

From: [Art O'Connor](#)
To: [Olander, Julee](#)
Subject: Re: Silver Circle planner approves the special use permit
Date: Thursday, January 27, 2022 2:39:46 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[art.vcf](#)

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

Julee,

I plan on attending the meeting and speaking. If they are going to stuff this abomination in my neighborhood, they can, at the very least, take care of the traffic problems they are going to create. A 40 ft. horse trailer with a pickup is over 60 feet long. They need a left turn lane coming from the east that can accommodate 3 of these assemblies - that's 200 feet long. They absolutely need to fix the right turn problem by widening the driveway to two lanes and installing a NDOT commercial driveway entrance. NDOT dropped the ball on this! I had to put one of those in for a small retail establishment on McCarran in Reno last year. Why not these guys?

How would you like it if, on a Saturday and Sunday, you have 50 horse trailers driving by your home? Just about every weekend! Why are you failing to protect us? That is your job. Not helping a developer rape a nice neighborhood!

On 1/27/2022 14:13, Olander, Julee wrote:

I will forward your email to the Board of Adjustment.



Please tell us how we did by taking a quick [survey](#)

Julee Olander

Planner, Planning & Building Division | Community Services Department

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00 am to 4:30 pm

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



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From: Art O'Connor <art@oceng.com>

Sent: Thursday, January 27, 2022 2:02 PM

To: msehnert@verizon.net; jillbrandin@gmail.com; cbond@dicksonrealty.com; mhemmi5463@aol.com; chus1992@gmail.com; julianehsu@gmail.com; calmab4791@gmail.com; yadravadra@gmail.com; cindy13333@sbcglobal.net; rc11000@charter.net; rgp35@att.net; hjp@pappasenterprises.com; durpingree@gmail.com; msbondreno@msn.com; BHS777@hofertholly.com; jov@vander-bend.com; zuppanjoanne@gmail.com

Subject: Re: Silver Circle planner approves the special use permit

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

Y'all,

Staff (Julee) is recommending approval with, essentially, no conditions. All the "Conditions" in the Staff Report are normally required for any project. There are errors in the Report. First, Julee took the weekly traffic impact and divided it by 7 to get a daily count (page 6). That is not real life. Most of the activities at

this commercial establishment will occur on the weekends. So, that is 50 or more trips per day. These clients will not be driving Priuses. They will be driving pickups and Suburbans towing 40 ft. trailers. The existing driveway is a single lane and so narrow that, as Jill pointed out at our meeting, clients coming from the north (Lakeside) actually have to swerve into the other lane in order to make the turn, blocking the entire road. There is absolutely nothing in the proposal to remedy this situation. When they are holding an event, Holcomb will be impassible.

The very first sentence of Julee's report states:

"The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts."

But Julee never even discusses any harmful impacts, much less having any conditions to "mitigate or eliminate" *any* "adverse impacts".

The Pony people are so sure they will be approved they have already bought the building! So, you can expect them to appeal to the County Commission if they loose here. If they loose at Commission, they will probably file a law suit. That building was not free! We need to protect our neighborhood. Why people buy property in a nice neighborhood and then try to rape, pillage and plunder the neighborhood is against my core values. The County is suppose to protect us from this type, but, as you can see from Julee's report, they don't. Their department name should be Developer Services because they do nothing to protect the existing Community!

On 1/26/2022 12:59, msehnert@verizon.net wrote:

I have not read this in detail but the document pertains to permits relating to Nevada state highways. Most of the is in association with work on, over, and under roads but Article VI talks about approaches to highways and the requirements. A permit is clearly needed and the design has to be approved by a state engineer. It would be helpful to know if a permit has been filed with the state.

