

From: [Laurie Smith](#)
To: [Stark, Katherine](#); [Olander, Julee](#)
Subject: Tailwater Ranch & Equestrian Center
Date: Wednesday, June 23, 2021 2:39:42 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am writing on behalf of myself and my husband, Edward to let you know of our **strong opposition** to this development. This is just another example of urban sprawl.

We have lived in the Truckee Meadows, 34 and 49 years respectively, and have seen enormous growth. The Truckee Meadows used to be a beautiful, green valley. Some parts of it should remain that way.

The Steamboat Valley already has 3 or 4 Equestrian Centers and one that specifically addresses the needs of handicapped children. All of these other centers are not in the middle of a residential area as this proposed one would be.

The road to access this proposed center is a rural, one lane, private road which is on our property. The road's purpose is for private access to residences located on it.

High volume of traffic will cause so much noise and unnecessary wear and tear on this little road. There are children that drive golf carts on this road and 3 new children will be moving into the neighborhood within the next few weeks. It's not safe for this small private road to be highly traveled with horse trailers coming and going seven days a week! We have lived in our home

in this very pleasant, quiet neighborhood for years. There is no need for another equestrian center in this valley.

We would appreciate your consideration of our concerns. It's not just a business, but the valley residents' way of life in a rural environment. Thank you. Laurie and Ed Smith

From: [Alyson Hamilton](#)
To: [Olander, Julee](#); [Stark, Karen](#)
Subject: Special Use Permit Case Number WSUP21-0018 (Tailwater Ranch}
Date: Thursday, June 24, 2021 6:31:51 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am writing to express my concern about this Special Use Permit. The plan to keep so many horses on this small parcel will adversely affect air quality with dust and insects. The traffic generated by a commercial concern in this residential area is also of concern. It is also my thought that such an enterprise will likely fail, leaving behind an eroding mess.

Please keep my and my neighbors' interests front of mind when considering this permit.

I will be attending the meeting on July 1 by Zoom to hear your report.

Thank you,

Alyson Hamilton
105 Cedar Ln, Reno, NV 89521

From: [Jaime Pekari](#)
To: [Stark, Katherine](#); [Olander, Julee](#)
Subject: Tailwater ranch equestrian center
Date: Thursday, June 24, 2021 6:54:23 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Commission Board,

I wish to let you know my concerns about the Tailwater equestrian center. I am worried about water supply and please note that my creek dried up the first week of June. I am concerned with the dust and manure particles that will likely come into my property. The air quality will likely be affected. Is there an evacuation plan if the valley goes up in flames? I ride my horse on Rhodes road but if there's traffic and noise it will scare my horse causing me to get injured. Lastly, I know the applicants are very inexperienced in horse care. They literally went to Petsmart and bought an 8 oz bag of hamster food to feed a horse they owned for a short time. This establishment will be a disaster if approved and built.

I am against Tailwater Equestrian Center if it matters.

Respectfully,

Jaime Pekari
115 Rhodes Road

Get [Outlook for iOS](#)

From: [Betty Kordonowy](#)
To: [Olander, Julee](#); [Stark, Karen](#)
Subject: Fw: ^_WSUP21^_-0018 Tailwater Ranch
Date: Friday, June 25, 2021 8:25:05 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Forward email concerns regarding special use permit.
Rumor indicating you folks are not receiving our emails.
This is being sent again.

Thank you

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Betty Kordonowy" <bettykordonowy@yahoo.com>
To:
Sent: Fri, Jun 25, 2021 at 8:20 AM
Subject: Fw: ^_WSUP21^_-0018 Tailwater Ranch

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Betty Kordonowy" <bettykordonowy@yahoo.com>
To:
Sent: Fri, Jun 25, 2021 at 8:16 AM
Subject: Fw: ^_WSUP21^_-0018 Tailwater Ranch

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Betty Kordonowy" <bettykordonowy@yahoo.com>
To: "kstark@washoecounty.us" <kstark@washoecounty.us>
Cc: "blucey@washoecounty.us" <blucey@washoecounty.us>
Sent: Tue, Jun 22, 2021 at 5:46 PM
Subject: ^_WSUP21^_-0018 Tailwater Ranch



Regarding special use permit up to 25 horse training and rehab.

This is my front yard view which will be greatly affected by this permit if passed.

FACT 1. Our property value will decrease. Which can be supported by local realators.

FACT 2. Will cause an environmental impact little to no vegetation and increase in insects.

FACT 3. Increased traffic on Rhodes Rd.

FACT 4. Increased traffic on Rhodes Rd. bridge to this date over a year ago has not been repaired waiting for a \$750,000.00 grant.

FACT 5. Rural business on private road. This is a neighborhood not a business district.

FACT 6. 5 equestrian centers already exist within a 3 mile area of which 4 already exist on Rhodes road area.

FACT 7. Permit if approved will affect all Cedar Lane residents 11 homes along with Ox Yoke residents.

FACT 8. Ox Yoke is a private road and cannot maintain future traffic and said residence 145 cannot provide safe parking. Or first responders cannot evacuate and or respond in a safe manner due to conjested plans.

Please consider the effect that will devastate our rural neighborhood. The previous equestrian centers were built many years prior to the homes. This new permit if passed is going in the middle of our homes. All past folks who decided to build built there home around the equestrian centers. This facility would be forced right in our front and back yards.

Commercial use in a residential rural area cannot be justified.

Thank you.
Betty Kordonowy
175 Cedar Lane.
Reno Nv. 89521.

[Sent from Yahoo Mail on Android](#)

From: [Kristin Field](#)
To: [Stark, Katherine](#); [Olander, Julee](#); [Lynda Fisher](#); [Kimberly Olsen-Wilson](#)
Subject: WSUP21-0018 Tailwater Ranch and Equestrian Center
Date: Friday, June 25, 2021 9:26:12 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Planning Commission and CAB and in particular, Katy Stark,

I am a 10 year resident at 185 Cedar Lane. The proposed development of the property at 145 Oxyoke Lane, Reno, NV 89521. WSUP21-0018 is adjacent to our street with which I have multiple concerns.

Firstly, though, I want to say that I appreciate the freedom as a homeowner to develop my property as I choose, within reason. However, given that the proposed development of Tailwater Ranch and Equestrian Center would have a direct impact on at least 14 adjacent and nearby properties, I hope the Planning Commission, CAB and you, Katy, will reconsider the proposal in its current scope.

My concerns include the impedance of the flood plain upon which the project would sit, forcing flood water toward my property, as well as to my neighbor's properties. This is no small concern. We have averted flooding to our home in past years, but only just barely and only with the concerted effort of all the neighbors sandbagging. With the increased flow of water due to the proposed development, we most certainly would flood. And speaking of water, the high nitrogen from the urine of all those horses will end up in the ground water we all use for drinking, bathing, irrigating, etc. This is a direct health risk. With the increased number of horses, the increase of flies will be unmitigatable. Finally, I am also concerned about the serious increase in traffic on Rhodes Road.

Please enter this letter into the record and include it in ALL future planning commission dealings about WSUP21-0018 Tailwater Ranch and Equestrian Center.

Most sincerely,
Kristin Field
185 Cedar Lane
Reno, NV 89521

From: [Jaime Pekari](#)
To: [Stark, Katherine](#); [Olander, Julee](#)
Subject: Tailwater Ranch and Equestrian Center
Date: Sunday, June 27, 2021 4:24:11 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Community Advisement Board,

I wish to let you know my concerns about Tailwater Ranch Equestrian Center being built close to my properties. My creek completely dried up the first week of June and I am concerned this establishment (if approved) will hurt the water supply. I am also worried about the air quality and the dust particles that the ranch will cause. With another large business so close it will make it difficult and scary to ride my horses up roads road to the open land. I am really concerned about the traffic. Lastly, the applicant is not experienced at all in horse care. Mrs. Baur bought hamster food at PetSmart for a horse she was keeping at a neighbors house instead of taking the time to read about horse care and buy actual hay or grain. I really foresee this plan disastrous.

Respectfully,

Jaime Pekari
115 Rhodes Road

From: [Lloyd, Trevor](#)
To: [Olander, Julee](#); [Stark, Katherine](#)
Subject: FW: Tailwater Ranch, Special Use Permit Case Number WSUP21-0018.
Date: Sunday, June 27, 2021 3:52:12 PM

FYI

Please tell us how we did by taking a quick survey

Trevor Lloyd
Planning Manager, Planning and Building Division
Community Services Department
tlloyd@washoecounty.us | Office: 775.328.3617
Visit us first online: www.washoecounty.us/csd
For Planning call (775) 328-6100
Email: Planning@washoecounty.us

-----Original Message-----

From: Peta Ross <renoaussie@sbcglobal.net>
Sent: Sunday, June 27, 2021 11:32 AM
To: tahoehills@att.net; Thomas, Clay E <CEThomas@washoecounty.us>; Taxman2353@gmail.com; Pierce, Rob <RPierce@washoecounty.us>; Stanley, Brad <BStanley@washoecounty.us>; Lloyd, Trevor <TLloyd@washoecounty.us>
Subject: Tailwater Ranch, Special Use Permit Case Number WSUP21-0018.

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning,

My name is Peta Ross and I live at 1185 Paddock Lane, Reno, NV 89521.

Unfortunately the CAB meeting for this proposed commercial enterprise (Tailwater Ranch, SUP Case # WSUP21-0018) was canceled and the applicants have ignored residents requests to meet.

My family and I are very concerned that we may have another commercial equestrian facility in the vicinity. We already have 6 "commercial" equine businesses that use Rhodes Road and the traffic is becoming unbearable. Their clients speed up and down Rhodes Rd all day. The speed limit is 25 and it is not uncommon to have people going 45/50 mph because they are late for a lesson or their employees are late for work. The bridge at the beginning of Rhodes Road has been 1 lane for almost 2 years now and more trucks and cars coming over is not the answer.

