

February 24, 2023

Peaktop View Ranch
2615 S. Peaktop View Dr.
Cottonwood, AZ, 86326

Dear Neighbors,

Your horsey neighbors are back from Canada and although it's been a bit cooler and wetter than usual, we are enjoying the Arizona weather. We have some plans that we wanted to share with you. I have organized this letter to review the plans, provide some background on our business, our sport, and our Arizona activities. Hopefully I will answer many questions you may have.

The plan

We have owned our land for several years now and have been developing the parcels, slowly, over time, for our horse training operation. For those that are not aware, we have a quarter horse breeding and training business based in Bergen, Alberta, Canada. We are now proposing a **Special Use Permit** for the parcels in order to further our business plans and enjoy the Arizona weather in the winter.

The parcels we own are

406-15-465A, at 2615 S. Peaktop View Dr.
406-15-465C, at 2555 S. Peaktop View Dr. and
406-15-455T, at 970 E. Diamondback Dr.

We are making a proposal to Yavapai County, requesting a Special Use Permit for our combined lands to allow us to bring more horses with us and also to have more cattle here. This letter will provide you with a summary of our plans. We hope that we will have your support in our application.

As in the past, we will come to Arizona in mid-October and stay until mid-May at the longest. We are limited to a six month stay each year. We **propose to bring as many as 11 horses** with us for training and breeding purposes. Up until now, we have usually had two or three horses with us. We are **requesting approval to have up to 12 head of cattle** for training our horses. Currently we have four head of cattle in the pen along the road. Where we now have two horse stalls on the 465C parcel, we plan to have eight stalls with cement floors. Each stall will have a roof over half of the area for sun and rain protection. We will install permanent waterers, rubber stall mats and a light fixture in each stall. As well, our current cattle pen will be expanded to the east of the arena, on the 465C parcel, out of sight and away from the roadway. We will install a permanent waterer for the cattle to **reduce the amount of open water** which can be attractive to breeding insects and to reduce water spills and the resulting mud.

We will **continue to compost the manure** collected from stalls and then spread the rich compost over our land, although we anticipate building an expanded composter beside the new stalls. Our current system is close to capacity with three stalls occupied full time. The composted manure makes excellent organic material to enrich the soil and encourage plant growth. In the Camp Verde area, there is a horse operation that sells horse compost for gardening. Our compost system was designed as a solution to manure management for small but intense livestock operations. You may have noticed that the sight

and odor of horse manure is quite minimal. The Arizona climate is ideal for the compost process as long as we supply some water. More horses will create more manure. We will design our expansion to accommodate at least eight stalls occupied full time, plus the cattle manure.

We propose to remove the existing two horse stalls from the Diamondback lot, 455T. On that lot, we hope to set up an **RV hook up** close to the Diamondback entrance to accommodate a trainer and other guests during our stay. We will install a septic system that meets Yavapai County Environmental Services requirements – likely a septic tank and leach field. We already have water and power at the pump house on this site. We will build the RV hook-up adjacent to the pump house, to accommodate parking an RV or Living Quarters horse trailer nearby. The trailer will provide seasonal housing for training staff and our guests. It will accommodate a **maximum of 2 adults for the six month period**. During the summer, the RV would be removed.

Our business

In order to understand why we are making this request, we would like to explain our business and the activities you may see in the arena. Our business is breeding, starting and training American Quarter Horses for Working or Reined Cow Horse competition. You can read more about our business at www.bar-tt-cowhorse.com. Reined Cow Horse competition from the horse's perspective is something like an Ironman competition for humans; it requires significant training to build fitness and a high level of skill to compete at speed.

The big events in our discipline are the Futurity for three year olds and the Derby for four and five year olds. It is very challenging to get a young horse ready for such a competition. Many are simply not capable either physically or mentally. By starting early and providing consistent but small demands in training, we try to bring each young horse along to their potential. The few that show promise are the ones that we want to bring to Arizona to continue their training.

With young horses, it is invaluable to be able to continue their training through the winter. A long gap between fall and spring training leads to lost fitness and some need to retrain skills. It probably costs about one to two months in terms of training progression. By bringing them to Arizona, they have another six months to train through the winter and are able to continuously develop their skills before the big shows begin in May.

