

City of Reno Decision for a Minor Conditional Use Permit Case No. MUP 24-00012
Approving "Life Church K-8 Primary School.

MUP24-00012 March 15th, 2024

10300 Rio Wrangler Parkway, Reno NV89521

Good evening, Mayor and Council. My name is Coulter Stewart. My wife Elizabeth and I live at 10045 Barrel Racer Dr. A few blocks east, and uphill from the Life Church property.

Thank you very much for hearing our appeal regarding this "major" new traffic generator for our community. I say major because, for us this is not "minor." It is "Major."

Please keep in mind that this project is not a neighborhood school. Even the applicant and City staff agree that virtually all the 260 new students will be driven in daily from outside the area, just as the 82 Pre-K students are now. These 342 students will generate a minimum of 684 vehicular round trips per day, just from their parents. That makes 1,368 one-way trips daily on an already overloaded road network.

The existing LOS is "F".

For those of you who may not be real familiar with the project are lets use a couple of maps to see what we are talking about.

This is the Area Map from the applicant's filing in December 2023.

Current Traffic generators:

Golden Hills Residents. 508 homes at 10 RT/day (the NDOT standard) equals 5,080 times 2= **10,160 one-way trips per day.**

Damonte Ranch High School. 2,000 students, 150 faculty and staff yield some **3,000 trips per day.**

Current Pre-K Church School. Students and staff **200 trips per day.**

Rhyolite Mine. 30 trucks per day times 2 equal **60 one-way trips per day.**

All of this traffic flows onto Rio Wrangler Parkway, which is just a 2 lane road, at the three intersections already mentioned, Hee Haw, Mc Cauley Ranch and Western Skies, here, here and here.

Now let's look at the several additional residential projects already approved by or in the works for permitting by the City of Reno. Some 400 acres of additional development projects will yield 500-900 more homes up slope from the Damonte Ranch High School and the Life Church properties in the next several years. All of these residents will need to access Rio Wrangler "Parkway", a current 2 lane road, from the same three access intersections, along three 30 ft and 42 foot wide roadways.

The personal and public safety hazards posed by these arteries should be obvious.

Please reconsider and deny approval for this project until the infrastructure issues are resolved.

Thank you.

Dear Mayor and City Council:

A public hearing will be held on April 24, and you will be considering an appeal to City Staff's decision of approval for a private school project for Life Church on Rio Wrangler Parkway in Damonte Ranch.

We ask each of you to carefully consider the residents in the area of the Damonte Ranch High School who have experienced major traffic issues for over 7 years. During that time, nothing has been done to correct the situation. There are promises of future road improvements. We've been told private landowners have the right to develop their property and that the city we'll take care of the traffic issues in a few years.

City staff has approved this project. Because the Level of Service at this intersection and Yee Haw are failing, Staff indicates a roundabout at McCauley Ranch and Rio Wrangler would help alleviate some of the congestion. The decision letter states "A roundabout is programmed to be constructed by the Regional Transportation Commission at McCauley Ranch Boulevard/Rio Wrangler Parkway intersection in the next five years." However, the staff decision has no condition for this to be required, and after discussions with RTC, we were told there is no current project or all the funding needed, but they are hoping to move the project forward.

I am asking that before the public hearing on the 24th, each if you will take the time to drive to our area taking Steamboat Parkway and turn right on Rio Wrangler and proceed south to Damonte Ranch High School at 2:30pm on a Monday, Tuesday, Thursday or Friday, or on a Wednesday at 1:30 pm.

It is total gridlock. Students being picked up by parents, students driving, school buses, and 2 and 3 bed trucks from the rock quarry. We only have three streets that the neighborhood can exit to go south on Rio Wrangler; Yee Haw, McCauley Ranch, and Western Skies. It is virtually impossible to turn south.

In the Decision packet there were no Exhibits from the Fire Dept. or Police Dept. I would think their comments would be needed especially if we have an emergency situation in this area. In Golden Hills/Palisades there are approximately 500 homes that would exit on the three streets mentioned.

Thank you for your consideration to our concerns.

Jim and Judy Covert
Gold Mine Drive