The parcel on which they are asking for a special use permit is not zoned commercial and we believe way too small for such an operation. If you look at the other equine businesses in the area, although they may have roughly the same acreage, they do not have 7000 sq ft houses on them that take up 1/3 of the land. We do NOT believe that their very basic and crude drawings for the proposed barn, outdoor arena and round pen are drawn anywhere near to scale. These will take up a major part of the remaining property and not leave them nearly enough turnout pasture for 25 horses. They also do not have any plans for a bathroom so I do not know how you could consider approving this permit without that being addressed especially as they say they will be having employees.

Ox Yoke Lane is a small, private road with several residential houses on the road. The property in question is at the

end of the cul de sac and this means the houses on that road are going to have to put up with cars, horse trailers, trailers for hauling manure, etc all day long. These people bought their properties there for the rural “residential” lifestyle, not a commercial lifestyle! Ben & Darcy Bauer new when they bought their house that the property was zoned Low Density Rural. If they wanted a commercial property, they should have bought somewhere else. They say the planned hours of operation will be 8am - 5pm, horseback riding in daylight hours only. Daylight hours in summer are 6am to 9pm and a lot of their clients will probably work or go to school so it is unlikely they will only operate between 8am and 5pm.

The pasture that they are applying for the Special Use Permit for is low lying and also where a lot of the water runoff from flood irrigation goes and passes through to the Steamboat ditch. They have had flooding issues in the past in this area. The applicants state that the area was previously used for a grass fed beef business. I believe this statement to be incorrect, the previous owners have a grass fed beef business but never put their cows on this pasture because it was always too wet.

These are just a few of the concerns. I could go on but hopefully you will listen to the rural residents and deny this application.

Regards,

Peta Ross
(775) 848 2624

From: [Gary Garrett](#)
To: [Stark, Katherine](#); [Olander, Julee](#)
Subject: Case number: WSUP21-0018 (Tailwater Ranch & Equestrian Center)
Date: Saturday, June 26, 2021 7:43:00 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

We live at 135 Cedar Lane which is down stream of this proposed project. We have lived at this address since 1977, so we are familiar with many projects and events (flooding-fires) in the past 40+ years and this special use project would absolutely do nothing to improve or enhance the neighborhood or this valley.

Many concerns include Rhodes Road which does not meet Washoe County residential code let alone a commercial use code. This permit would create more traffic on a already over burdened route. Rhodes Road bridge has been reduced to one lane for over a year. This permit would create more heavy weight traffic on said route. We would be looking at trucks hauling hay and manure along with multiple horse trailers. Of course, more traffic in general would be expected..

The addition of barns, roads, sidewalks, and tack rooms would disrupt the flow of flood waters and normal irrigation practices. Also the lower part of that property is in a flood and irrigation zone which would carry manure, hay, and any toxic chemicals that may be used in the medical treatment for horses to any adjacent residences.

Of course, many other concerns are the obvious odors and insects associated with this type of business. The disruption of the neighborhood at night, including lights, back-up alarms, and the normal noises associated with large animals and the equipment to maintain such facilities.

These concerns lead us to an absolute no and a total rejection to any form of an ok to a special use permit for this property. We urge you to deny this permit for mentioned reasons and to consider a special use permit as a “not normal” for this area.

Thank-you for your time and services,

Gary and Maye Garrett

From: [Wendi James](#)
To: [Olander, Julee](#)
Subject: WSUP21-0018
Date: Saturday, June 26, 2021 7:16:49 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

June 24, 2021

Dear Ms. Olander,

I am writing concerning the proposed equestrian center to be located at 145 Ox Yoke, Reno NV 89521. Case number WSUP21-0018.

I have many concerns about an equestrian center being located in the middle of a residential area that I would like to address starting with the issue of increased traffic. Rhodes Road is a narrow country road that already sees an excess of traffic due to the already existing (and properly located) equestrian centers in the back of the valley. An additional center housing up to 25 horses will increase traffic that much more and put more stress on an already compromised bridge.

I am very, very concerned about water and contamination issues. The property is located on a slope. It is currently covered in field grasses and weeds which help to filter the water which flows from above. My property sits to the northwest down the slope and is notorious for flooding often during wet years and sometimes when the irrigation ditches are opened. When this happens the only part of my property not under water is the house. Anywhere we go, whether to feed our animals or get to our vehicles, we have to walk through water. The floodwaters come directly off of the property at 145 Ox Yoke and the property to the north of them. It does not run through their ditches but trickles across the whole pasture area. Once an equestrian center is put in place and up to 25 horses turn the pasture to dirt we will be flooded with horse manure and urine saturated mud. Not only will this possibly parasite filled water be surrounding our house and others nearby it will also be trickling down into our ground water. There is also the risk of an unfamiliar parasite load infecting the small livestock that live at the properties directly below theirs.

As a community on wells we are all very careful to protect our well water from contamination. Most around here choose not to use chemicals on our properties that could affect the water that we drink and use in our daily lives. 25 horses in a reasonably small, concentrated area will undoubtedly have a negative impact on the quality of our water and possibly our health.

With such a concentrated number of large livestock in a relatively small area I am also concerned about the increase in flies and rodents in the area. As it is, the flies are bad in the summer. The increase in flies will have a direct impact on the neighborhood as will the possible use of chemical rodent control as many of us use cats to control the population. If chemical poisons are used it could kill our pets, not to mention the owls and hawks who also keep mouse populations down.

The issue of the property going from pasture to dry lot is also an issue where dust and erosion are concerned. The existing equestrian centers at the back of the valley have all become dry lot due to the eating down and trampling of the natural vegetation that once existed. On those much larger lots away from a concentration of residences this may not have much impact. 145 Ox Yoke is surrounded by houses on 3 sides. The only open side of the property is the upwind side that would be affected by neither dust nor water runoff. The surrounding properties would be impacted by not only water but the dust and dirt created

by having a dry lot. Dust and blowing dirt will be an issue during winds and when riders are stirring up the area. This will be a major concern to the neighbors who spend much time outside maintaining their properties and to the ones on oxygen that have to be careful going outside as it is.

There was a mention in the application of special events taking place on the property. Again, the property is closely surrounded by homes. We can offer hear residents of those properties if they are talking loudly. We hear the music playing when they are outside. To be having special events taking place with loud speakers, possible stadium lighting, spectators and large numbers of trucks and trailers driving by, turning around on gravel and/or dirt right over our field fences would directly impact our quiet way of life. Between the dust, noise and excess of people staring at us as we go about our business on our own properties I feel like many of us will feel like we can't even go outside.

In closing, while there are equestrian centers in this valley already, none are in such a concentrated area surrounded by neighboring homes. There is a place for these kinds of businesses and 145 Ox Yoke is not one of them. I urge you as a concerned citizen to turn down the request.

I sincerely thank you for taking the time to read my comments.

Wendi James
300 Rhodes Rd.
Reno, NV. 89521

From: [Lynda Fisher](#)
To: [Olander, Julee](#); [Stark, Katherine](#)
Subject: Fwd: Participate in the future of our neighborhood
Date: Friday, June 25, 2021 4:51:23 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Sorry about the Prior business card sent. But this is the information that James Anderson from Reno Tahoe Arabian equestrian center on Rhodes Road would like presented to the board of adjustment. Thank you very much. have a nice day

Sent from my iPhone

Begin forwarded message:

From: "James L. Anderson" <jim@renotahoearabians.com>
Date: June 20, 2021 at 3:49:35 PM PDT
To: Lynda Fisher <hdangel@sbcglobal.net>
Subject: **Re: Participate in the future of our neighborhood**

Lynda,

As an owner of a 30-horse equestrian center - this is a disaster waiting to happen. This is obviously a very inexperienced horse trainer/owner who has NO IDEA what it takes to build and run an equine facility.

I'll give you a few examples: NO barns, ever, have lessons 7 days a week... EVER. Your horses need at least two days off per week to recover. We are basically closed M-Tu for cleaning and horse time-off/recovery.

Secondly, our manure removal costs alone are (sometimes) startling. The question to ask is not about removal. The question is where are they going to store it (manure pile) until it is removed. Given the constant west-to-east blow off the Sierra's - it is probable that anyone to the east is going to have manure/shavings in their back yard cook-outs. Guaranteed.

Like our barn, they will need a pond or other deep water source (not a well) onsite for fire suppression.

The size of their barn is startling and slightly larger than ours. It took us two years from ground breaking. They want to open in June/July??? Permitting alone is a deal killer.

Parking? Dirt/gravel? Have fun with that run off in the winter.

I don't understand the outdoor lighting as we have none. We have door lights...

but, no outdoor lighting - just the way we like it.

Neighbors will have noise - even if its just horses coughing like they do, snorting, or kicking stall walls.

This is disaster.

Can you please send me any other documentation? Or tell me where to go see it?

James L. Anderson
Owner & Director
Reno-Tahoe Equestrian Centre

On Jun 20, 2021, at 3:07 PM, Lynda Fisher
<hdangel@sbcglobal.net> wrote:

I have re-sent this information in a different format in case you were unable to open the prior one that I sent. My apologies. Please do not respond to all but I am more than willing to take any and all questions, concerns or input. Look forward to seeing you July 1 at the hearing.

Sent from my iPad

On Jun 18, 2021, at 14:08, Lynda Fisher
<hdangel@sbcglobal.net> wrote:

From: Lynda Fisher
<hdangel@sbcglobal.net>
Date: June 18, 2021 at 10:30:07
PDT

**Subject: Participate in the
future of your neighborhood**

Please take a minute and read
this information as it will effect
our environment and life style.

<Tailwater Ranch Equestrian Center.pdf>

<145 Ox Yoke Lane Appeal.pages>

Sent from my iPad

Sent from my iPad

<Tailwater Ranch Equestrian Center.pdf>

From: russ@dc16.us
To: [Olander, Julee](#)
Subject: WSUP21-0018
Date: Friday, June 25, 2021 3:24:03 PM
Attachments: [SKM_C22721062515550.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mrs. Olander,

I am writing to you today with concerns about case #WSUP21-0018.