Our sport

What is the reined cow horse discipline? You may have seen some of the classic moves on the popular TV series, "Yellowstone". To begin the run, the horse and rider execute a prescribed reining pattern which requires very precise movements at high and low speed under complete control. The rider must have loose reins and the horse must appear to enjoy the work. They lope big and small circles, showing that they can shift from slow to fast, they change leads seamlessly at centre and then run at speed into a sliding stop. They execute a spin in each direction and typically end the pattern with a final run down, slide and pause. Following the pattern work, the horse and rider demonstrate their ability to control a cow in the arena. They begin by 'boxing' at the end of the arena, teaching the cow that they are in control by pushing it along the end wall, stopping it before the corner and forcing it to change directions. After a few boxing turns, the horse and rider drive the cow down the side of the arena past the centre, then run past the cow and stop it before the other end. They force the cow to turn and run the opposite direction along the arena wall. After at least one turn in each direction, the horse and rider drive the cow out to the centre of the arena and circle it in both directions. In a separate run, the horse

and rider demonstrate their 'cutting' skills and often roping as well. Cutting involves moving a cow out of a herd and holding it in the centre of the arena. The cow knows there is safety with the herd so he is focused on getting back to the herd. The work involves quick reaction to every movement of the cow to follow its turns and stop it from escaping to the herd. It can feel like the longest two and a half minutes ever! The roping event has the cow and horse start behind a rope together. Once the cow is released, the horse runs alongside, the rider builds and throws a loop and catches the cow by the horns. The rider dallies to hold the cow for a moment to show completion and then the cow is released.

Our activities in Arizona

We usually bring at least two horses with us to Arizona to ride and compete. Often, we bring a third to train, show or breed. Arizona has frequent opportunities to take our horses to small shows and test their readiness for a bigger event. There are a lot of new sights and sounds at a show that they need to get used to. Until this year, we have only had space to haul three horses in our trailer. We decided to bring a second trailer this year with additional horses.

This winter, we have had five horses on our property for training, personal riding and breeding. Merlin, is Lauren's personal horse, a gorgeous liver chestnut of 14 years and an excellent reined cow horse competitor. Bert, Ian's personal horse had a tragic accident this winter and passed away. Ian is getting acquainted with his new steed, Phoenix, a big grey mare. Hickory is a four year old sorrel gelding that we showed in the futurity competitions in Canada this past summer. We brought him south to continue training for the big shows ahead. Shiner is a young gelding of just three years that was showing good promise last summer. He's done well with his training and will be ready to show this summer. Finally, Envy is a mature cutting mare that we have enjoyed riding for a couple of years in competition. Unfortunately, she has developed some arthritis in her hind feet and isn't up to competition anymore. We love this horse and have decided to breed her to a champion stallion that is only available in the USA. She is in Arizona this winter to be bred.

Previously, we have done most of our breeding in Alberta. Since COVID, we now find that it can be difficult to get semen shipped efficiently from prominent studs in the USA to us in Canada. Many shipments have been delayed through the couriers or customs while others are completely lost. In cases where the stud and mare cannot be pastured together, it is most successful to use freshly collected, chilled semen and artificial insemination. The lifespan of the semen is approximately 24 hours at chilled conditions. With any delay, it is no longer viable by the time it arrives and our mare goes unbred another cycle. Our short summers in Alberta already make breeding a challenge but this shipping difficulty has meant a complete loss of offspring for the current year. We are therefore **planning to haul more mares to Arizona, to breed here**, utilizing the shorter winter and reduced shipping distance to eliminate customs uncertainty, reduce shipping times and improve breeding success.

We have recently purchased a very successful, outstanding, young, **cutting mare** from Texas, called Bayywatch (Pam for Pamela Anderson at the barn). We plan to breed her and will want to access the very top stallions to match her quality bloodlines. It will be much easier to accomplish successful breeding of this special mare at our Cottonwood base than in Alberta. Depending on timing, we **may bring mares to foal out** here as well. How much nicer for those newborns to run and play in the sun than in the frigid cold of Alberta!

Along with our special mare, we have acquired a very well bred, **young stallion** this winter, which we will be training in Alberta and showing this summer. We hope that he will have success and continue **showing** from our Arizona base **through the end of the year**. His name is “Purdy Bossy” but we’ll just call him “BOSS”. He is just three and entering his big competition year of futurity events.

Questions and Input

We hope that you will support our efforts to develop our business through our requested Special Use Permit. We would very much appreciate any letter of support that you would be willing to write. Yavapai County relies on the input of residents to drive their planning decisions and they like to support changes that have the support of the neighbourhood.

Should you have questions or concerns about the changes we plan, please drop by or send us a note.

We will do our best to explain what we hope to accomplish and why we need the Special Use Permit to achieve our goals. I believe that we can work through most concerns you might have. Your input will be forwarded to Yavapai County to take into consideration in its deliberations on our proposal.

Finally, we would like to **invite you to join us to walk through the lots and discuss our plans**. Our friendly horses will be available for pets and we can probably accommodate a few children for rides if you let us know in advance – perhaps just before the session begins.

Open House for Questions Saturday, March 11th from 2:00 to 5:00 pm.
Meet at the arena: 2555 S. Peaktop View Dr.

Sincerely,

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