Mark Sehnert
562 201 0213

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

From: Jill Brandin <jillbrandin@gmail.com>

To: Carol Bond <cbond@dicksonrealty.com>; George & Mary Hemminger <mhemmi5463@aol.com>; Chris Hsu <chus1992@gmail.com>; Julie Hsu <julianehsu@gmail.com>; Calvin lida <calmab4791@gmail.com>; Steve & Dona Kirby <vadravadra@gmail.com>; Cindy & Pete Lazetich <cindy13333@sbcglobal.net>; Rich Lorson <rcrl1000@charter.net>; Art O'Connor <art@oceng.com>; Ron & Sharon Palmer <rgp35@att.net>; Harry & Stella Pappas <hjp@pappasenterprises.com>; Durian Pingree <durpingree@gmail.com>; Sheldon Schenk <mrsbondreno@msn.com>; Bart Scott <BHS777@hofertholly.com>; Mark Sehnert <msehnert@verizon.net>; Jo & Bill Vanderbeek <jo@vander-bend.com>; Joanne Zuppan <zuppanjoanne@gmail.com>

Sent: Tue, Jan 25, 2022 9:17 pm

Subject: Silver Circle planner approves the special use permit

Hi everyone -

Discouraging news. Have tried to hire lawyers, but they all said we needed planners. Have tried to hire 2 planning firms - CFA (who is doing the 8900 Lakeside development) and Wood Rogers. Both only will represent developers. One of the people will help me by phone anonymously over the next few days. I know I was born at the right time — I can appreciate "Deep Throat".....

I was not aware that Julee (staff planner) had submitted her report. My "source" sent me this so at least we have her report to refute.

We need as many people as possible to speak to cover different aspects and I will draft some talking points for you, but please volunteer?

https://www.washoecounty.gov/csd/planning_and_development/board_commission/board_of_adjustment/2022/Files/WSUP21-

[0036_WADMIN21-0016 SILVER CIRCLE RANCH Staff Report](#)

I will be out of pocket most of tomorrow having some medical tests - nothing serious.
Hope to have more information for you all by Friday.
We have great support among us so DON'T GIVE UP.

Jill Brandin
775-846-3273

--

Art O'Connor
775-851-7335
art@oceng.com

--

Art O'Connor
775-851-7335
art@oceng.com

From: [Bryan McDaniel](#)
To: [Olander, Julee](#)
Cc: witmers2@live.com
Subject: #WSUP21-0036 Silver Circle Ranch Indoor Arena Project
Date: Monday, January 24, 2022 12:02:36 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.]

RE: #WSUP21-0036 Silver Circle Ranch Indoor Arena Project

Julee,

This is a letter in support of Silver Circle Ranch Indoor Arena Project (#WSUP21-0036).

An indoor arena at Silver Circle Ranch would be vital to the maintaining and promotion of equine activities in southwest Reno. An indoor arena would provide year round opportunities for novice to expert riders to advance their horseman skills. Without an indoor arena, these riders cannot train during bitter cold, snowy or high wind conditions. Basically, these riders are limited to the unpredictable weather patterns of Northern Nevada. In the age of virtual classrooms and online video games, an indoor arena, with year round equine activities, is essential for the development and advancement of the equine culture of southwest Reno.

The Silver Circle Ranch has been a horse boarding and training facility since it's inception. An indoor arena at Silver Circle Ranch would continue the original intent of the ranch, providing equine opportunities to the community of southwest Reno. It is important to recognize the heritage and spirit of this property. An indoor arena will only add to the legacy of the Silver Circle Ranch and it's place in the equine history of southwest Reno.

All in all, an indoor arena will improve and advance year round equine opportunities in southwest Reno, as well as add to the rich legacy of the Silver Circle Ranch.

Thank you,

Bryan McDaniel
Reno

From: [Michelle McHardy](#)
To: [Olander, Julee](#)
Cc: witmers2@live.com
Subject: #WSUP21-0036 Silver Circle Ranch
Date: Sunday, January 23, 2022 9:28:47 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.]

Dear Julee,
Ref #WSUP21-0036 - Indoor Arena Project - Silver Circle Ranch

I am writing to you as a local horse owner, trainer and riding instructor in Reno. I wanted to express my support for the indoor arena project at the Silver Circle Ranch. Having an indoor arena available in the south Reno area is an important and needed addition to the local horse community. We currently do not have enough options for safe year round riding in the Reno area. Thank you for your consideration.

