
From: Cindy Korkeila <cinkork@yahoo.com>

Sent: Monday, December 4, 2023 11:13 AM

To: Evans, Timothy <TEvans@washoecounty.gov>; Washoe311 <Washoe311@washoecounty.gov>

Subject: SUP Case No. WSUP23-0034

[**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 in regards to the above mentioned case number.

I board my two horses at Dan & Kathy Yriarte's facility on Fetlock Road in Rancho Haven, and have done so for several years.

Dan & Kathy run a very efficient horse training/boarding operation. They are compassionate about their boarders and clients, and ultimately the health and well-being of the horses on their property.

To think that they might be required to pave part of their property if their case is not approved, is just ludicrous. Pavement has no place at a horse facility. It is incredibly unsafe for horses and their handlers. It could only result in potential injury. Also, this is a rural community that is accessed by dirt roads. What point is there to drive down a dirt road to pull into a paved area? Absolutely none.

There would also be no reason to require landscaping. The natural landscape works just fine to suppress dust and/or noise, with sagebrush lining the majority of our roads and properties.

The Yriarte's business does not bring a lot of traffic into the area anyway. On most days you wouldn't even notice that there is a business there. It just appears to be like any other of the neighboring horse properties.

I certainly hope the County sees the obvious logical solution here, and just let them carry on quietly doing their business in Rancho Haven as is. Our rural area does not need development. This is why we all love it so much.

Thank you for your consideration.

Cindy Korkeila
cinkork@yahoo.com

[Sent from Yahoo Mail on Android](#)

From: [Planning Counter](#)
To: [Evans, Timothy](#)
Cc: [Roman, Brandon](#); [Emerson, Kathy](#); [Albarran, Adriana](#)
Subject: FW: A new Service Request has been created [Request ID #148959] (Planning Commission/Board of Adjustment) - Washoe County, NV
Date: Wednesday, December 6, 2023 2:13:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Hi Tim,

Public comment for you.



Kat Oakley
Planner, Planning & Building Division | Community Services Department
koakley@washoecounty.gov | Direct Line: 775.328.3628
 My working hours: Monday-Friday 8:00am to 5:00pm
 Visit us first online: www.washoecounty.gov/csd
 Planning Division: 775.328.6100 | Planning@washoecounty.gov
 CSD Office Hours: Monday-Friday 8:00am to 4:00pm
 1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
[Submit a Nomination](#)

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, December 6, 2023 1:41 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #148959] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
 1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, December 6, 2023 1:37 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #148959] (Planning Commission/Board of Adjustment) - Washoe County, NV

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

Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	148959
Date/Time	12/6/2023 1:37 PM
Type	Planning Commission/Board of Adjustment
Address	Area - Washoe County
Origin	Email
Comments	Subject: Board of Adjustment Hearing To: tevans@washoecounty.gov [mailto:tevans@washoecounty.gov] tevans@washoecounty.gov [mailto:tevans@washoecounty.gov] Dear Mr. Evans, I am writing on behalf of Dan and Kathy Yriarte, owners of Team Y Horsemanship located in the Rancho Haven community of northern Reno. The recent shift of making equestrian facilities and businesses in the same category as larger corporations is going to negatively impact the horse community. It is not unreasonable to require these businesses to have a Washoe County Business License, but there should be concessions for these agricultural based businesses. The Special Use Permit's requirements of paving and landscaping is not

adhering to ideal housing and environment for horses. Paving can be very slippery to horses' hooves in dry conditions. Adding inclement weather of rain, ice and snow would make for dangerous footing. Dan and Kathy train not only domesticated horses but feral mustangs as well. Horses are fight-or-flight in their reactions. Even a calm tame horse can become reactive and spook. Combine this with paved areas, and you have injuries and veterinary expenses waiting to happen. Gravel or decomposed granite footing would be a much safer alternative that would still allow for vehicles to easily access these properties.

I have never had any issue driving my veterinary rig on the Yriarte's property, and I am on their property throughout the year. They have wide flat areas for driving as well as parking large equipment and horse trailers. Like most equestrian facilities, there are usually only a handful of people on the Yriarte's property at any given time.

