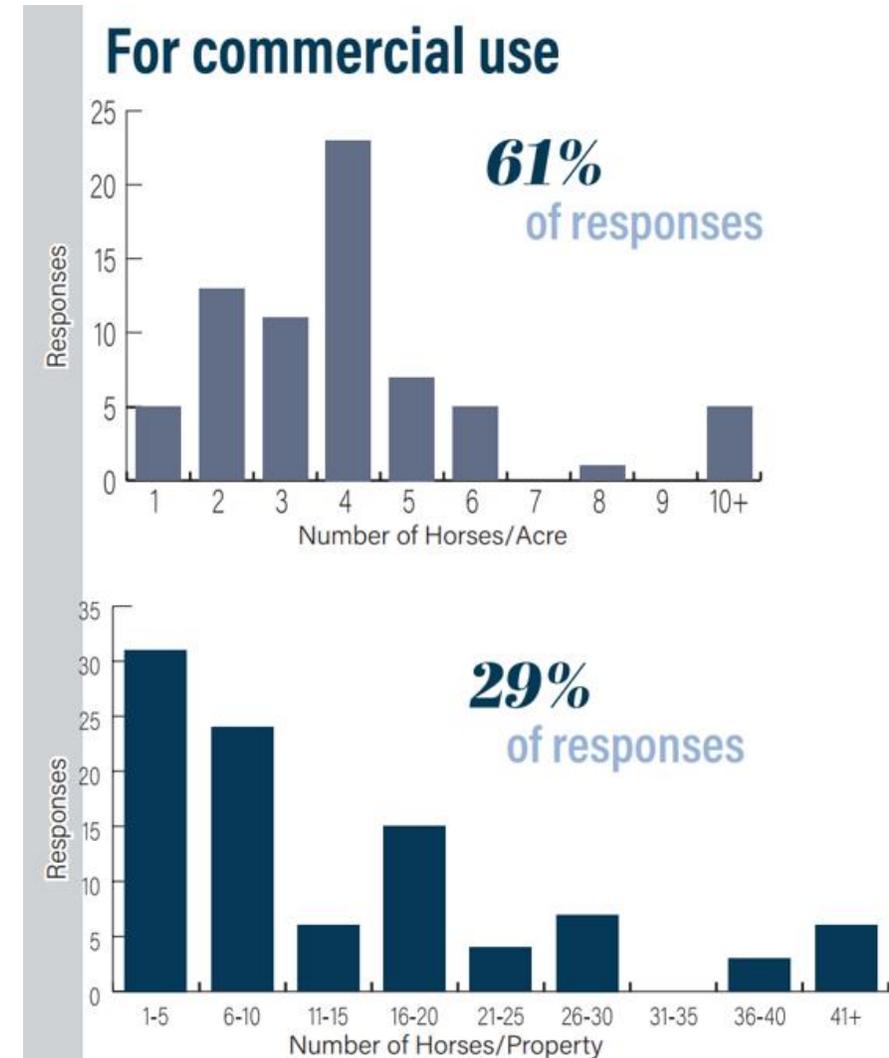
- 61% of respondents thought any limitations should be county-wide

# Questions



**How many horses should be allowed per property?** What we heard from respondents:

- 10% of responses preferred another metric
- Asked about personal horses, but this amendment is focused on commercial equine uses only



# Questions



**Which types of equine uses should be allowed in each type of area in the county?** Summary of what we heard from the majority of respondents:

**Rural areas (5+ acres):**

residents feel all types of commercial equestrian uses are appropriate, including animal racetracks, equestrian arenas or show barns, public riding stables, horse boarding, private stables, and personal horses/livestock

**Semi-Rural areas (1-5 acres):**

racetracks not appropriate, other equestrian uses still appropriate but less so than on rural properties

**Suburban Residential areas (1/3-1 acre):**

Commercial equine uses not appropriate, personal horses and a private stable still appropriate