Michelle McHardy
Event Coordinator, Art Paws
michelle@ArtPawsReno.com

Wench M, Gallavant Communications Officer
michelle169@aol.com

Owner, All Things Equine
775-722-9914

From: [Jason Diaz](#)
To: [Olander, Julee](#); witmers2@live.com
Subject: #WSUP21-0036.
Date: Friday, January 28, 2022 4:06:26 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 wanted to reach out in support of the Indoor Arena project at the Silver Circle Ranch. A quality indoor building is a necessary tool in our industry. The ability provide a quality learning environment for both horse and rider is crucial. The safety and controlled environment of an indoor arena allows for any equine facility to improve.

Jason Diaz
775-450-5044

Patience Drives Results

From: [Cyndra Wessman](#)
To: [Olander, Julee](#)
Subject: #WSUP21-0036
Date: Thursday, January 27, 2022 9:03:33 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.]

Attention Julee

I am supporting the addition of an indoor arena at the Silver Circle Ranch. It would allow riders to have a safe and sheltered environment for some peaceful time with their equine partners. The bond humans and their horses can have, can be a healing experience from these challenging days. To be able to ride when needed....is everything.

Cyndra Wessman

From: [Nicole Reel](#)
To: [Olander, Julee](#)
Subject: #WSUP21-0036
Date: Thursday, January 27, 2022 3:42:51 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.]

Dear Julee,

I am writing in support of the proposed indoor arena at Silver Circle Ranch. As a neighbor and an active participant in our equestrian community I believe an indoor arena would be fulfilling a vital need. Inclement weather and frozen footing is a constant concern for us during the winter months and an indoor arena would provide safety for both the horses and riders.

The benefits of horse back riding for the body, mind and soul are exponential! An indoor arena would allow these benefits to be carried out throughout the year. Silver Circle Ranch offers these equine benefits to numerous youth and youth organizations in our community. I hope you will look favorably upon our request.

Thank you for your careful consideration,

#WSUP21-0036
Nicole Reel
2144 Greentree lane Reno, NV 89511

Sent from my iPhone

From: [Leslie Gilkey](#)
To: [Olander, Julee](#)
Subject: #wsup21-0036
Date: Thursday, January 27, 2022 8:54:57 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.]

I am writing in support of the proposed indoor arena to be constructed at the Silver Circle Ranch in Reno. As a 22 year resident of Washoe County and equine enthusiast I can say without reservation that our community would greatly benefit from having this facility available within easy reach of many residents of Reno-Sparks.

We've all seen the myriad changes our county has experienced over the last two decades, however this property has always been a dedicated horse property. In keeping with that dedication, an indoor arena would allow safe, year round access to our beloved sport.

With the redevelopment of Rancharra and other nearby horse properties the opportunity to board and ride within suburban Reno is dwindling at an alarming rate.

Please support the building of this facility.

Sincerely,
Leslie Gilkey

From: [V Myer](#)
To: [Olander, Julee](#)
Cc: [Landess Witmer](#)
Subject: #WSUP21-0036
Date: Saturday, January 22, 2022 9:40:24 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.]

Hello Julee,

I am a local horse person in Reno for the better part of 40 years. Equestrian sports are an integral part of so many of our lives in this area with a large and supportive community. I'm writing to you as a former barn owner and business woman who ran an active dressage barn with indoor arena for many years in this valley. The project that Landess & Bruce Witmer are proposing, to build an indoor riding arena on their acreage, will no doubt in my mind be an asset and enhancement to our community around the Lakeside area. I do hope you will grant approval of this special use permit so they can build this arena. It will add tremendously to our community and this area and you will be applauded for your support by all.

Thank you.

Best regards,
Victoria Myer
775 378 7403

From: [Landess Witmer](#)
To: [Olander, Julee](#); [Landess](#)
Subject: #WSUP21--0036
Date: Saturday, January 22, 2022 4:13:12 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.]

Letter forwarded below. Thank you.

----- Forwarded message -----

From: **Kathy Courtney** <kathy@expnv.com>
Date: Sat, Jan 22, 2022, 4:07 PM
Subject: Re: Test????
To: Landess Witmer <witmers2@gmail.com>

I used the case number as the subject line

Hi Julee,

I am contacting you about the proposed indoor riding arena at the Silver Circle Ranch.