As the Yriarte's veterinarian, I have always found their property clean and the horses well cared for. They routinely remove manure to help mitigate flies. Their fencing of their stalls and turn-out paddocks are safe and well maintained. Their property does not stand out or take away from the neighborhood.

As an equine veterinarian who has called Reno home for the last 16 years, I have seen a big shift in our community. Horses and other livestock are being pushed out of areas that have been known for beautiful equestrian properties. Boarding horses is very costly, and many of these facilities barely break even. To place them in the same category as large profit corporations is troublesome and unnecessary.

Thank you for consideration,

Elisabeth M. Lau DVM
Comstock Equine
Hospital
90 West Laramie Drive
Reno, NV 89521
(775) 849-0120,
(775) 849-3129 fax
www.comstockequine.com
betsylaudvm@yahoo.com
[\[mailto:betsylaudvm@yahoo.com\]](mailto:betsylaudvm@yahoo.com)

Submitter Yriarte, Katherine
23950 Fetlock Dr
Reno, NV 89508-9599
775-530-7173
mrs.yriarte@gmail.com

[View in QAlert](#)

Washoe County, NV

From: [Planning Counter](#)
To: [Equis, Timothy](#)
Cc: [Albarran, Adriana](#); [Roman, Brandon](#); [Emerson, Kathy](#)
Subject: FW: A new Service Request has been created [Request ID #148963] (Planning Commission/Board of Adjustment) - Washoe County, NV
Date: Wednesday, December 6, 2023 2:13:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

And another.



Kat Oakley
Planner, Planning & Building Division | Community Services Department
koakley@washoecounty.gov | Direct Line: 775.328.3628
My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
[Submit a Nomination](#)

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, December 6, 2023 1:50 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #148963] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, December 6, 2023 1:49 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #148963] (Planning Commission/Board of Adjustment) - Washoe County, NV

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

Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	148963
Date/Time	12/6/2023 1:49 PM
Type	Planning Commission/Board of Adjustment
Address	Area - Washoe County
Origin	Email
Comments	WSUP23-0034 Hello, The special permit should be granted to the Yriarte training facility. They are an asset to our community. Their integrity and abilities to work with horses and people are exceptional. Enjoy every minute of living - Every bit of it creates you! Mary Pollard
Submitter	Pollard, Mary 12060 Lemmon Drive Reno, NV 89506 acceptlife@sbcglobal.net

[View in QAlert](#)

**WSUP23-0034
PUBLIC COMMENT**

Albarran, Adriana

From: Evans, Timothy
Sent: Wednesday, December 6, 2023 7:59 PM
To: Albarran, Adriana; Roman, Brandon; Emerson, Kathy
Subject: FW: Support for Team Yriarte / tomorrow's meeting

See below – another public comment for WSUP23-0034 (Team Yriarte).

Thanks,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Scott Elliott <sellott1160@gmail.com>
Sent: Wednesday, December 6, 2023 5:42 PM
To: Evans, Timothy <TEvans@washoecounty.gov>; Washoe311 <Washoe311@washoecounty.gov>
Cc: Allison Pedley <aptruckee@gmail.com>
Subject: Support for Team Yriarte / tomorrow's meeting

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

To the Washoe County Board of Adjustment:

Please consider this letter in strong and fervent support for Team Yriarte Horsemanship. These are truly fine people who are performing a critical community service.

Without the ability for us to board our horse with them, we would be looking far elsewhere to take our business, likely back to California, and would not be able to enjoy our horse locally. Dan and Kathy Yriarte specialize in boarding, care, and training of mustangs, and our horse is one rescued from BLM gathers years back and was originally housed in the state awaiting adoption.

The Yriartes live in a rural environment, in far northwestern Red Rock, within just a few miles of the California line. Their property is exceedingly well cared-for, the horses are in a perfect environment, and we support their mission and goals wholeheartedly. The wild mustang is such a strong symbol of the wildlands of Nevada and in fact is so synonymous with the state of Nevada there's a license plate dedicated to the cause. Team Yriarte is part of the fabric of that heritage, and their small operation supports that very heritage.

Please support their application; this is a rural portion of the county that deserves your attention and general support.

THANK YOU in advance,

Scott Elliott and Allison Pedley
Truckee, CA