**Suburban Residential areas (<1/3 acre)/Commercial/Industrial:**  
Equine uses not appropriate

**Indicate your level of support for certain standards for new commercial equine uses.** What we heard from respondents:

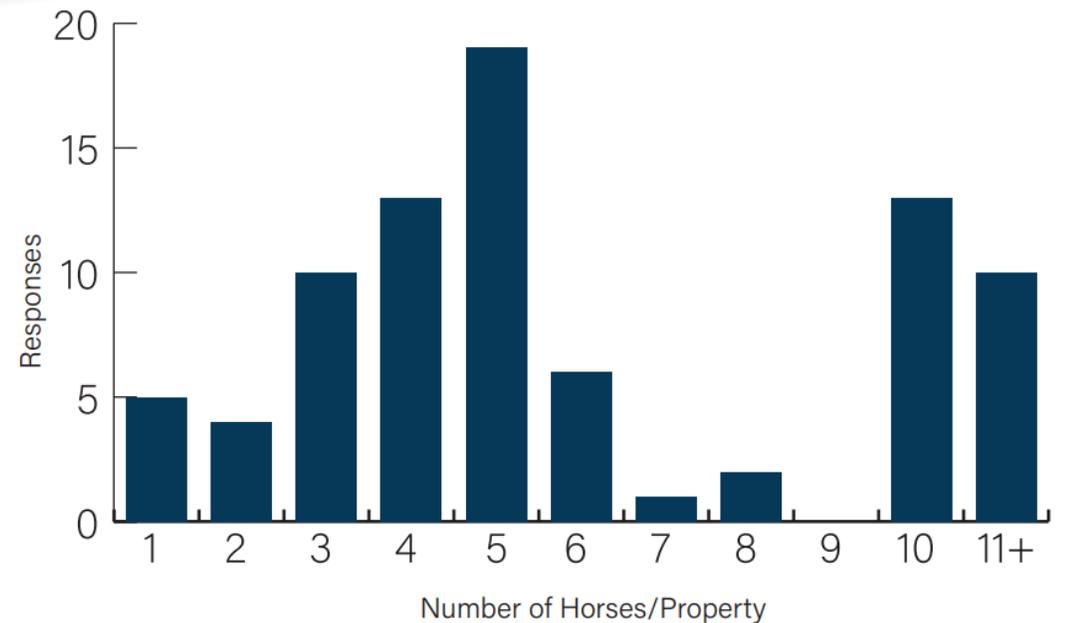
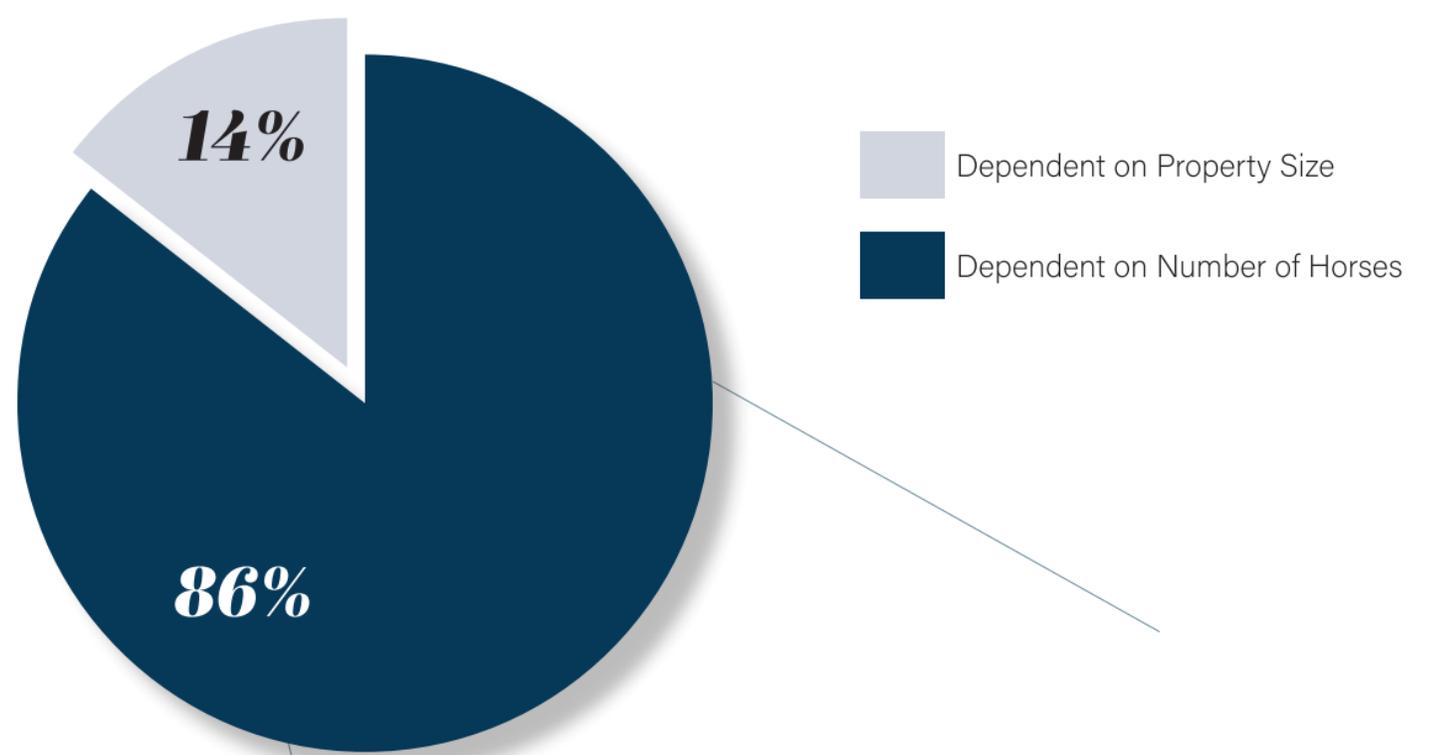
- Asked about standards regarding: maximum number of horses based on lot size, overall maximum number of horses per property, limiting the number of horse-related special events per year, minimum setbacks for commercial equine facilities, maximum building size, maximum lot coverage, limiting horse keeping in residential areas to personal use only, minimum lot sizes for commercial equine uses, requiring landscaping, requiring paving, and not requiring paving
- Responses generally split between “strongly oppose” and “support”
- Most support for **maximum number of horses, minimum setbacks, minimum lot sizes, and not requiring paving**

