

[illegible]

LDC24-00050 (The Canyons PUD Amendment)

Joyce White <joycecw1953@yahoo.com>

Mon 8/19/2024 10:53 PM

To:Public Comment - CC <PublicComment@reno.gov>

Dear Reno Planning Commission,

My name is Joyce White, I live 750ft from the above mentioned plan going up in our area. My husband is John White and he agrees with what I'm writing.

I'm 71 and have owned a business for 43 years in CA. I know how to the run a business that's been in the same spot for 43 years and been very successful . We lost it 12 years ago to a fire but rebuilt it exactly as it was and we reopened it one year to the date of the fire.

I don't know about the construction business when it comes to multiple units as is being planned and now the Developer wants to go from 81 units to 126.

First I oppose 81 units so it's a big NO to 126.

We have lived here over 2 years and have had to maneuver around cement trucks, delivery trucks with Trusses and multiple wood delivered for the multiple homeowner projects AFTER the homes in our area Palisades were built. We understand the homeowner projects. To start such a huge project as this is going to be in an area that we love watching our Beloved Nevada Mustangs is not approved by us.

We have enough homes in this area whether 81 or 126. To approve increase means ruining our mountain where we see from our windows and our yard the horses. They know when the hay is coming and we know too when we see the walking up the hill where it's dropped off.

One reason we chose this area was for the horses.

We can't believe there isn't another area to develop homesites than here.

Reno has been building everywhere and we aren't against that. We're against doing it in our area where we will be disrupted on a daily basis getting in and out, where our horses need to stay, not disrupted, where it will populate where it's populated enough.

Try getting down to Steamboat in the morning when school starts or later when they get out of school. We plan extra time as the traffic builds up.

I'm a simple person who has never written a letter like this.

By the way I tried 2 other times, 2 addresses that were given, I even called and a very nice man called back apologizing and telling me I would get a new card in the mail. I got it and decided I would try one again so this is it.

Our concerns probably won't change anything but because I strongly oppose the project I wanted to try AGAIN.

Thank you for allowing my voice (concerns) to be presented. In these days of turmoil that's not always allowed, especially when you don't agree.

Please remember this is our home and we live here.

Please respect us and our property. We were here first.

Thank you kindly,

Joyce C White

John White

Valley View Estates development

scumpii04 <scumpii04@yahoo.com>

Sat 8/24/2024 8:48 PM

To:Public Comment - CC <PublicComment@reno.gov>

Hi,

I am opposing to the new plan to build more housing at Valley View Estates(behind Damonte Ranch High school)

The traffic in Damonte Ranch is already at its maximum. In the past few years the number of apartments and houses builded here have increases and I think the firestation here is above maximum. The police presence is inexistent. The schools are at maximum capacity -look at the new elementary JWOOD Raw which had maximum number of students in the first year it was opened. NO Parks have been build in this area in the past few years!! The Damonte Downtown will bring even MORE people and cars in the area. I think we all need to take a break and analyze and think before we build more! We also need to take into consideration the ecosystem, the animals (we have a wildhorse crisis) and plants that their habitats we are destroying by building so much.

Concern homeowner & resident in Damonte Ranch- Laura Szuhai

Sent via the Samsung Galaxy S23 Ultra 5G, an AT&T 5G smartphone

Amendment to Canyon Planned Unit Development

Pat Kelley <gobkelley@gmail.com>

Sat 8/24/2024 7:27 PM

To:Public Comment - CC <PublicComment@reno.gov>

I am absolutely 100% against this change. Who's in charge, the city or the developers? Now the developers want more , follow the money trail . Who's winning here? It's certainly not the residence of Reno. There is absolutely no reason to increase the number of residence in this project . What are they changing in environmental standards or wild horse management ??? They still haven't adequately shown how they will manage floodwaters, wild horses, wild life, where is their water coming from in a drought, how many wells will they drain, have they done a wild life study, traffic studies, response time for fire department, evacuation times... plus taxpayers end up footing the bill for flooding damage from poor developments ect ect !! please please vote "NO"

PAT KELLEY

6450 GALENA CANYON TRAIL

RENO, NV 89511

775 846 8992

Sent from my iPad

The Canyons PUD Amendment Objection

tastodo@gmail.com <tastodo@gmail.com>

Sat 8/24/2024 3:41 PM

To:Public Comment - CC <PublicComment@reno.gov>

I strongly object to the Canyons PUD Amendment. The increased number of residential units is ridiculous. Please stay with the originally requested and approved number.

Thank you.