This case is much different than any of the existing equestrian centers in Steamboat Valley. This application is asking to put an equestrian center in an area only accessible from a residential street.

Ox-Yoke Lane is a private road with an easement granted for private access. Changing the property usage at 145 Ox-Yoke Lane, constitutes expanding the Burden on the easement that was granted them.

What may have been 3-4 trips per day, could be expanded to 20 trips per day.

The original easement was given as a "private access with a P.U.E." (See attachment) Unilaterally changing the easement to now access an equestrian center is quite a different use than was originally granted.

Access easements are meant to be used by a limited number of people. Certainly when the easement was given for private access, it was meant for the owners of the property and a limited number of others. You

Are now expanding this easement to a nearly unlimited number of people.

The Neighborhood of Steamboat valley is asking that you deny the "Commercial Use" of this property,

Please keep our valley rural, it is why we moved here.

Sincerely

Russell James

Property owner at 300 Rhodes Rd

From: [Kristin Field](#)
To: TahoeHills@att.net; [Stanley, Brad](#); [Thomas, Caroline](#); [Thomas, Clay E](#); [Christensen, Don](#); [Pierce, Rob](#); [Lucey, Robert \(Bob\) L](#); [Olander, Julee](#)
Subject: Fwd: WSUP21-0018 Tailwater Ranch and Equestrian Center
Date: Friday, June 25, 2021 2:45:01 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Subject: WSUP21-0018 Tailwater Ranch and Equestrian Center
To: krstark@washoecounty.us <krstark@washoecounty.us>, jolander@washoecounty.us <jolander@washoecounty.us>

Hello Planning Commission and CAB,

Attn; Katy Stark

I am a resident at 185 Cedar Lane and neighbor to the proposed development of the property at 145 Oxyoke Lane, Reno, NV 89521. WSUP21-0018. This property sits in the middle of the flood plain of Steamboat Valley. The owners home is on high ground. The proposed development is in the low lands and flood plain of the valley. I have grave concerns about this development because any development to this area of their property will require fill to avoid flooding. But the size of the project and the amount of fill would raise the ground level and act as a dam altering the natural flow of water through the valley. This would direct water to our property and severely impact us.

In the 10 years I have been a resident here I have seen 3 separate flooding incidents. Luckily with prior planning and sandbagging we have saved our home from flood damage. But our entire street has been completely washed out and rebuilt as a result of two of those flooding events. The proposed project would literally block the flood plain of this section of the valley and force water our direction rather than continue on towards Rhodes Road. This is my greatest concern and will not only effect my property but 12 other properties off of Cedar Lane.

I am also concerned about noise, dust, water quality and the impact on our aquifer, as well as traffic impact on Rhodes Road and neighboring Oxyoke Lane. Please do not allow this project to proceed. The impact is far too great to our community

Please enter this letter into the record and all future planning commission dealings about the proposed project.

Thank you,

Sincerely,

Robert Field

185 Cedar Lane,

Reno, NV 89521

775-303-4003

robertfieldhomeopath@hotmail.com .

Sent from [Mail](#) for Windows 10

From: [J R](#)
To: [Olander, Julee](#)
Subject: Concerns: proposed commercial horse center at 145 Ox Yoke, Reno NV.
Date: Friday, June 25, 2021 1:04:43 PM
Attachments: [Tailwater Ranch Equestrian Center - Dispute.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good morning Julee,

My name is Janet Raftery. My husband and I live at 179 1/2 Cedar Lane, Reno NV. We moved here so that we could live our lives in quiet and serene surroundings and have a better quality of life. Our property line is shared with 145 Ox Yoke and we understand that the home owners of this property submitted a plan to build a horse training and boarding center. This is planned in the field directly behind our home so I am sharing my concerns about that.

1. Noise from events and training 7 days a week 12 hours a day
2. Increase of dust, dirt, flies and smell
3. Increase of vehicle traffic
4. Potential for depreciation of property value

Our hope is to continue to live and enjoy our neighborhood without disruption. I agree and support the document prepared and provided by our neighborhood community (attached).

Kind Regards,

Janet

Janet Raftery
(775) 240-9987
janet.raftery@gmail.com

Tailwater Ranch Equestrian Center

Below is a point by point listing of the Special Use Permit's questions and the owner's answers. Below those you will find some specific objections that have been raised. Feel free to use these as a starting point in your email, but try to make them your own, to Katherine (Katy) Stark KRStark@washoecounty.us. CC:ed on my email was Julee Olander, JOlander@washoecounty.us.

1. What is the maximum number of horses to be boarded, both within stables and pastured?

We plan to have a maximum of 25 horses on the property between stables and pasture.

There are several concerns here:

They state in #10 that there are 18 stalls, 2 of which will be used not for horses, leaving space for 16 horses. $25 - 16 = 9$ horses that will need to be in the 6 turnout pastures full time. They state in #14 that quote, "There will be no ground water contamination as horses are not housed in the flood irrigation area", end quote. This is exactly where the 6 turnout pastures have to be located. The field can be broken in to 2 areas roughly $180 \times 180 = 32,400$ sq ft. and $460 \times 360 = 162,000$ sq feet. At 43560 sq feet per acre means this area is roughly 5 acres in size. The green boundaries show the potential turnout pastures.

The website stablemanagement.com has an article written by Katie Navarro, April 15 2020.

She states, "There are many things to consider when running a horse boarding facility or your own farm. Traditionally there has been a per acre approach to estimating land needs. Often one horse per acre is used as a starting point. In some cases 2 acres is recommended for the first horse and one additional acre for each additional horse is suggested to prevent overgrazing the pastures."

Using this formula they would need 10 acres for these 9 horses at minimum.

The main concern for the community is the number of horses per acres and the environment impact.

1. Too many horses for the acreage.
2. Ground water contamination due to horses being housed in the flood irrigation area.
3. Traffic issues due to the number of horses.
4. Dust and soil erosion due to over grazing.



2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

Currently 2 horses are owned by owner/operator. This number is subject to change due to sale, purchase & training. No less than 3 and no more than 5.

Our concerns here are the same as above.

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

possible horse supplements for sale. (not decided)

No issues here

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

* Training - 7 days a week by professional, insured
* Workshops - trainers only
* All Special Events - will be non sanctioned competition for members only. 4 times per year.

There are several concerns here:

7 day a week operation. Now our residential area will have 7 day a week agricultural business activity, noise, and dust.

As stated in section #9 hours of operation state 8am to 5 PM and that Horseback riding in daylight hours only. All of the equestrian facilities in the area start prepping the riding arenas, and taking care of the horses prior to 6am, which is daylight in summers, so someone could be riding that early and riding could continue till 9pm in summer. This is a residential area with working people. This will affect the sleeping needs of the residential community. The office building that is not on the plans is the only bathroom on the grounds for "all the members".

Special events.

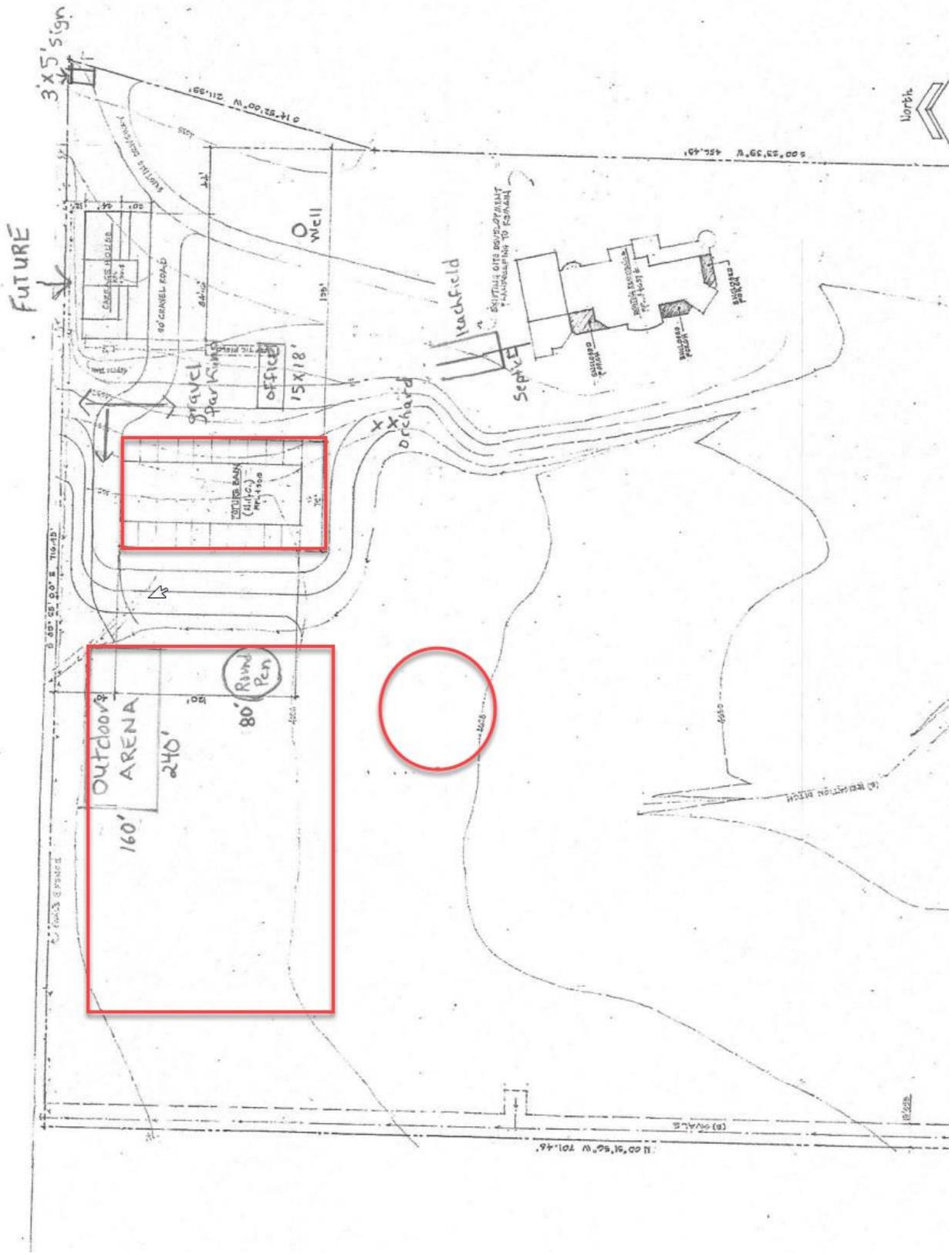
- The term members is not defined.
- What is a member?
- How many members will they have?
- Will member's friends, guests, and family also attend these events?
- What are the expected hours of operations of these events?
- Will there be announcers at these events?
- Will additional restroom facilities be provided, if so where?
- Will additional horses be brought on-site for these events?
- Where will vehicles be parked?
- How will this traffic impact the Rhodes Rd. bridge?