**Which types of equine uses should be reviewed administratively and which should require a public hearing? What we heard from respondents:**

- Preference that **personal horses and private stables** have administrative review
- Preference for **horse boarding** split between administrative review and administrative review with notice of neighbors within 500 feet
- Preference for **equestrian arena or show barn** split between administrative review, administrative review with 500 feet notice, and public hearing
- Preference for **animal racetrack** to require a public hearing

# Questions

**How many boarded horses per property should trigger the requirement for a public hearing?** What we heard from respondents:



**Are there any additional standards for new commercial equine uses that you would like to see?** What we heard from respondents:

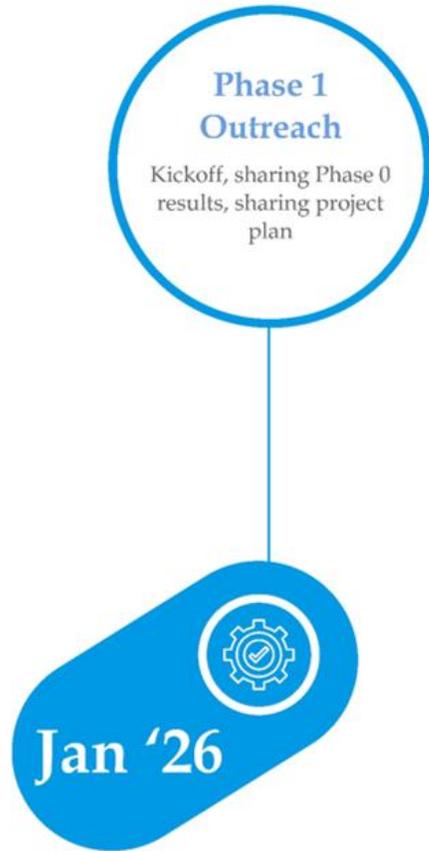
- 84% responded no
- 16% responded yes, with suggested standards related to
  - Animal welfare
  - Incompatibility of horses with non-rural areas
  - Road maintenance requirements
  - Lighting
  - Manure removal
  - Water supply

