

Pelham, Roger

From: Jim Phelan <jim@tahoecitymarina.com>
Sent: Wednesday, April 05, 2017 3:57 PM
To: Pelham, Roger
Subject: Special use permit WSUP17-003

Mr. Pelham,

Washoe County Planning Commission

I had planned to attend the hearing for WSUP17-0003 but may not be able to get there on time so I am writing my comments to you in the hopes that the Commission might see them if necessary,

1. There are several riding barns located in the Steamboat Valley and I suspect that there might be some comment if we really need another one out there.
2. The Rhodes Road – Paddlewheel – Andrew Lane thoroughfare has become more of a raceway at times with the existing traffic levels and therefore is an already existing problem that may need to be mitigated in some way with some type of aggressive slow down controls. Many, including myself, ride horses along that “thoroughfare” and obviously will become more concerned with any increase in traffic, especially if the vehicles speed through there. Most individuals that currently use those streets are very cognizant and respectful of riders they encounter.
3. It is my suggestion that if you chose to approve the project that the entry to the property remain on Rhodes Road where it currently exists as I believe using an alternate that uses Paddlewheel Lane is not appropriate.
4. It is suggested that screening is placed along Paddlewheel Lane to help mitigate the mass of a large metal building for those that live right across from the proposed building site.

One other comment that I have just as a logistical item, it appears that the openings if the side of the barn are facing the windward side of the building, the owners may regret that in the future, maybe it would be better to have the openings on the leeward side?

Thank you for the opportunity to comment, Jim Phelan Paddlewheel Lane.