I am a neighbor as well as a Real Estate professional who specializes in the Holcomb Ranch/Lakeside area.

This area is very popular because of it's convenient location, bucolic feel and the equesterin aspect. In fact, I rarely drive a client past the Silver Circle without clients commenting about how wonderful it is to see the horses there.

The Silver Circle serves a beneficial purpose in the community and adds to it's consistent nature. Additionally, an indoor riding area would increase the benefit to the local clients by providing the ability to ride year round as well as increase safety to both horse and rider.

I believe that the addition of the indoor riding facility would enhance the highly sought after equine element that makes this special community so attractive to our residents.

Please feel free to reach out to me should you have any questions or concerns 775-225-6961

Kathy Courtney
2150 Green Tree Ln
2150 Green Tree Ln. 

On Sat, Jan 22, 2022 at 4:00 PM Landess Witmer <witmers2@gmail.com> wrote:
| This is US!!! THANK YOU.

From: [denise montagne](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch
Date: Monday, January 31, 2022 7:29:46 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 Julee

I am writing you in support of SUP #WSUP21-0036. I fully support the building of an indoor arena at Silver Circle Ranch in Southwest Reno.

This is a very old ranch on a beautiful lot and it is time for an upgrade to the heritage of this wonderful property. The current owners have already done so much to clean up and improve this ranch. An indoor arena would be a wonderful enhancement and would allow year around riding for our equestrian community. It would provide a safe and comfortable environment for horses and riders alike. I look forward to seeing this structure come to life. It would be such a nice addition for horsemanship activities in Reno. Our population has grown, obviously and there really aren't enough places here for our equestrian activities.

I am in full support of an indoor arena at Silver Circle Ranch

Thank you!

Denise Montagne

Sent from [Mail](#) for Windows



Virus-free. www.avg.com

January 28TH 2022

#WSUP21-0036

Attn: Julie Olander

Dear Ms. Olander

I want to offer my support to the above referenced project. This area of Lakeside Dr, Holcomb Ranch Ln, Huffaker Ln and Del Monte Ln has a rich history of horse and livestock farms. Every time one of these properties sells, we worry that someone will move in that is not of an Equine mindset. Silver Circle Ranch is one of these unique properties that showcases our rich equestrian heritage. The fact that the new owner wants to build an indoor arena will only enhance the surrounding equine loving area. While we do have exceptional weather here in Northern Nevada, we do sometimes have rough winters. There is a lack of indoor and covered arenas in the surrounding area. Ranchera is private and may not be around for long. The indoor arena on Bonde Ln has been sold and is no longer available. Everything else is out in the valleys. Having a new local indoor facility available for lessons year round will only help to certify this area as Equine friendly, offering safe year round horsemanship opportunities that this area is known for.

Thank You
Kelly Nichols
5825 Bonde Ln
Reno NV 89511
775-386-9224

From: [Kimberly Olsen-Wilson](#)
To: [Olander, Julie](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Friday, January 21, 2022 7:02:25 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.]

Good Evening Julie-

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. I am a member of the Reno horse community and I completely agree with this ranch's intention of building an indoor riding arena. I have been a patron of the Silver Circle Ranch and feel this is an established horse facility that has been in the community for many many years. The surrounding neighbors are well versed in the aspects of this business being located in their neighborhood and what the impacts are of a commercial facility.

Liz Reader and the Witmer Family are well seasoned horse people who understand horses and the horse community. They respect the surrounding neighbors, the history of the horse property and know there is a need for another indoor riding arena. The improvements that have already been done to the property are great and I am looking forward to attending community horse events at the Silver Circle Ranch.