# Equine Code Assessment Report



- Compared Washoe County equine regulations to those in other communities in Idaho, Colorado, Wyoming, New Mexico, Arizona, Utah, Delaware, and Florida
- Broad range of options for regulating equine uses
- Most communities defined more uses than Washoe County
  - Those communities had more granular regulations (e.g. less intensive requirements for less intensive uses)
- Washoe County generally middle of the road

# Phase 1 Outreach

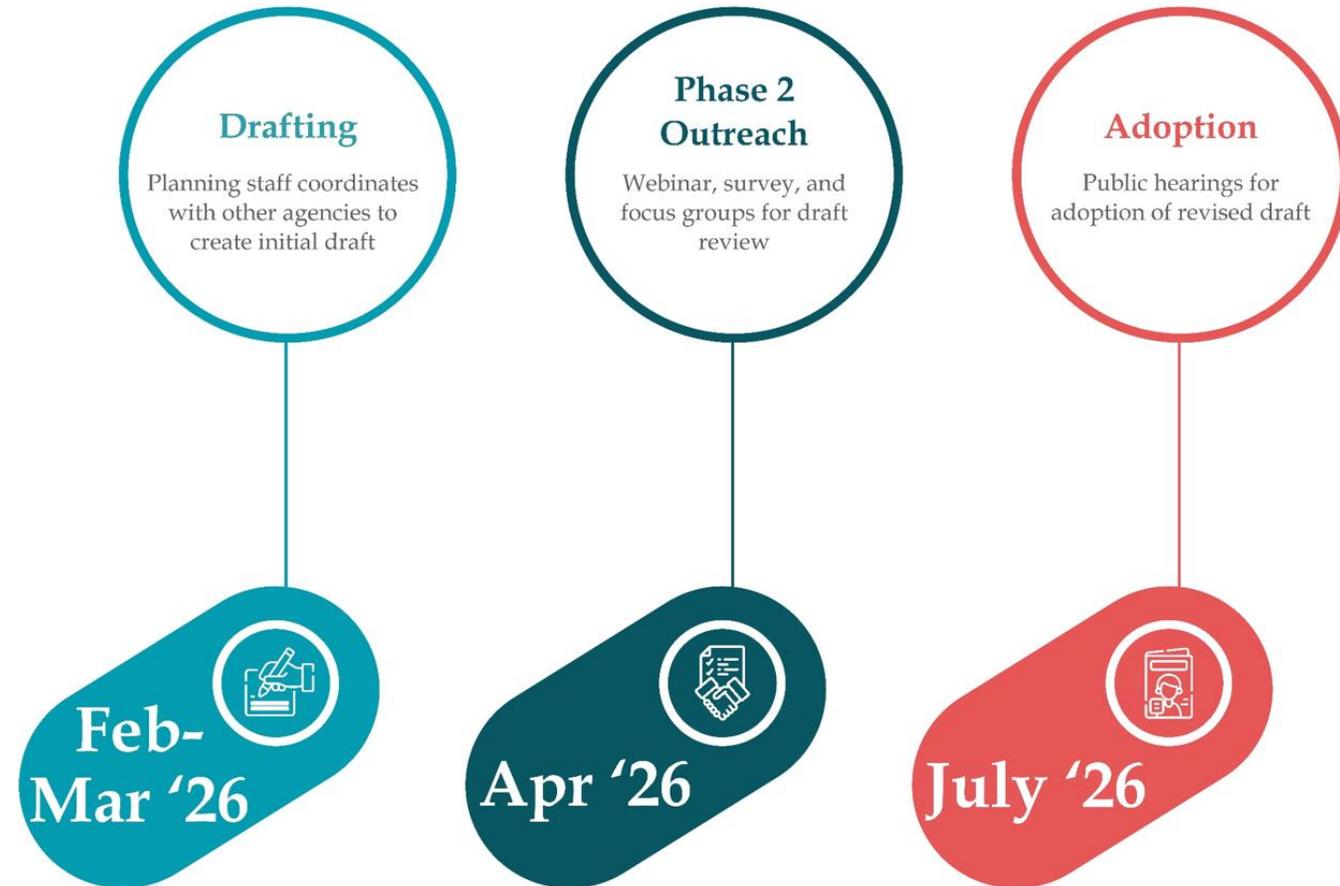


- In person meetings:
  - January 12<sup>th</sup> at the South Valleys Library
    - Approximately 25 attendees
  - January 27<sup>th</sup> at the Spanish Springs Library Washoe Room, 5:30 p.m.
- Webinar: Thursday January 22<sup>nd</sup> at 5:30 p.m.
- Purpose: Share results from previous outreach, share project plan, and seek feedback on **anything that was missed** during previous outreach, with a focus on **equine business operation & needs**

