

**From:** [Marie Gibson](#)  
**To:** [Olander, Julee](#)  
**Cc:** [bennettbauer77@gmail.com](mailto:bennettbauer77@gmail.com)  
**Subject:** Letter in support of Bauer's horse stable project  
**Date:** Wednesday, June 30, 2021 2:21:15 PM

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

This letter is written in support of Bauer's horse stable project which appears to fall within the scope of land ordinances in Washoe County.

It seems like a couple of impassioned neighbors have chosen to object to the project on unfounded worries; I choose to support the project based on analytical reasoning compounded with the concept of personal property rights.

There are already several large stabling/training facilities in the area, each containing between 30-50 horses each. Additionally, there is a private breeding barn with over 60 horses; several non-profit organizations with anywhere from two to eight horses each, several family farms with any number of personal horses, and of course, the State of Nevada allowing their seventy feral horses to freely graze the neighborhood. As an aside, both of the neighbors complaining the loudest have allowed those horses to graze their properties without any restrictions or reservations.

Any suggestion of hygienic issues or fly control problems is laughable. Twenty-five additional horses, in the area of Andrew Lane and Rhodes Road, is too minor to merit consideration as a nuisance of any sort.

If the project falls with the current guidelines, and is consistent with use of the existing community, then it should be approved.

I am unable to attend the meeting in support of this project, however, I wanted to officially support a project which provides a positive impact in our community. *"The outside of a horse is good for the inside of man"* - Winston Churchill.

Warm regards,

Marie Gibson  
(775) 720-3282



**From:** [Lynda Fisher](#)  
**To:** [TahoeHills@att.net](mailto:TahoeHills@att.net); [Clay Thomas](#); [Olander, Julee](#)  
**Subject:** Fwd: Application for Tail Water Ranch/ Information needed  
**Date:** Wednesday, June 30, 2021 1:01:07 PM

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[**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 assure that all board of adjustment members have a copy of this. Thank you so very much for your time in this matter. Respectfully

Sent by Lynda Fisher

Begin forwarded message:

**From:** "jim [renotahoearabians.com](http://renotahoearabians.com)" <jim@renotahoearabians.com>  
**Date:** June 30, 2021 at 12:49:19 PM PDT  
**To:** Lynda Fisher <hdangel@sbcglobal.net>  
**Cc:** Curtis Coulter <Curtis@coulterharshlaw.com>  
**Subject:** **Re: Application for Tail Water Ranch/ Information needed**

Hello Lynda and Curtis,

We do not work our horses 7 days per week. Our horses work Wed-Sun with two days off to recover. Mon/Tues are resting days for the horses and deeper barn cleaning.

As I stated earlier, you cannot run horses seven days per week. To accomplish this they must have enough horses to accommodate their desired number of lessons or a decreased number of lessons to accommodate a properly run equestrian center. We did 3,966 lessons last year. No horse of ours does more than two lessons per day (most only do one).

One other thing to be aware of: They have an outdoor arena. It's rather large and not covered. There is no way in the summer you can ride horses all day long in the heat. The rider, trainer, and the horse can't take it. Reverse for winter. Our arena is fully covered and can be completely closed or open when necessary. It does get a little hot in the summer and cold in the winter...but, the weather is not an element. They are going to have to deal with heat, pooling water, mud, dust, wind (which horses dislike when being ridden (risky)), etc. We put down 200 gallons of water per day (and we are indoor). There is no way they can put down

enough water in the morning that won't be evaporated by the heat and their first couple of hours of lessons. Our arena, at times and depending on the gait of the horse, can be very dusty.