Kind Regards,
Kimberly Olsen-Wilson

*Joan C. Wright
411 W. Fourth Street
Carson City, NV 89703*

Julee Olander
Washoe County

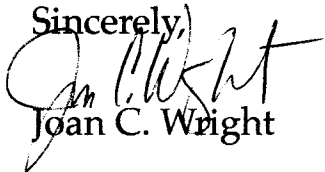
Re: Indoor Arena at Silver Circle Ranch, WSUP21-0036 &
WADMIN21-0016

Dear Ms. Olander:

I would like to support the new indoor riding arena at Silver Circle Ranch located at 3400 Holcomb Ranch Lane, Reno, NV 89511. As a former resident of the Holcomb Ranch Lane area (Mile Circle), and currently active member of the equestrian community in Washoe County where I board a horse, I am acutely aware of the need for indoor space to train and exercise horses in the Northern Nevada winters in order to compete in the Spring, Summer and Fall.

In order to maintain the rural character of Northern Nevada it is important to support the equestrian community. This project is one way to lend it support.

Please recommend that this application be granted.

Sincerely,

Joan C. Wright

From: [Emily Guerard](#)
To: [Olander, Julee](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Monday, January 24, 2022 8:15:19 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 Ms. Julee Olander:

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in all four seasons of the beautiful Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well. I strongly support this project which I feel will better the community and keep the property as a horse oriented property as it has been for many years and with this the approval of this project, many years to come.

Sincerely,

Emily Guerard
608-422-1898

From: [Margaretha I njokp0 Smit](#)
To: [Olander, Julee](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Monday, January 24, 2022 10:02:23 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 Mrs. Olander,



I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Margaretha Smit, ESQ/MBA/MA

9468 Double R Blvd., suite A

Reno, NV 89521

775.800.3323

From: [Lynn Kotlicky](#)
To: [Olander, Julee](#)
Subject: RE: Indoor Arena at Silver Circle Ranch SUP reference WSUP21-0036 & WADMIN21-0016
Date: Thursday, January 20, 2022 1:18:10 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 Ms. Olander,

This letter is written in strong support of the indoor arena building project for the new indoor riding arena at the Silver Circle Ranch.

This indoor arena project is necessary in order to support the continued growth and health of our community by providing innumerable benefits to both the children and adults who ride at the stable. This arena will enable safer riding during the winter months and during inclement weather conditions, while continuing to uphold the strong values of this establishment. In addition, we are assured that the property will remain aesthetic and as intended in order to provide continued beauty to this scenic area.

I have a daughter who has been riding at this barn for over 5 years. This experience provides significantly more than simply riding skills. The Horsemanship Academy instills confidence, self awareness, responsibility, critical thinking, problem solving, and empathy all while having the utmost regard for safety of the rider and the animal. This particular establishment is committed to teaching her necessary skills for the future. This has become even more important as school interactions have decreased due to the pandemic.

Liz Reader, who is the head trainer and runs the Horsemanship Academy which trains at the Silver Circle Ranch, is an unparalleled advocate for the safety and growth of children, adults and animals at the barn. She, in addition to her staff, never cuts corners and always makes sure that the safety of both the horse and the rider are paramount. Having an indoor arena will provide a safe environment for all riders and animals when weather is inclement. In addition, it will attract more riders to the stable for lessons and competitions, which will continue to make Reno an attractive location for growth and competition.

I encourage you to approve this building project. We offer full support of this project and this is the type that we should be proud to be a part of in our community and its ability to impact the future.

Thank you in advance for allowing me to express support for this groundbreaking and community changing project.

Warm Regards,
Dr. Lynn Kotlicky

From: rewcrew@charter.net
To: [Olander, Julee](#)
Cc: "[Landess Witmer](#)"
Subject: Revised: Silver Circle Ranch Project
Date: Wednesday, January 26, 2022 2:03:45 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 Julee –

I am writing in support of Dr. Bruce and Landess Witmer's Silver Circle Ranch Indoor Area Project [#WSUP21-0036](#).

As a Lifelong Pet Rescuer, Professional Pet Nanny, Dog & Cat First Aid & CPR Instructor, and Author/Publisher of a Dog Bite Prevention Coloring Book, I've known the Witmer Family since I was a wordsmith for their Pet Folio magazine and so many other facets of local pet happenings.

I am amazed how dedicated they are to all pets, but to their hay-eating companions as well.