# Next Steps



- Based on outreach so far, staff will draft initial code amendments and coordinate with other agencies as appropriate
- Future outreach will focus on draft review by the public with online and in-person opportunities
- The draft will be revised after public outreach and then prepared for adoption



- Questions/comments on upcoming process
- Are there any important topics that the previous outreach did not cover?
- Staff questions to better understand equine business operation & needs:
  - What are the challenges encountered in trying to establish an equine business?
  - How often do boarding operations not include lessons for the horse owners and/or general public?
  - Is there a correlation between number of horses and average number of lessons per week?
  - What do different types of equine businesses look like in terms of activities, people and horses coming in and out throughout a day, etc.?
  - Is it common for barns that offer lessons to also have periodic events? How many and what type of events?
  - How can equine businesses and residential uses be good neighbors to each other?

# Thank you

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# Exhibit B

①

- Definition of com. horse - adv. / customers / not profit customer.
- Want Warm Springs Reg.
- Regulate by activity not # of horses.
  - for profit
- 10 horses & no ~~license need~~ - home based license
- 10 - 20 horses ~~with activities need license~~  
Boarding only / training only
- Have employees → business license      ↳ business license
- no government oversight
- vent
-

1. Saddle "Club"

(2)

2. Tiers include:

a) ~~acreage~~

b) # of horses

c) Types of activities

d) \$ size

3. More consistent approach to code enforcement.

4. Thresholds that require Commercial Water Rights + Commercial Septic.

- consolidated member info would be helpful

5. Protections for existing businesses

6. Code enforcement  
Training / Checklist  
Development.

7. Insurance?

8.5/ac

9. Visiting Horses / Visiting people.

- consolidated manure info would be helpful
- can find stats on manure/horse
- double manure guidelines - ppl get worried about flies
- might depend on location / lot size
- permitting process overwhelming
- water rights explainer
- permitting checklist / guide
- big facilities are grandfathered - feels unfair b/c they have bigger impacts
- hard to find places to board in Reno
- indoor facilities + size => more commercial
- boarding + training #'s vary - horses frequently come & go
- training more mid-tier
- no staff more mid-tier

5

Small boarding operations ~~generally~~ generally,  
don't do lessons.

Not a strong correlation

Show barns = trailers, etc.

Boarding (smaller) = primarily, just 1 vehicle

If offering lessons typically have events (shows,  
fundraisers, etc.)

Had to hire consultant to establish business, cost

H<sub>2</sub>O rights, paving requirements, commercial septic

~~ADA~~ ADA, Commercial fire system

New neighbors are challenge

Works both ways

- 30 horses, 4k lessons a year - commercial

- £ large and

- 5 horses, boarding only

£ 2/day come to ride (weekday)

- outdoor arena, max 4 lessons/day

+ training horses, some clients don't visit much

+ one trailer in a week

- boarding 10, 3 group lessons a week

- 2 horses lesson horses

+ veterans riding non-profit

- most horses boarding 5 horses, minimal lessons

- maybe 6-15 "middle tier"

- not much correlation btwn horses + customers/week

- small stables, no events, middle a couple (~15 ppl)