5. What currently developed portions of the property or existing structures are going to be used with this permit?

We have submitted all plans, structural etc for an 18 stall barn (2 stalls used for feed & tack), 1 240X160 sqft arena, round pen, 6 turnout pastures

There are several concerns here:

First the drawing provide grossly misrepresents the size of the structures being added to the property, we believe this is being done intentionally to mislead the County. See image below, red boxes are closer to the actual sizes of the arena and round pen based on other measurements on the drawing. As you can see this places the arena very close to residential homes.



Parking issues. The only parking area shown on the drawing is in front of the office. Section #8 specifically asks for the number of parking spaces provided and for trailer turnarounds and requests they be indicated on the site plan. They state they will provide parking onsite for members, horse owners, and riders.

- How many spaces?
- Located Where?
- How many people will this be a day?
- Where is the trailer turnaround?
- Where is trailer parking?

We believe all the plans that have been submitted to the Washoe County planning and building department are incorrect on several points.

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

We will be submitting plans for an office with restroom as a separate structure

Our concerns here are that at this time there is no permit or request for an office/bathroom on the premises. Does this mean that there will be outhouse is sitting somewhere on the property? It does not appear that one bathroom would be adequate for the amount of horses and riders coming onto the property daily and for any higher traffic "special events".

7. Where are the living quarters for the operators of the stables and where will employees reside?

Owners: Ben & Darcy Bauer live in a home on the property. ALL other employees will reside off the property.

There are several concerns here:

First there is also a rented apartment in this home that was not disclosed.

All the employees and trainers will increase the early morning traffic on Rhodes Rd. and the damaged bridge, as well as on Ox-Yoke which is a non-county private road.

Additionally there is a building on the map provided, labeled future, that is a carriage house with an apartment on the second floor.

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

We will provide parking onsite for members, horse owners & riders. No offsite parking. There will also be horse trailer turn around. (Ampite space for trailers to turn around)

Several concerns here:

Parking issues. The only parking area shown on the drawing is in front of the office. Section #8 specifically asks for the number of parking spaces provided and for trailer turnarounds and requests they be indicated on the site plan. They state they will provide parking onsite for members, horse owners, and riders.

- How may spaces?
- Located Where?
- How many people will this be a day?
- Where is the trailer turnaround?
- Where is trailer parking?

There is still not a clear picture of how many members, horse riders, or horse owners there will be. Maximum capacity is not defined.

9. What are the planned hours of operation?

8am - 5pm hours of operation. Horseback riding in daylight hours only.

Several concerns here:

- They stayed at 8 to 5 hours of operation is misleading as it appears that this is the office only.
- Horseback riding in daylight hours could range as much from 6 to 9 PM at night.
- Horses need care from early morning to late in the evening, what is the earliest anyone will be on site working? What is the latest?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

We submitted full plans, structurals etc for an 18 stall barn (2 stalls used for tack + feed) 5,120 sqft barn, compacted gravel drive way & parking added to existing. 240x160 sqft outdoor arena, round pen. Begin construction by mid June (or end) and complete by August. 2-3 months total.

Several concerns here:

- The size and location of the barn, as well as no plumbing permit for the barn.
- The size and location of the arena and round pen.

- No mention of water control or drainage as they are building in a flood irrigated location that naturally floods.
- Inadequate mention of parking for cars and trailers.
- No mention of screening adjoining residential areas as required in section 110.412.45 Industrial and Agricultural Use Types of the Washoe County Code which states:

Screening Adjoining Residential Uses. When any industrial or agricultural use adjoins a residential use, a solid decorative wall or solid decorative fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet, but not more than eight (8) feet in height. The wall or fence shall be constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl. Wooden fences are not acceptable.

11. What is the intended phasing schedule for the construction and completion of the project?

We will begin construction as soon as we receive approval by Washoe county. Barn is already submitted. We hope to start mid June and complete by end of August.

Several concerns here:

The barn has still not been approved by Washoe County and the plan that was submitted is not to scale does not show correct use of the property and the surrounding areas.

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

We have ample acreage, a beautiful year around pasture for this equestrian use. The position of the barn, arena, office will have a strategically planned flow that is distant from neighboring properties.

Several concerns here:

Ample acreage. As shown on the image above, they will only have 5 acres of pasture that will be housing up to 9 horses when running at the full 25 horses on property. As stated this is 1/2 the recommended acres required for just the 9 horses, not to mention the other 16 kept in stables. Also if you look at the other Equestrian facilities in the area, their "pastures" are dirt lots where horse stand due to over grazing and too many animals, as seen in this Google earth photo taken October 23rd, 2020 below. The red arrows point to turnout "pastures". Imagine the dust and dried manure being blown into homes located within a couple of hundred feet of these areas.

You will also note that there are no houses close to any of these other equestrian facilities other than the owners homes.



The owner's state, the position of the barn arena office will have strategically plan to flow that is distant from the neighboring properties. As you can see from the image below with the arena drawn to scale. The plans submitted grossly misrepresent the size and location of the arena. This places the riding arena

right against the fence line and within a couple of hundred feet of several homes. Hardly “distant” from neighboring properties. This is essentially land locked property and should not be used for this type of 7 day a week, 12 plus hour a day business.



13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

We will add much needed equestrian space to this area. Neighboring equestrian centers have waiting lists. Increase surrounding property values. This property was previously used as a grass fed beef business. It's a perfect location for other horse owners to safely board their horses.

Several concerns here:

Adding “equestrian space” in no way has a beneficial impact on the adjacent properties, or will it increase the property values have a business in our backyards.

There is not a waiting list for all equestrian Center’s at this time. There are other centers that are enlarging and already have their location. There is also another request for a new equestrian center away from residential areas

That fact that the property was used as a beef business in the past, also does not answer how their business will have a beneficial impact on the adjacent properties. In addition beef was only run on the property 3 months out of each year.

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Manure will be professionally disposed of each week. Flies, rats, mice will be controlled by a professionally contracted pest control company. There will be no ground water contamination as horses are not housed in flood irrigation area.

Several concerns here:

At an average of 50 lbs of waste produced per horse per day, the 25 horses will produce 1250 lbs of waste a day X 7 days is 8750 lbs of waste, not including soiled bedding that can be an additional 8-15 lbs per stall per day. This will add up to around 5 tons of manure and soiled bedding that will be difficult to keep flies and odor from spreading to the close neighbor's homes.

Pest control may include the use of poisons that can get into the ground water, and rodents that eat the poison who are then eaten by other wildlife, including domestic cats and birds like owls, eagles, and hawks, may sicken them and cause their death.

There has been no environmental study on the water quality issues that the manure and urine run off from the turnout pastures may cause with steamboat creek, or the ground water when our drinking water comes from. At an average of 50 lbs of waste produced per horse per day, the 9+ horses in the turnout pastures will be producing close to 500 lbs of waste per day in a flood irrigation zone that will not be collected or disposed of.

No answer on how they will control dust, which will be always blowing from the riding arena, gravel parking lot, and over grazed pastures.

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

We will specialize in safety, education and responsibility to unite horse and rider. All trainers and instructors will be professional. Horses will be ridden in a safe environment and in daylight hours only. This facility will provide a reliable place for horse and owner to be together which will encourage healthy bonding for adults & children.

As wonderful as this all sounds, it does not answer the question of addressing community impact.

All of the issues we have listed have not been addressed and this answer seems to put an emphasis on the owner's lack of concern of placing this potentially dusty, noisy, smelly, facility in a close spaced residential area.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

we plan to maintain the beautiful existing landscape as it is colorful and conducive for an equestrian center. We are an agricultural environment, and plan to maintain its natural beauty. We also have a fruit tree orchard. Fencing is existing railroad ties w/ redwood panels & no climb horse panels.

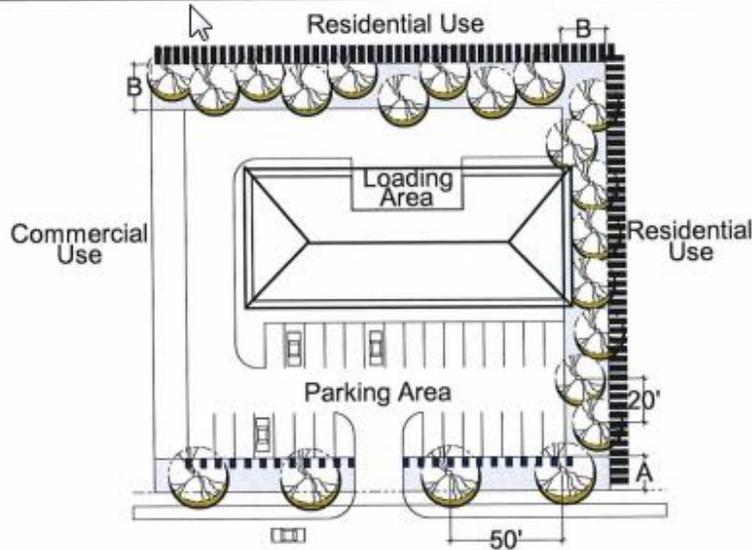
The answer here is that the owners do not plan on adding any landscaping, only take away much of the vegetation in the existing fields by replacing them with barns, driveways, riding arenas, and round pens.