Growing up in the Reno/Sparks area, there wasn't a lot of in-town facilities for English or Western rider activities.

As a high school rodeo groupie, there would be one event at the fairgrounds, but the rest were in Cold Springs, Carson City or outlining counties.

If you didn't hitch a ride, you didn't go.

My English-riding friends had to drive far and wide for lessons or riding time.

None of the locations seemed convenient for parents to just deliver off, so they could maybe do some shopping during the lesson.

No after school friend time with those drive times.

This Indoor Area Project can only have a positive impact on our entire community for these reasons:

1. for adults, teens, and/or families looking for year-round, safe, in-town, horsemanship activities that their child may never experience.
2. a serene, peaceful place for boarding and training with limited number of horses.
3. a facility designed with 'Witmer sweat and tears' honoring the area's tradition.
4. a dwelling dedicated to 'horse only' classes such as Equine Therapy training, Farrier Classes, Mane/Tail Braiding...Who knows!

Anything at this proposed facility will be strictly supervised and will be positive, upstanding, and something Washoe County Commissioners can brag about in their annual reports.

Thanks for your time.

Peggy Rew

All Things Pets with a Wordsmith Twist!

From: rewcrew@charter.net
To: [Olander, Julee](#)
Cc: "[Landess Witmer](#)"
Subject: Silver Circle Ranch Project
Date: Tuesday, January 25, 2022 7:35:36 PM
Importance: Low

[**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 Julee –

I am writing to you in support of Dr. Bruce and Landess Witmer's Silver Circle Ranch Indoor Area Project [#WSUP21-0036](#).

As a Lifelong Pet Rescuer, Professional Pet Nanny, Dog & Cat First Aid & CPR Instructor, and Author/Publisher of Dog Bite Prevention Coloring Book, I've known the Witmer Family since I was a wordsmith for their Pet Folio magazine and so many other facets of local pet happenings.

I am amazed how dedicated they are to all pets, but to their hay-eating companions as well.

Growing up in the Reno/Sparks area, there wasn't a lot of in-town facilities for the English or Western rider activities.

As a high school rodeo groupie, we had one event at the fairgrounds, but the rest were either in Cold Springs, Carson City or outlining counties.

If you didn't hitch a ride, you didn't go.

My English-riding friends had to drive far and wide for lessons or riding time.

None seemed convenient for parents to deliver off, so they could maybe do some shopping during the lesson.

No after school friend time with those drives.

This Indoor Area Project can only have a positive impact on our entire community for these reasons:

1. for young families looking for year-round, safe, in-town, horsemanship activities that their child may never experience.
2. a limited number of 'horses only' peaceful place for boarding and training.
3. a dedicated place for 'horse only' classes like Equine Therapy training, Farrier Classes, Mane/Tail Braiding...Who knows!

Anything at this proposed facility will be positive, upstanding, and something Washoe County Commissioners can brag about in their annual reports.

Thanks for your time.

Peggy Rew
All Things Pets with a Wordsmith Twist!

75 Promontory Pointe
Reno, NV 89519

January 24, 2022

Julee Olander

Via e-mail: jolander@washoecounty.gov

RE: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016

Dear Ms. Olander:

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016.

Silver Circle Ranch is the home to Pair of Aces Stables, owned by Liz Reader, who is one of the premier horse trainers (in my mind, the premier horse trainer) in the Tahoe / Northern Nevada region. My daughter, Jenna, has been coached by Liz since 2018 when Liz was operating out of a smaller facility in the area. Within three short years, Liz helped Jenna develop from a novice rider to National Champion in 2'6" Hunters in 2021. Liz's excellence as a trainer, coupled with her compassion for horse welfare, inspired one of her clients, Landess Witmer, to purchase the historic property at Silver Circle Ranch so that Liz could grow and expand her business.

In addition to supporting Liz's business endeavors, Landess purchased the property with the goal of protecting the historic heritage of Silver Circle Ranch. Many of the properties in the Holcomb Ranch area are being converted from ranchland to high density residential use, but Landess is committed to keeping Silver Circle Ranch as a viable horse property. Her commitment to maintaining acreage for horses and protecting the rural environment helps to sustain one of the core benefits that attracts new residents and businesses to Reno.