Times:

Our 2 - 3 ranch hands work every day from 8AM-5PM. In general:

- 8:00-8:30 - Turn out horses to our outdoor pastures and feed breakfast
- 8:30-9:30 - Clean stalls
- 9:30-10:00 - **Tractor drag/water of indoor arena (noise)**
- 9:30-10:00 - **Blow the barn aisle with a high-powered blower (noise)**
- 10:00 - Riding lessons start
- 10:00-11:30 - Clean stalls
- 11:30-12:00 - Feed lunch
- 12:00 - 12:30 - Lunch
- 12:30-4:00 - Miscellaneous chores around the barn (usually involves tractoring to move manure, repairs, etc.)
- 4:00-4:30 - Feed dinner
- 4:30-5:00 - Evening manure "quick pick"

The loudest continual noise will be the morning drag. It's done with a tractor pulling a drag (softens the ground) and puts down water at the same time. Their outdoor arena is larger than ours and it takes us approximately one-half hour to drag. They will be closer to an hour of drag. Our neighbors don't complain because we are indoor and it muffles the sound. You will hear this drag every morning. I see it every morning at Meadow Vista across the street.

Depending on their lesson goals, our parking lot (for example) can be completely full with people parking (21 slots). At the top of every lesson hour, you will have people coming and going with their vehicles. We have customers with electric vehicles to rather loud diesel engines. Additionally, they will need parking for trainers, vet, farrier, workers, and clients. Sometimes the siblings play games in our parking lot, climb our fences, shout, or become problematic in other ways.

Well-groomed horses need shoeing/farrier services every six weeks. It takes our farrier 1.5 days to shoe our horses. I can assure you that they are shaping shoes all day long. It consists of hitting a metal shoe with a hammer...tap tap tap...on an anvil for 1.5 days. More noise.

Horses are generally noisy. They snort, cough, neigh at each other, or just neigh for fun. They also kick the stall walls. We had a client horse who constantly kick the stall walls all day and night long. It was just a kicker. We had to hobble the

horse to save our stall walls. I'm glad he is gone but he made a lot of constant noise.

Our property is completely fenced/gated. We did this for two reasons: Keep our horses in and the wilds out. The wild studs have repeatedly tried to break through our fence when we have a mare in heat outside. Are they fencing the entire property? I didn't see this in their design. If not, the wilds will come looking.

I'm off to a Zoom meeting. I hope this helps.

jim

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**From:** Lynda Fisher <hdangel@sbcglobal.net>  
**Sent:** Wednesday, June 30, 2021 8:14 AM  
**To:** jim [renotahoearabians.com](mailto:jim@renotahoearabians.com) <jim@renotahoearabians.com>  
**Cc:** Curtis Coulter <Curtis@coulterharshlaw.com>  
**Subject:** Re: Application for Tail Water Ranch/ Information needed

Dear James, One of the things that the attorney has asked me to speak about at the meeting/hearing on July 1 is the operating times needed to run a facility like this. What they are looking for is what time do you guys start in the morning to get the Arenas and the stalls cleaned. The arena ready for riding, watering grading? We are looking for the times of increased noise and people working prior to the sun up to sundown, riding times, seven days a week.

Our property is located directly behind 145 Ox-Yoke this would mean for me no more going in the backyard and having coffee first thing in the morning. First time in morning meaning around six, as both my husband and I are semi retired. No more listening to the silence how are loved Valley.

As information that you can offer me would greatly appreciated. Or if you are going to be at the meeting this may be the area you could speak of.

Thank you again for all your support and knowledge.

Respectfully, Lynda Fisher

Sent from my iPad

On Jun 25, 2021, at 16:21, Lynda Fisher <[hdangel@sbcglobal.net](mailto:hdangel@sbcglobal.net)> wrote:

Thank you so much Jim. Certainly understand they been extremely busy. If it all possible maybe try and be there July 1 at 1:30. Or join the hearing on zoom. If you need more information I will make sure you get it. Thank you again for your support

Sent from my iPhone

On Jun 25, 2021, at 1:48 PM, James L. Anderson  
<[jim@renotahoearabians.com](mailto:jim@renotahoearabians.com)> wrote:

Yes, you can share. My apologies, I've been extremely busy lately.

jim

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

On Jun 25, 2021, at 7:10 AM, Lynda Fisher  
<[hdangel@sbcglobal.net](mailto:hdangel@sbcglobal.net)> wrote:

James, just wanted to ask if it is ok to share with Board of Adjustment or could you? I repeat your invite and fear that this is being pushed through without community input.  
Thank you. Respectfully Lynda Fisher

Sent from my iPad  
<Jim ANDERSON RENO TAHOE  
EQUESTRIAN.vcf>