Section 110.412.45 Industrial and Agricultural Use Types of the Washoe County Code which states:

- c. Landscaped Buffers Adjoining Residential Uses. When an industrial or agricultural use adjoins a residential use, a landscaped buffer is required as follows:
1. The buffer shall be the width of the required yard for the entire length of the adjoining common property line; and
 2. The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or other methods to achieve maximum buffering.
- d. Screening Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid decorative wall or fence shall be erected along the entire length of the property line. This wall or fence shall be at least six (6) feet, but not more than seven (7) feet in height. The wall or fence shall be constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl. Wooden fences are not acceptable.
- e. Existing Parking and Loading Areas. When a parking or loading area existing prior to the effective date of this article is enlarged by one or more expansions in area greater than fifty (50) percent, the minimum landscaping requirements of this article shall be met for the total (existing and enlarged) area

Figure 110.412.50.2

LANDSCAPING AND SCREENING FOR PARKING AND LOADING AREAS



- Notes:
- A = Landscaping in required yard adjoining a street.
 - B = Landscaped buffer adjoining a residential use.
 - ▬▬▬▬▬ = Screening adjoining a residential use.
 - ▬▬▬▬ = Screening of a parking area adjoining a street.

Source: Sedway Cooke Associates.

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Perimeter lights on the barn, office, all low voltage.
 One 3x5' sign in front will not be illuminated.

Several concerns here:

- What are the ratings of the lights and what direction do they point? Low voltage lights can be bright.
- Will there be any lights in the barn?
- At what time will those lights be turned on and off?
- Will there be lights in the parking area?
- How will the headlights of cars coming in and out of the driveway be diverted from hitting neighboring homes?

Additional notes:

Concerns whether Ox-Yoke is a private road, access road. John Rhodes and Curtis will be assisting us in finding out that information. Ed and Laurie are possibly owners of that road. The county is not. If it is a private road there should be limited access for commercial purpose.

Water usage.

Horses consume between 5 to 10 gallons of water a day. 25 horses per 10 gallons equals 250 gallons a day. Over a year this equals 91,250 gallons of water for drinking only, not washing horses, watering the arena or dust, irrigation, or other uses. Where is the water coming from?

Noise

Will amplified speakers be used? If so when? How often and how loud?

https://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php

Board of Adjustment

Authority

The Washoe County Board of Adjustment, under State law and by Washoe County ordinance, has responsibility for reviewing and approving variances and special use permits for the unincorporated portions of the county. In addition, the Board of Adjustment, under State law and by Washoe County ordinance, is responsible for making final determinations on appeals of administrative decisions concerning any zoning regulation or any regulation concerning the location or soundness of structures made by County officials.

https://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/files/BOA%20Rules%20Policies%20and%20Procedures_%20adopted04072016.pdf

3.06 Meeting Decorum; Removal for Disruptive Conduct

a. Meetings of the Board are limited forums for the governmental purpose of making planning decisions for the community in accordance with its duties under state and local law. That governmental purpose is efficiently accomplished only when the process established by law is followed and all

participants in a meeting conduct themselves within the limits established and with decorum, civic responsibility and mutual respect.

b. It is the intent of the Board to maintain the highest level of decorum. The Chair is authorized to take appropriate actions to maintain such decorum to include declaring recesses, admonishing speakers and other remedies set forth below.

c. The viewpoint of any speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech at the meeting. Unless otherwise required by law, remarks which are irrelevant, impertinent, unduly repetitious, or which contain personal attacks, implied or actual threats, fighting words or profanity are not consistent with efficiently accomplishing the governmental purpose.

d. The Chair may remove (with or without warning) any person who willfully makes the kind of remarks described above or engages in other disorderly conduct, if such remarks or conduct makes the orderly conduct of the meeting impractical. Removal for disruptive conduct will be for the remainder of the meeting. If the Chair removes a Member for disruptive conduct, the removal may be only for the agenda item being considered when the disruption occurred

Summary:

Amends the Washoe County Code, Chapter 110 (Development Code) Article 412, Landscaping, by adding add several provisions regarding landscaping standards for civic, commercial and industrial uses.

<https://www.washoecounty.us/clerks/cco/ordinances/1661.pdf>

From: [Lynda Fisher](#)
To: [Olander, Julee](#)
Cc: [Wendi James](#)
Subject: Fwd: Copy of the letter I sent out.
Date: Monday, June 28, 2021 5:11:47 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please include this in the packet to the Board of Adjustment. Thank you

Sent by Lynda Fisher

Begin forwarded message:

From: Wendi James <wendihair@charter.net>
Date: June 26, 2021 at 7:39:30 AM PDT
To: Lynda Fisher <hdangel@sbcglobal.net>
Subject: Copy of the letter I sent out.

Wendi

Begin forwarded message:

From: Wendi James <wendihair@charter.net>
Date: June 26, 2021 at 9:17:24 AM CDT
To: blucey@washoecounty.us
Subject: WSUP21-0018

June 24, 2021

Dear Mr. Lucey

I am writing concerning the proposed equestrian center to be located at 145 Ox Yoke, Reno NV 89521. Case number WSUP21-0018.

I have many concerns about an equestrian center being located in the middle of a residential area that I would like to address starting with the issue of increased traffic. Rhodes Road is a narrow country road that already sees an excess of traffic due to the already existing (and properly located) equestrian centers in the back of the valley. An additional center housing up to 25 horses will

increase traffic that much more and put more stress on an already compromised bridge.

I am very, very concerned about water and contamination issues. The property is located on a slope. It is currently covered in field grasses and weeds which help to filter the water which flows from above. My property sits to the northwest down the slope and is notorious for flooding often during wet years and sometimes when the irrigation ditches are opened. When this happens the only part of my property not under water is the house. Anywhere we go, whether to feed our animals or get to our vehicles, we have to walk through water. The floodwaters come directly off of the property at 145 Ox Yoke and the property to the north of them. It does not run through their ditches but trickles across the whole pasture area. Once an equestrian center is put in place and up to 25 horses turn the pasture to dirt we will be flooded with horse manure and urine saturated mud. Not only will this possibly parasite filled water be surrounding our house and others nearby it will also be trickling down into our ground water. The silt and mud that will be flowing our way will fill our own irrigation ditches causing increased flooding and increased cost to those downhill to re-dig the irrigation ditches, possibly on a yearly basis or more. There is also the risk of an unfamiliar parasite load infecting the small livestock that live at the properties directly below theirs.

As a community on wells we are all very careful to protect our well water from contamination. Most around here choose not to use chemicals on our properties that could affect the water that we drink and use in our daily lives. 25 horses in a reasonably small, concentrated area will undoubtedly have a negative impact on the quality of our water and possibly our health.

With such a concentrated number of large livestock in a relatively small area I am also concerned about the increase in flies and rodents in the area. As it is, the flies are bad in the summer. The increase in flies will have a direct impact on the neighborhood as will the possible use of chemical rodent control as many of us use cats to control the population. If chemical poisons are used it could kill our pets, not to mention the owls and hawks who also keep mouse populations down.

The issue of the property going from pasture to dry lot is also an issue where dust and erosion are concerned. The existing equestrian centers at the back of the valley have all become dry lot due to the eating down and trampling of the natural vegetation that once existed. On those much larger lots away from a concentration of residences this may not have much impact. 145 Ox Yoke is surrounded by houses on 3 sides. The only open side of the property is the upwind side that would be affected by neither dust nor water runoff. The surrounding properties would be impacted by not only water but the dust and dirt created by having a dry lot. Dust and blowing dirt will be an issue during winds and when riders are stirring up the area. This will be a major concern to the neighbors who spend much time outside maintaining their properties and to the ones on oxygen that have to be careful going outside as it is.

There was a mention in the application of special events taking place on the property. Again, the property is closely surrounded by homes. We can offer hear residents of those properties if they are talking loudly. We hear the music playing when they are outside. To be having special events taking place with

loud speakers, possible stadium lighting, spectators and large numbers of trucks and trailers driving by, turning around on gravel and/or dirt right over our field fences would directly impact our quiet way of life. Between the dust, noise and excess of people staring at us as we go about our business on our own properties I feel like many of us will feel like we can't even go outside.

In closing, while there are equestrian centers in this valley already, none are in such a concentrated area surrounded by neighboring homes. There is a place for these kinds of businesses and 145 Ox Yoke is not one of them. I urge you as a concerned citizen to turn down the request.

I sincerely thank you for taking the time to read my comments.

Wendi James
300 Rhodes Rd.
Reno, NV. 89521

I, Lynda Susan Fisher being over the age of 18 years old, living at and owner of 157 Cedar Lane, Reno, NV 89521. My home is adjacent to 145 Ox-Yoke Lane. The following facts are based on my personal knowledge, experience and under penalty of perjury.

1)

We access our home off Rhodes Road. The amount of horse trailer traffic required to support the Tailwater Ranch project will cause unsafe conditions on the rural roads in our area. We currently freely use these roads to bike and walk. These activities we enjoy will no longer be safe.

2)

The closest current equestrian center is 3/4 of a mile from our home. From their operation we regularly hear noise, experience feces dust, dirt dust and smells on a reoccurring basis. Tailwater Ranch proposes to build an open-air arena within an estimated 30 feet from my property line and 100 feet from our kitchen. With knowledge of what I endure from the operation of the horse business 3/4 mile away I am sickened realizing the increased burden including flies and smells that will result from the proposed business 100 feet from my kitchen. My health will be in jeopardy and my quality of life will be destroyed.