One of the most incredible things about Reno is the variety of residential and recreational options it offers its residents. Every neighborhood is so unique ... Somerset, Montreaux, Midtown, Caughlin Ranch, Arrowcreek, Holcomb Ranch and more ... each area provides such a different feel, broadening the appeal of the city. It is critical that Holcomb Ranch maintain its beautiful ranches, full of horses, cows, chickens, ponds, horse paddocks and open space for those of us who need rural space in our Biggest Little City. To do that, the ranches have to be financially viable.

To be financially viable, a horse boarding and training facility absolutely must be a year-round operation, and to operate year-round with Reno's winter climate, there must be an indoor facility. I urge you to approve the indoor arena for Silver Circle Ranch, to allow year-round lessons for recreational riders, maintain the health and fitness of the horses, and continue to build the skills of the competitive riders.

The current barn is at its full capacity, so approval of the indoor arena would not result in any increased traffic in the area. Please approve the proposal for the new indoor riding arena at Silver Circle Ranch. Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink that reads "Gayle McAmis". The signature is written in a cursive, flowing style.

Gayle McAmis

From: [wendi Dennis](#)
To: [Olander, Julee](#)
Cc: witmers2@live.com
Subject: Silver Circle Ranch WSUP21-0036
Date: Tuesday, January 25, 2022 7:41:18 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.]

To Whom it concern.

I just wanted to reach out, as a neighbor of Silver Circle Ranch, to state my support of the indoor arena. I think it is beneficial to the safety of year round riding and horsemanship opportunities in the Southwest area. I believe it will also help to keep the equine heritage on this commercial property.

Thank you for taking my thoughts into consideration.

Wendi S Dennis
1600 W Huffaker Lane
Reno, NV 89511
775-848-7440

From: [Amanda C.](#)
To: [Olander, Julee](#)
Cc: witmers2@live.com
Subject: Silver Circle Ranch/Indoor arena
Date: Tuesday, January 25, 2022 10:36:12 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 Julee, I am writing to lend my support to the building of the indoor arena at the Silver Circle Ranch. As you know, this property is such a gem in our community and especially for the equine community. Preserving its equine only heritage would mean so much to those of us who are so passionate about horsemanship, Building the indoor arena would also allow safe and year round riding opportunities in the heart of beautiful southwest Reno.

Thank you for your consideration, I truly appreciate it!

Best Regards,

Amanda Schieve-Sanchez

From: [Retail](#)
To: [Olander, Julee](#)
Subject: Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Tuesday, January 25, 2022 7:10:35 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 Julee Olander,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Jackie Bryant

Sent from my iPhone

From: [Chrysann Collatos](#)
To: [Olander, Julee](#)
Cc: [Witmer](#)
Subject: SUP # WSUP21-0036 Silver Circle Ranch
Date: Friday, January 28, 2022 6:33:39 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 Ms. Olander,

This letter supports the addition of an indoor arena to Silver Circle Ranch on Holcomb Ranch Lane. Bruce and Landess Witmer have been friends and clients of mine since 1996, when I became their equine veterinarian. Landess and I also have worked together supporting various animal related charities in Washoe County, including Art Paws Reno, and The Rosa Project. The Witmers' goal of contributing to opportunities for underprivileged children in the greater Reno area through equestrian activities is of long standing. With the purchase of Silver Circle Ranch, that dream became reality.

Several of my clients kept horses at Silver Circle over the years, so I am very familiar with this idyllic property. Nestled in a natural hollow along a curve in Holcomb Ranch Lane, Silver Circle is a living piece of Nevada history, with old ranch gems such as the rustic natural wood rail round pen that sits under a towering streamside cottonwood.

From day 1, the Witmers were committed to preserving the atmosphere of Silver Circle. They have gone to great lengths to protect things like the old round pen as they carefully integrated the updated equestrian center into the existing site plan of Silver Circle. They have a strict limit on the number of horses to be housed on site, and currently are at capacity. Thus traffic flow patterns in and out of the property are already established, as is the impact of the horses on the land.