- all 5-13 are lots, NW + steamboat

- ADA porta path? Usable workaround, bit room ~40k

- agricultural business? Standards crossover

- WM won't take manner

- 45 acres, boarding ~20
- 5 visitors a week, 14 horses, 12 acres, ADA ports-potty
- 10 acres SS, boarding, lessons, show barn  
ADA ↑ parking
- ↑ leases property
- commercial impacts from visitors, not horses
- business owns horses, not used for businesses  
↑ competes professionally on them
  - baby horses / in utero
- boarding - amount of visits depends on client
- weekly rate vs per-day cap? Accounts for variable schedules
- existing non-continuously used indoor facility - fire code?
- lack of communication & consolidated info
- renting out arena for events/individual use?
- events - smaller day, bigger events get special event license?
  - so that whole use isn't limited to peak event use
- lecture events, clinics (2-3 days, 8-12 riders)
- group lessons (30-40), jackpots (60-80)
- large facility: - over 40 horses?
  - less than 10 visitors
  - staff

- from boarding: slim profits or break even
- structured on earnings?
- larger lots → less impacts (some goals/values among owners)
- suburban/rural interface areas leading to land use conflict
- tiered as visitors
  - 1 - 10 or less a week (clients/admins) (HBB) ← how do families factor?
  - 2 - 10 to 20/25 /week (admin review) cars?
  - 3 - 25 & above (SUP) average
- Franktown bonds 40 or 50
- 4 - needs TIS?

Boarding - Common to have lessons, though boarding only businesses exist. Some facilities have external trainers

- Some have one lesson/per horse/week
- Some have training horses w/ lessons each day.

- Hay delivery
- farriers (horse shoe)
- Vets
- trainers
- body workers
- Customers (2-3x/week)
- Maintenance

# Events

- Horse club rides / training / demo
- Events are usually attended by participants in the event
- Bigger events held in arenas
- Most boarding not set up for events

- ENCROACHMENT / GROWTH.

- NO PAVED PARKING!  
(EXCEPT ADA)

- CORRELATION w/ # HORSES & WEEKLY LESSONS BUT DEPENDS ON BUSINESS MODEL

- HOURS  $\Rightarrow$  SEASONAL

- TRIGGERS FOR SUP?

- # OF CLIENTS / WEEK

- ACREAGE

- BASED ON THE "TYPE" OF BUSINESS.

- CHALLENGES w/ SUP
- AVOIDING SUP - TERRIFYING PROCESS
- WHAT EXACTLY NEEDS TO BE DONE TO START A BUSINESS
  - WHAT IS THE PROCESS?
- FRIGHTENED BY EXPENSES
  - HIDDEN EXPENSES
- ONE SIZE DOES NOT FIT ALL!
- EQUITY ISSUE
- SO MANY NICHE'S.
- UNIQUE USES INVOLVING HORSES
  - (LIFE COACH EXAMPLE)

## Zoning / Encroachment

- New use needs to be responsible for compatibility
- Dust Control : Not in favor of setbacks

## Paving / Parking

- Horses do not like paving
- ADA Parking not needed unless training focused on handicapped
- EXPENSIVE to bring in D.G. or other material

Challenges for business: Land use not including space for trails with new developments.

Navigating Code requirements and knowing thresholds for triggering requirements.

Need to consider parcel size and adjoining zones

Next to residential:

- Dark sky compliant

# Exhibit C

# 1/12/26 Meeting

## BOARD 1

- Definition of com. Noise—adv./customers/not paying customer.
- Want warm springs req.
- Regulate by activity not # of horses.
  - For profit
- 10 horses no—home based license
- 10-20 horses boarding only/training only => business license
- Have employees => business license
- No government oversight

## BOARD 2

1. Saddle “Club”
2. Tiers include:
  - a. Acreage
  - b. # of horses
  - c. Types of activities
  - d. \$ size
3. More consistent approach to code enforcement
4. Thresholds that require commercial water rights + commercial septic

## BOARD 3

5. Protections for existing businesses
6. Code enforcement training/checklist development
7. Insurance?
8. 5/ac
9. Visiting horses/visiting people

## BOARD 4

- Consolidated manure info would be helpful
  - Can find stats on manure per horse
  - Doable manure guidelines—people get concerned about flies
  - Might depend on location/lot size
- Permitting process overwhelming

- Water rights explainer
- Permitting checklist/guide
- Big facilities are grandfathered—feels unfair because they have bigger impacts
- Hard to find places to board in Reno
- Indoor facilities + size => more commercial
- Boarding + training #'s vary—horses frequently come and go
- Training more mid-tier
- No staff more mid-tier