3)

The proposal by Tailwater Ranch also fails to address or propose any landscaping development as required by Washoe County for commercial operations adjacent to residential properties. Exacerbating their noxious environment and further increasing the burden on me.

4)

I enjoy a peaceful view and quiet rural setting. The Tailwater development will destroy that peace. The proposed business will run 7 days a week. It will destroy my quiet environment. See attached pictures.

5)

We have chosen to live in this rural residential setting. This requested commercial development in the middle of this rural residential setting is a destruction of this neighborhood. This project is a developing disaster placing multiple extreme burdens on the adjacent residences. To be allowed to proceed it will deteriorate into a noxious setting that will permeate into the surrounding residences affecting our health, well-being and peace. This venture must be stopped.

6)

I oppose the development and request the current zoning and use be continued.

Respectfully, Lynda S. Fisher 6/29/2021

From: Lynda Fisher
To: hdsange@bcglobal.net
Cc: Betty Kordonowy
Subject: 145 Ox Yoke
Date: Tuesday, June 29, 2021 2:04:59 PM
Attachments: photo001.png
photo002.png
photo003.png
photo004.png
photo005.png
photo006.png

NOTICE: This message originated outside of Washoe County - DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Please make sure that this is attached to the board of adjustment information. Thank you very much respectfully Lynda Fisher

Sent by Lynda Fisher

Begin forwarded message:

From: Betty Kordonowy <bettykordonowy@yahoo.com>
Date: June 29, 2021 at 10:02:18 AM PDT
To: Lynda Fisher <hdsange@bcglobal.net>
Subject: Re: 145 Ox Yoke
Reply-To: "bettykordonowy@yahoo.com" <bettykordonowy@yahoo.com>

hdsange@bcglobal.net

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----
From: "Melissa Marr" <mmarr@water.nv.gov>
To: "bettykordonowy@yahoo.com" <bettykordonowy@yahoo.com>
Sent: Tue, Jun 29, 2021 at 9:51 AM
Subject: 145 Ox Yoke
Dear Betty,

Pursuant to your phone call, I have reviewed our records and found no pending change applications under the Bauer's names. We do show a pending title update request for a 0.05 acre-foot portion under Permit E3146 awaiting review and potential confirmation.

Along with that, there is a domestic well from which 2 acre-feet can be diverted annually. The allowance is limited to uses associated with culinary and household purposes directly related to a single-family dwelling, including, without limitation, the watering of a family garden and lawn and the watering of livestock and any other domestic animals or household pets, if the amount of water drawn does not exceed two acre-feet annually (approximately 651,700 gallons). An equestrian center, whether for business or personal use, would exceed that amount and would need additional water rights secured. The amount needed would be estimated on an average daily use of 20 gallons per day per horse, so based on this calculation and 18 horses (18*20=360 gallons per day/360+0.40 acre-feet minimally of additional water rights will be needed), not including any water for visitors or other uses.

Please let me know if you have any questions.

Melissa M. Marr
Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
mmarr@dnwr.com
(775)684-9318 | (775)684-2811

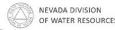


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Regarding the Tailwater Ranch and Equestrian Center special use permit

June 28th, 2021

I, Jeffrey A. Fisher am older than 18 years of age. I own property and live at 157 Cedar Lane Reno NV in Washoe county and am contiguous with the subject property.

The development of the commercial Tailwater Ranch and Equestrian Center will increase the burden on the residence in the area in Steamboat Valley and be detrimental to the health and safety of these residences.

The following are concerns that must be addressed relating to the serious negative impact and burden placed on the community by an approval of the Tailwater Ranch and Equestrian Center.

1 Their open-air riding arena will produce air borne dust/pollutants along with ground up feces blowing in the wind not only during the twelve hours per day of riding operations but also when daily arena tractor and truck preparations associated with maintenance. This 12 to 15 hour per day, seven days a week airborne pollutant is a health and safety issue that impacts the adjacent residents.

Steamboat Valley is noted for it's equestrian centers however, those facilities are not comparable. Those other centers are on a main county road not an narrow easement. They are approximately mile from this proposed location. They where not built in the middle of and next to existing residences.

2 We will also incur the 12 to 15 hours per day seven days per week of the operational noise associated with an equestrian centers. The above noted equestrian centers start daily maintenance operations at 5 AM. This will destroy our current serene setting, detrimentally altering the current quiet we all enjoy.

3 Their permit for the stalls was for a residential accessory structure. Based on the application, there is no fire suppression in these stalls to be used for this commercial operation. Electricity is provided but no plumbing in the permit. I have seen fires rapidly spread given our frequent winds. My residence is adjacent to the intended commercial enterprise. The dry grasses and wind allow rapid expansion of fires that are difficult to contain. There are no local fire hydrants within a mile of the proposed development.

The no plumbing issue, noted above also leads to no sewage drainage for this commercial project. Washing of stalls and horses, an activity for normal horse care, will run off on to the ground causing contamination of ground water which will reach neighboring wells.

Surface water runoff, of this flood irrigated field, with urine and feces will eventually cross neighboring properties and enter Steamboat Creek and eventually the Truckee River. This flood irrigated field will logically spread toxins down slope causing contamination to neighboring properties and the water supply.

5 On 4/22/2021 they applied for the the above residential structure / stalls. Then 17 days later they requested in this special use permit to use that residential permit for commercial

operations. There has been no following of county regulations that require commercial structure permits be requested by a licensed contractor. No commercial well is proposed.

4 This proposed project sits on a parcel of land that flows approx 50% of the flood run off water from the adjacent hills during the memorable flooding we often have in Steamboat Valley. Any above grade construction allowed, which is normal for horse stalls and arenas, will limit that flow of water increasing flooding down the Harden Creek place 10 residences in increased peril during flooding.

5 My visits to other equestrian centers have shown innumerable flies and the stench of urine and feces. These noxious items placed in close proximity, concentrated on this small parcel will devastate the clean fresh air we reside here for and currently enjoy.

6 We are all on wells in this area. The increase in water usage to wash, feed horses and clean stalls will lower the water table causing further burdens on the adjacent residences. As the water is drawn down, wells commonly go dry and must be drilled to deeper depths.

7 Washoe County landscaping code related to commercial projects adjacent to residential sites that help mitigate some of the concerns noted above are being reduced at the request of the applicant further increasing the burden placed the community by the Tailwater Ranch

This project will negatively impact the financial value of our properties. It will cause pressure and stress from many forms, increasing the burden on the residents of this currently peaceful valley. The intended project must not be allowed to occur. The project should be stopped. I respectfully ask for a vote to not approve.

Respectfully Submitted

Jeff Fisher

Regarding the Tailwater Ranch and Equestrian Center special use permit

June 28th, 2021

I, Jeffrey A. Fisher am older than 18 years of age. I own property and live at 157 Cedar Lane Reno NV in Washoe county and am contiguous with the subject property.

The development of the commercial Tailwater Ranch and Equestrian Center will increase the burden on the residence in the area in Steamboat Valley and be detrimental to the health and safety of these residences.

The following are concerns that must be addressed relating to the serious negative impact and burden placed on the community by an approval of the Tailwater Ranch and Equestrian Center.

1 Their open-air riding arena will produce air borne dust/pollutants along with ground up feces blowing in the wind not only during the twelve hours per day of riding operations but also when daily arena tractor and truck preparations associated with maintenance. This 12 to 15 hour per day, seven days a week airborne pollutant is a health and safety issue that impacts the adjacent residents.

Steamboat Valley is noted for it's equestrian centers however, those facilities are not comparable. Those other centers are on a main county road not an narrow easement. They are approximately mile from this proposed location. They where not built in the middle of and next to existing residences.

2 We will also incur the 12 to 15 hours per day seven days per week of the operational noise associated with an equestrian centers. The above noted equestrian centers start daily maintenance operations at 5 AM. This will destroy our current serene setting, detrimentally altering the current quiet we all enjoy.

3 Their permit for the stalls was for a residential accessory structure. Based on the application, there is no fire suppression in these stalls to be used for this commercial operation. Electricity is provided but no plumbing in the permit. I have seen fires rapidly spread given our frequent winds. My residence is adjacent to the intended commercial enterprise. The dry grasses and wind allow rapid expansion of fires that are difficult to contain. There are no local fire hydrants within a mile of the proposed development.

The no plumbing issue, noted above also leads to no sewage drainage for this commercial project. Washing of stalls and horses, an activity for normal horse care, will run off on to the ground causing contamination of ground water which will reach neighboring wells.

Surface water runoff, of this flood irrigated field, with urine and feces will eventually cross neighboring properties and enter Steamboat Creek and eventually the Truckee River. This flood irrigated field will logically spread toxins down slope causing contamination to neighboring properties and the water supply.

5 On 4/22/2021 they applied for the the above residential structure / stalls. Then 17 days later they requested in this special use permit to use that residential permit for commercial operations. There has been no following of county regulations that require commercial structure permits be requested by a licensed contractor. No commercial well is proposed.

Nitrate in well water: What you should know

Nitrate is a naturally occurring form of nitrogen that has no color, smell or taste. It is an essential component of living things. Although nitrate can occur naturally in groundwater, high levels are often associated with human activities. Nitrate is a major part of animal manure, human sewage waste and commercial fertilizers. Nitrate in your well water is a potential health hazard.



You should test for nitrate at least once a year.

Nitrate and your health

Presence of nitrates in drinking water can cause a variety of long- and short-term effects. Infants are at a particularly strong risk for blue baby syndrome, with some cases resulting in death.

Nitrate and your well water

The only way to know if you have nitrate in your well water is to test. Contact an accredited laboratory for specific instructions on how to collect, store and send the sample. The test will cost between \$20–\$40. To find accredited labs in Oregon, visit www.healthoregon.org/wells.