The Witmers have carefully situated the proposed indoor arena to minimize its visual impact on the existing site, as well as on neighboring properties. The enormous houses that have been built recently on adjacent parcels, encroaching on property lines and destroying view corridors, are rapidly putting an end to the charming rural ambiance of Holcomb Ranch Lane. The indoor arena addition to Silver Circle Ranch is inconsequential in comparison. Frankly, the very idea that its permitting might be denied, when considered in the context of the adjacent residential development, is difficult to comprehend.

Thank you for taking the time to read this letter. I urge you strongly to support the addition of the indoor area to Silver Circle Ranch. In doing so you will be contributing to charitable work for local underprivileged children, as well as joining the Witmers in preserving a unique piece of historic property in a rapidly developing neighborhood.

Sincerely,
Chrysann Collatos VMD, PhD, DACVIM LA

--

Chrysann Collatos VMD, PhD, DipACVIM

High Desert Veterinary Service

Reno, Nevada

hidvet@gmail.com

HighDesertEquine.com

775-742-2823

From: [Kara Lamb](#)
To: [Olander, Julee](#)
Cc: [Liz Reader](#)
Subject: SUP # WSUP21-0036 Silver Circle Ranch
Date: Monday, January 24, 2022 5:24:02 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 Julee Olander,

We are writing you to express our support of the indoor riding arena that is being proposed at Silver Circle Ranch. As an established equestrian facility with a long history in the neighborhood, we feel it would only enhance the Ranch and the neighborhood. The ability for these horsemen and women to train year round without weather induced interruptions is highly desirable. We live in the area, and find that the land, the animals and the people here are what makes for a great close knit community. To see what the Witmers and Liz Reader have done at Silver Circle Ranch so far, is to know that they intend to preserve and improve the heritage of Silver Circle Ranch. We look forward to seeing their vision come to fruition. Please consider allowing them to continue with their endeavor.

Sincerely,

Kara and Randy Lamb

From: [tracie baynton](#)
To: [Olander, Julee](#)
Cc: witmers2@live.com
Subject: WSUP21-0036
Date: Wednesday, January 26, 2022 9:03:28 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.]

WSUP21-0036. I'm super excited to hear that there's going to be an indoor equestrian arena possibly coming at Silver Circle. It's great that the legacy of that property will continue to support the horse loving community. Due to Reno's various weather through the winter it will be a welcome opportunity to ride on days that wouldn't be available in an outdoor arena. It would be so appreciated if we can make this happen!!
Thank you! Tracie Baynton. 775-342-5741

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From: [tracie baynton](#)
To: [Olander, Julee](#)
Cc: witmers2@live.com
Subject: WSUP21-0036
Date: Tuesday, January 25, 2022 8:23:15 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'm super excited to hear that there's going to be an indoor equestrian arena possibly coming at Silver Circle. It's great that the legacy of that property will continue to support the horse loving community. Due to Reno's various weather through the winter it will be a welcome opportunity to ride on days that wouldn't be available in an outdoor arena. It would be so appreciated if we can make this happen!!

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From: [Candy Demarest](#)
To: [Olander, Julee](#)
Cc: witmers2@live.com
Subject: WSUP21-0036
Date: Sunday, January 23, 2022 10:13:25 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 Julee,

I would like to contact you with a note of support for the Silver Circle Ranch request for approval for a covered indoor horse riding arena.

I have visited the property and found the location to be perfectly complementary to the surroundings and historical equine land use in the area.

My family has owned property in this area for more than 30 years and feel that part of the great charm and draw of the Reno area is the opportunity to enjoy the beauty of this equine community in Southwest Reno as well as encourage the knowledge and skills involved in horsemanship.

The benefit of this being an indoor arena will help with the concerns of safety for both the horses and riders with regard to weather related wet and frozen ground that currently prevents all but very limited year round training for both the horses and riders in our area. Additionally it would reduce lengthy trailering trips in inclement weather to more distant facilities that already have capacity pressure.

Thank you for your consideration,

Raymond and Candy Demarest
1190 Del Monte Lane
Reno, Nv. 89511