## BOARD 5

- Small boarding operations generally don't do lessons
- Not a strong correlation [between number of horses and number of visitors]
- Show barns=trailers, etc.
- Boarding (smaller) – primarily just 1 vehicle
- If offering lessons typically have events (shows, fundraisers, etc.)
- Had to hire consultant to establish business, cost
  - Water rights, paving requirements, commercial septic, ADA, commercial fire system
- New neighbors are challenge
- Works both ways [being good neighbors]

## BOARD 6

- 30 horses, 4k lessons a year—commercial large end
- 5 horses, boarding only, 2 a day come to ride (weekday)
- Outdoor arena, max 4 lessons per day
  - Training horses, some clients don't visit much
  - One trailer in a week
- Boarding 10, 3 group lessons a week
  - 2 horses lesson horses
  - Veterans riding non-profit
- Most horses boarding 5 horses, minimal lessons
- Maybe 6-15 “middle tier”
- Not much correlation between horses + customers per week
- Small stables, no events, middle a couple (about 15 people)
- All 5-13 acre lots, North Valleys + Steamboat
- ADA porta potty? Usable workaround, bathroom about 40k

- Agricultural business? Standards crossover
- Waste Management wont take manure

# 1/27/26 Meeting

## BOARD 1

- 45 acres, boarding about 20
- 5 visitors a week, 14 horses, 12 acres, ADA porta-potty, ADA parking paved
- 10 acres SS, boarding, lessons, show barn
  - Leases property
- Commercial impacts from visitors, not horses
- Business owns horses, not used for businesses
  - Competes professionally on them
  - Baby horses/in utero
- Boarding – amount of visits depends on client
- Weekly average vs per day cap? Accounts for variable schedules
- Existing non-continuously used indoor facility—fire code?
- Lack of communication and consolidated info
- Renting out arena for events/individual use?
- Events—smaller okay, bigger events get special event license?
  - So that whole use isn't limited to peak event use
- Lecture events, clinics (2-3 days, 8-12 riders)
- Group lessons (30-40), jackpots (60-80)
- Large facility: over 40 horses?
  - Less than 10 visitors
  - Staff

## BOARD 2

- From boarding: slim profits or break even
- Structured on earnings?
- Larger lots => less impacts (same goals/values among owners)
- Suburban/rural interface areas leading to land use conflict
- Tiered ave visitors
  - 1 – 10 or less a week (HBB)
  - 2 – 10-20/25 per week (admin review)
  - 3 – 25 and above (SUP)
  - How do families factor? Cars?
- Franktown boards 40 or 50

- 4—needs TIS?

### BOARD 3

- Boarding – common to have lessons, though boarding only businesses exist. Some facilities have external trainers
  - Some have one lesson per horse per week
  - Some have training horses with lessons each day
- Hay delivery
- Farriers (horse shoe)
- Vets
- Trainers
- Body workers
- Customers (2-3x per week)
- Maintenance

### BOARD 4

#### Events

- Horse club rides/training/demo
- Events are usually attended by participants in the event
- Bigger events held in arenas
- Most boarding not set up for events

### BOARD 5

- Encroachment/growth
- No paved parking! (except ADA)
- Correlation with number of horses and weekly lessons but depends on business model
- Hours = seasonal
- Triggers for SUP?
  - # of clients/week
  - Acreage
  - Based on the “type” of business

### BOARD 6

- Challenges w/ SUP
- Avoiding SUP – terrifying process

- What exactly needs to be done to start a business?
  - What is the process?
- Frightened by expenses
  - Hidden expenses
- One size does not fit all!
- Equity issue
- So many niches
- Unique uses involving horses (life coach example)

## BOARD 7

- Zoning/encroachment
- New use needs to be responsible for compatibility
- Dust control: not in favor of setbacks
- Paving/parking
- Horses do not like paving
- ADA parking not needed unless training focused on handicapped
- Expensive to bring in D.G. or other material

## BOARD 8

- Challenges for businesses: land use not including space for trails with new developments
- Navigating code requirements and knowing thresholds for triggering requirements
- need to consider parcel size and adjoining zones
- next to residential: dark sky compliant