Nitrate is measured in parts per million (ppm) or milligrams per liter (mg/L) (1 mg/L = 1 ppm). Nitrate occurs naturally in surface and groundwater at concentrations up to 1–2 mg/L and is not harmful at these levels. The safe drinking water standard (also called maximum contaminant level or MCL) for nitrate is 10 mg/L. If your water has nitrate levels above 10 mg/L, you should switch to bottled water or another source of safe drinking water and seek treatment options.

For more information:

- Private well owners with health-related questions about nitrate in their water, well maintenance and testing recommendations, call 971-673-0977 or email domestic.wells@state.or.us.
- For questions about treatment options for your domestic well, contact the drinking water specialist at [your local health department](#) (<http://tinyurl.com/DWcontacts>).

Interpreting your nitrate results

Nitrate results	Water use	Recommendation
10 ppm (mg/L) or less	SAFE for all uses. Concentrations above 4 ppm may indicate contamination.	Test water at least once a year.
Between 11 and 40 ppm (mg/L)	NOT SAFE for babies or women who are or may become pregnant. SAFE for short term use* by healthy adults (<i>except pregnant women</i>), pets and livestock. SAFE for other domestic uses, including bathing, washing dishes, laundry or garden irrigation.	Use bottled water or water from a safe source. Do not boil the water. Supervise children to help them avoid swallowing water while bathing, brushing teeth, etc. Contact your local drinking water specialist for treatment advice.
More than 40 ppm (mg/L)	NOT SAFE for drinking. SAFE for other domestic uses, including bathing, washing dishes, laundry or garden irrigation.	Contact your local drinking water specialist for treatment advice.

*Long-term use poses risk for all. Do not use for infants and women who are pregnant or may become pregnant.

OHA 8342 (6/16)

This document can be provided upon request in an alternate format for individuals with disabilities or in a language other than English for people with limited English skills. To request this publication in another format or language, contact the Domestic Well Safety Program at 971-673-0977 or 711 for TTY.

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PUBLIC HEALTH DIVISION
Environmental Public Health



WSUP 21-0018
PUBLIC COMMENT

ONE HORSE OR A HUNDRED



WO 1020 (No. 3 in Series)

MSUE Equine AoE Team

3 Manure and Water Don't Mix

By Jane Herbert, MSUE District Water Quality Agent

What's the big deal about horse manure? Why are our neighbors so concerned about the manure from our horses getting into surface waters and groundwater? There are several reasons why *manure and water don't mix*.

Because they spend so much time around it, horse owners may not consider that horse manure contains pollutants and, under the right circumstances, can pose a threat to humans and the environment. A source of nutrients such as nitrogen and phosphorus, horse manure may also contain pathogens (including *E. coli*) that can be hazardous to human health. When manure is not managed properly, these contaminants can make their way into our water and cause problems.

Groundwater: Most rural Michigianians get their drinking water from groundwater wells. Light-textured soils make these drinking water supplies vulnerable to contaminant leaching. Excess nitrogen (nitrogen not used by plants)

enters groundwater as *nitrates*, which have been linked to health problems in infants and the elderly. Horse manure that is piled up and left indefinitely or spread too heavily can leach nitrates to drinking water. Additionally, manure that washes overland and comes into contact with drinking water wells (Figure 1) can leach down around well casings, transporting both nitrates and pathogens to groundwater.

Surface water: The flip side of the groundwater issue is manure entering surface waterways, including lakes, streams, ponds, drains, ditches and wetlands. Horse access to waterways should be controlled to prevent damage to stream banks and shorelines. Hoof traffic compacts the soil, disturbs vegetation, and increases erosion and runoff. Restricting access also reduces the opportunity for "direct deposit events" (Figure 2).

The primary concerns about manure runoff are phosphorus loading, dissolved oxygen (DO) levels and increases in biochemical oxygen demand (BOD). We'll explore these one at a time.



Figure 1. Horse lot within the 50-foot recommended isolation distance from well.

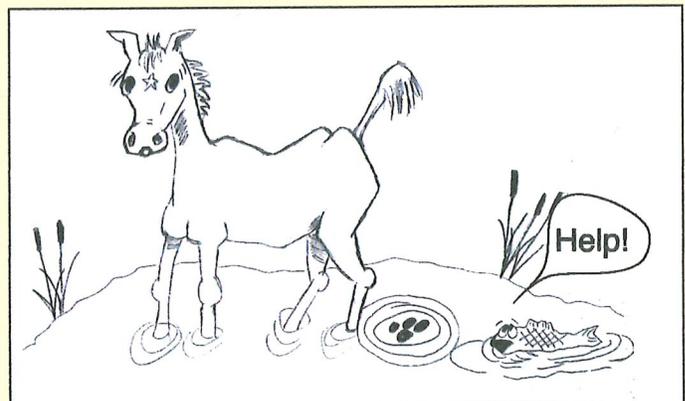


Figure 2. A direct deposit event.

ONE HORSE OR A HUNDRED

■ **Phosphorus** — This naturally occurring element is the limiting factor for aquatic plant growth. That means that, in healthy aquatic ecosystems, this natural plant food is present in very small amounts, limiting plant and algae growth. When excess phosphorus enters the system, it can quickly cause overgrowth. This can lead to nuisance plant communities that reduce the recreational and aesthetic value of the waterway and put stress on aquatic ecosystems (see below). The main sources of phosphorus loading from horse operations are manure runoff and soil erosion. Phosphorus chemically binds to soil particles — when soil moves, so does phosphorus.

■ **Dissolved oxygen** — Fish and other aquatic critters need certain levels of dissolved oxygen (DO) in the water to breathe. Some fish, such as trout and salmon, require higher DO levels than others, such as carp and catfish. During the day, aquatic plants and algae undergo photosynthesis and generate dissolved oxygen. Problems start at night, when these same plants undergo respiration and take up oxygen, lowering DO levels. Nuisance plant and algae overgrowth can create major fluctuations in DO, stressing and even killing fish (Figure 3).

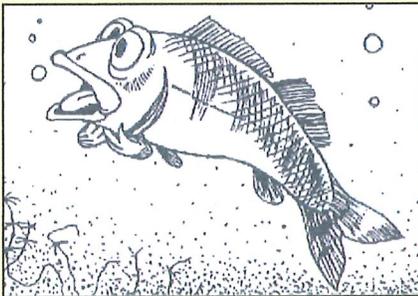


Figure 3. Fish stress due to reduced DO levels.
(Image source: Michigan Department of Environmental Quality)

■ **Biochemical oxygen demand** — Naturally occurring aerobic bacteria act as waterway scavengers, constantly breaking down waste and organic matter in the water. But when a large and sudden amount of organic matter enters surface water, it can cause sharp increases in biochemical oxygen demand. This means that when manure, bedding and/or horse feed enter a pond, lake or stream, these scavenger bacteria multiply very rapidly to clean up the mess. Their need, or demand, for oxygen also increases rapidly, and suddenly the bacteria are competing with fish for oxygen. If the bacteria win, the result can be a quick and extensive fish kill.

By now, you may be saying, “OK! Enough with the science lesson! How do I know if I’m doing a good job managing my horse manure? If I’m not, what kinds of changes should I make?”

Stay tuned to the *One Horse or a Hundred* series. Future articles will contain useful information on managing horse manure to protect the environment *and* keep your neighbors happy.



For more information and materials online, visit these Web sites:

www.emdc.msue.msu.edu
www.msue.msu.edu/aoe/equine/

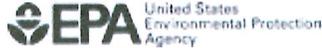
MICHIGAN STATE UNIVERSITY EXTENSION

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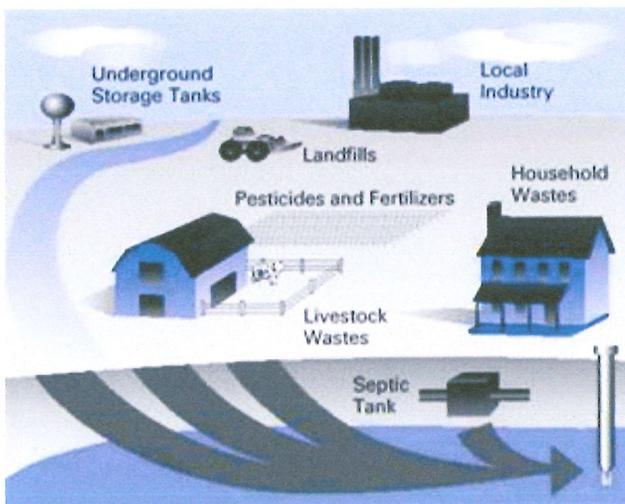
Potential Well Water Contaminants and Their Impacts

Drinking water can expose people to a variety of harmful pollutants and pathogens. Public water systems use water treatment and monitoring to protect consumers from such contaminants. Generally, private wells do not receive the same services that wells supplying the public do. Well owner's are responsible for protecting their drinking water. To do so, a well owner must be aware of their well's potential for contamination and the possible health effects those potential contaminants can have.

Potential Sources

Private wells can be contaminated by both naturally occurring sources and by human activities. The following are commonly found contaminants, their sources, and their possible human health impacts.

- **Microorganisms** include bacteria, viruses, and parasites. They can be found all over the surface of our planet and are found in human sewage and animal waste. People that consume drinking water containing microorganisms can experience gastrointestinal illnesses and infections.



Water run-off from rainfall or snow-melt can contaminate private wells by washing microorganisms into the well system or seeping underground. Leakage of waste from underground storage tanks and effluent from septic leach fields can reach a water source and result in microorganisms being present in water wells.

- **Nitrate and nitrite** are present in chemical fertilizers, human sewage, and animal waste and fertilizers. They can contaminate a private well through groundwater movement and surface water seepage and water run-off. Once taken into the body, nitrates are converted into nitrites. High levels of nitrate and nitrite are most serious for infants. High levels of nitrate/nitrite in drinking water can cause methemoglobinemia or "blue baby syndrome". These substances reduce the blood's ability to carry oxygen. This acute condition can occur rapidly over a period of days. Symptoms include shortness of breath and blueness of the skin. Infants below six months who drink water with high levels of nitrate can become seriously ill and die.
- **Heavy metals** can leach into drinking water from household plumbing and service lines, mining operations, petroleum refineries, electronics manufacturers, municipal waste disposal, cement plants, and natural mineral deposits. Heavy metals include: arsenic, antimony, cadmium, chromium, copper, lead, selenium and many more. Heavy metals can contaminate private wells through groundwater movement and surface water seepage and run-off. People that consume high levels of heavy metals risk acute and chronic toxicity, liver, kidney, and intestinal damage, anemia, and cancer.
- **Organic chemicals** are found in many house-hold products and are used widely in agriculture and industry. They can be found in inks, dyes, pesticides, paints, pharmaceuticals, solvents, petroleum products, sealants, and disinfectants. Organic chemicals can enter ground water and contaminate private wells through waste disposal, spills, and surface water run-off. People that consume high levels of organic chemicals may suffer from damage to their kidneys, liver, circulatory system, nervous system, and reproductive system.
- **Radionuclides** are radioactive forms of elements such as uranium and radium. They are harmful to humans and can be released into the environment from uranium mining and milling, coal mining, and nuclear power production. Radionuclides may also be naturally present in ground water in some areas. Radionuclides can contaminate private wells through groundwater flow, waste water seepage and flooding. Drinking water with radionuclides can cause toxic kidney effects and increase the risk of cancer.
- **Fluoride** can be present in many aquifers and can be found in private wells. Fluoride can be helpful in preventing tooth decay. However, excessive consumption of fluoride can cause skeletal fluorosis, a condition characterized by pain and tenderness of bones and joints. Excess consumption of fluoride during formative period of tooth enamel may cause dental fluorosis, tooth discoloration and/or pitting of teeth.

Quick Reference Table

Private well owners can use the listed activity types and sources as a quick checklist to identify concerns to be aware of and address to protect their water quality and health. The U.S. Geologic Survey's "[Ground Water and the Rural Homeowner](#)" provides additional information on ground water contamination.

Activity Type	Potential Well Contaminant Sources
Agriculture	Fertilizer storage and use, animal feedlots, animal waste disposal systems, animal burial, manure stockpiles (e.g. pits and lagoons), manure spreading, general waste disposal wells, pesticide storage and use (e.g. spread by airplane), field irrigation
Commercial	Airports, boatyards, railroad track and yards, junkyards, recycling and waste transfer stations, auto repairs shops, carwashes, laundromats, dry cleaners, paint shops, gas stations, construction sites, golf courses, floor drains and waste disposal wells, research laboratories and medical institutions, funeral homes and cemeteries
Industry	Oil and gas production and storage, pipelines, petroleum refineries, chemical manufacture and storage, mining, electroplating facilities, foundries, metal fabrication facilities, machine shops, waste disposal wells, paper mills, textile mills
Residential	fuel oil storage tanks, household chemical storage and use, swimming pool chemical storage, septic tanks and leach fields, sewer lines, floor drains, lawn fertilizer storage and use
Other	road de-icing, landfills, sewer lines, storm water pipes and drains, abandoned production and disposal wells, nearby active disposal wells, illegal dumping

LAST UPDATED ON JANUARY 7, 2021



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SMALL FARMS, LOCAL FOOD, AND WILDFIRES

SMALL FARMS, LOCAL FOOD, AND COVID-19

Nitrate in Groundwater: A hidden concern

Author: Melissa Fery

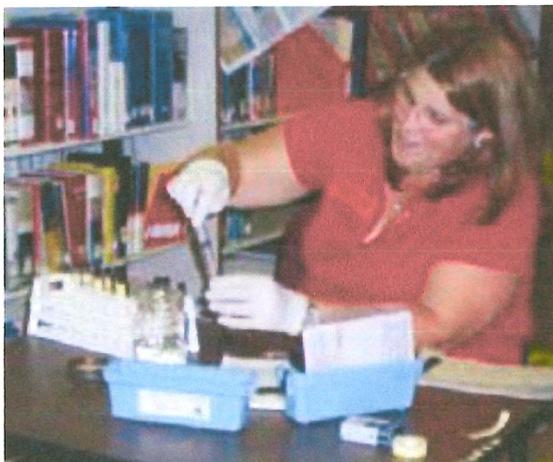
Publish Date: Winter 2008

One of the most important responsibilities that come with rural living, is that of protecting the groundwater. Whether you operate a commercial farm, have a small acreage or enjoy a rural lifestyle, basic management practices will help provide good quality water for your family and animals.

All Oregonians should work towards protecting groundwater resources. There are three areas in Oregon, where nitrate contamination of the groundwater has been identified as a drinking water concern. The Southern Willamette Valley, Lower Umatilla Basin and Northern Malheur County have established Groundwater

Management Areas to work to address nitrate contamination issues. The La Pine area of southern Deschutes County is also considered an area at risk for nitrate contamination.

Nitrate is a form of nitrogen that moves easily with water through the soil and therefore has potential to reach the water table. Areas most vulnerable to contamination are those with shallow or sandy soils, area of high rainfall or are under irrigation. There is health risks associated with elevated nitrate in drinking water. The EPA has set the maximum level of 10mg/l or 10 ppm of nitrate for public drinking water supplies, because higher amounts of nitrate in drinking water have been associated with a type of blue baby syndrome. Water containing less than 10 mg/l nitrate is considered safe for people of all ages to consume. If the nitrate level in water is approaching or above 10 mg/l, infants and nursing and pregnant women should not drink the water.



Nitrate contamination in groundwater is the result of non-point source pollution from fertilizers and human and animal waste. Excess fertilization of gardens, lawns or fields, overstocked livestock on pastures, improperly managed animal feeding or holding areas or improperly maintained septic systems may be possible sources of contamination.

Nitrogen is necessary for optimum plant production; however, when fertilizers are applied in excess, it can be a cause for nitrate contamination in groundwater. All fertilizers should be applied at an appropriate rate, time and application method for the crop, garden or lawn to utilize all of the nutrients in the root zone.

Manure from livestock and horses may impact groundwater quality. Animal manure contains nitrogen and bacteria that may contaminate drinking water, if not managed properly. Animal manure should be applied to crops or pasture as a plant nutrient source. Manure that is stockpiled should always be covered, especially in the winter to avoid run-off and leaching of nutrients.

Failing and improperly managed septic systems may also lead to contamination of drinking water. Pumping the septic tank regularly, depending on household and tank size, using water saving devices in the house and protecting the drainfield area from damage by heavy animals, vehicles and construction activities will reduce potential impact.

Inspecting the well, removing all hazardous materials from the well house, installing backflow protection and ensure there is never standing water around the top of the well are simple practices to safe guard the well from risk. A recommended practice is to test drinking water wells every 1 to 3 years for nitrate and bacteria.

Every rural resident should take a good look at their property and management practices and do all they can help keep drinking water clean for their families, neighbors

and animals.

For more information about well water quality, nitrate in groundwater, and testing water go to Oregon State University's [well water website](#).

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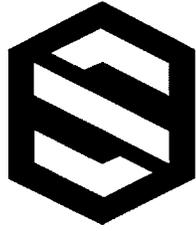
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SHAKESPEARE
UNLIMITED

June 28, 2021

On Friday, June 25, 2021, I received a call in the morning from a woman who said she was a concerned citizen calling about work Shakespeare Unlimited was performing at 145 Ox-Yoke Lane. She asked if I would give her the permit number for the work being performed. I explained to her that I did not know what she was referring to and that I would have to contact the owner, my boss, Jason Shakespeare. She said she was looking at our trucks in the driveway at 145 Ox-Yoke. I told her Jason was traveling and that I would do my best to get ahold of him by the afternoon. I asked for her phone number but she wanted to remain anonymous.

I was able to reach Jason early that afternoon. He said that we were repairing a wall in the house at 145 Ox-Yoke and that the material had to be taken in through a window. He proceeded to give me the permit number from Washoe County that both the architect and engineer were involved with.

I checked our caller ID in order to call the woman back with the information and saw that it was Lynda Fisher. Before I could call her back, she called our office. I gave her the permit number and explained that we were doing repairs to a wall inside. She asked me briefly what they were doing and I said I believe a remodel was in the works. She was pleasant and thanked me.

Kayce Dorsey

From: [Judit Somogyi](#)
To: [Olander, Julee](#)
Subject: Darcy Bauer and the Tailwater project
Date: Wednesday, June 30, 2021 8:03:56 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning,

Hope this email finds you in good health, mentally and physically during these interesting and challenging times. I am writing in support of the Tailwater Ranch project. I recently had the pleasure of meeting Darcy and Ben who are relatively new to the neighborhood. Steamboat valley in Washoe county has become a mecca of horse properties/training and boarding in the greater Reno area. I have been fortunate be be in this valley, doing what I love, since 2000. This unique environment, where the grass is still green, provides the perfect backdrop for this particular type of work. We all know that horses are good for humans.

When talking with Darcy and Ben, they shared their vision of having a facility to continue in this vein of caring/training and boarding horses in Steamboat. This type of business is a perfect fit and matches what already exists in this special valley. It is also refreshing to discuss with Darcy and Ben their desire to put the horse's needs first. Taking care of horses properly, whether it's training them or even just feeding them, is a huge undertaking. Even with all the facilities located on Rhodes road, there is still a need for more space for horse owners and more options in choices on where to reside one's four legged! As we know Reno continues to boom and the more people moving in raises the challenge of balance the land between human space and animal space.

I believe that the addition of Tailwater Ranch satisfies a need for folks looking for a residence for their horse. Also Darcy and Ben are very open minded and are open to discussion on how to make and manage a ranch where both humans and horses can safely learn together and have fun!

Please feel free to reach out via text or call and I am happy to answer any questions
All the Best
Juci Somogyi
775-233-6274

ps The need for space for horse housing is real