S. Belk

Sent from my iPhone

City Council Comment received from Tina Schackman

Mikki Huntsman <HuntsmanM@reno.gov>

Sat 8/24/2024 12:43 PM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Tina Schackman

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

schackman@sbcglobal.net

Phone Number:

7144039726

Address:

2785 Tobiano Dr, Reno, NV 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2024-08-28.

Section:

C Items - Public Hearing Items

Item:

Item C.1 and C.2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I have lived in South Reno for 4 years and have seen a tremendous increase in accidents, crime, vandalism, homelessness, and traffic in that time. Increasing the number of units in the Canyons PUD by 50% will add more than 150 residences above the previous plan which will only lead to more traffic, accidents and general congestion of the area. While the BLM and developers have all but eliminated the horse population, there is still other wildlife and natural areas that will be destroyed by this development so I'm asking the Council to please provide an explanation as to how the Canyons PUD will benefit the overall area and assure the current residents that traffic flow, infrastructure, and safety have all been thoroughly vetted and considered.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.
Yes

available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

Yes

Canyons Development meeting Wednesday August 28 10 am

Tom Fitzgerald <tom0donna@gmail.com>

Sun 8/25/2024 4:52 PM

To:Public Comment - CC <PublicComment@reno.gov>

Hello,

As a member of the Damonte Ridge homeowners association and HOA board member, I would like to request that consideration be given for a traffic light at Steamboat Parkway and Rio Wrangler Parkway. As the traffic increases, it'll be increasingly difficult for the homeowners of Damonte Ridge to exit their property at this intersection.

We are working with councilmember Naomi Duerr on this matter.

Tom Fitzgerald .

10040 Berkeley Ln, Reno, NV 89521

The Canyons

William McLarty <wmclarty@hotmail.com>

Sat 8/24/2024 11:29 AM

To:Public Comment - CC <PublicComment@reno.gov>

**Hello. I definitely oppose the proposed amendments to the Canyons. The increase of density is typical of a developer to add this after the initial approval in hopes there will be no opposition. What really needs to be looked at is the density for this amendment the impact on the feral/stray horses, the grading to this sloped property, also the impact on traffic.

Thank you for reading.

- William McLarty

Canyons PUD Amendment

william m. <wmclarty@hotmail.com>

Mon 8/26/2024 3:01 PM

To:Public Comment - CC <PublicComment@reno.gov>

** A few questions:

b) reduce the number of land use categories and villages.

What does that mean exactly?

c) modify the allowed uses within each land category.

What are the current allowed uses? What modifications are being asked to change?

d) make changes to various environmental standards. Including: grading, feral horse management, open space requirements.

What are the current environmental standards for these? What changes are requested by the developer?
e) changes to development standards: site, building and roadway design.

What standards are the current standards and what changes are being requested by the developer?

Thank you.

- William McLarty

Sent from my iPad

8/28/24 City Council Mtg Public Comment

Tracy Wilson <twilson@americanwildhorse.org>

Tue 8/27/2024 8:10 AM

To:Public Comment - CC <PublicComment@reno.gov>

Please accept and enter the following public comment into the record for the August 28, 2024 City Council Meeting, Item C.1 and C.2.

Though we have had several conversations about the language in the PUD concerning Virginia Range horses, we are still requesting the below changes. Please note that reseeded of rangeland owned by the Virginia 40's was done for range rehabilitation, erosion control, range health, and wildlife - not for wild horses. That was made very clear at the time it was done. Any language to the contrary should be removed from this PUD.

These changes were originally requested on August 5, 2024. On August 6, 2024, Brooklyn Oswald replied:

Thanks for the review and comments. We do not have any issues with your proposed modifications to the Handbook and will accept these modification through the Planning Commission approval process.

Kind regards,

Brooklyn

However, these edits have not been made yet, and I am requesting this PUD be amended to incorporate the following changes:

Feral Horse Management

The Virginia Range hosts populations of feral horses managed by the Nevada Department of Agriculture (NDA), who estimated 3,567 horses across the range in 2022. Several bands of horses exist in the general area of The Canyons PUD. The project supports management efforts that include ~~reforestation~~, **fencing**, diversionary feeding, and ~~birth~~ **fertility** control related to the horses and coordinated by the NDA with non-profits. The Property owners, the NDA, and horse advocate organizations have developed a strategy for the development area to ensure community safety and welfare amidst free-roaming horses. This involves ~~refencing~~ **fencing out** horses **which moves them** to undeveloped areas **north, south, and east** of current and planned developments, ~~facilitated and subject property(s)~~. A user agreement is in place for NDA contracted non-profits to conduct diversionary ~~reseeding efforts east of the subject property(s)~~. **in approved areas**. Fencing will be installed according to Nevada Revised Statutes and Handbook requirements. ~~A study by the Bureau of Land Management (BLM) and NDA in summer 2024 will assess population size, targeted health, and resource availability, forming the basis for future horse management.~~

Wildland Urban Interface (WUI)

Located at the interface of urban development and wildland areas, The Canyons PUD faces increased wildfire risk and will adhere to rigorous standards. These mandate strict vegetation management, community awareness, and proactive outreach. Proactive planning includes creating defensible space, wildfire-resistant building practices, and community-wide emergency response plans. This aims to safeguard residents, properties, and the environment from wildfire impacts through robust strategies and ongoing collaboration.

Reseeding efforts to the east of the project area were made to improve range conditions through erosion control, improved vegetation health, and to benefit wildlife.

Thank you,

Tracy Wilson



Tracy Wilson

Nevada State Director
American Wild Horse Conservation

P : 775-292-0610

E : twilson@americanwildhorse.org

A : P.O. Box 62, Carson City, NV 89701

americanwildhorse.org



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RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: KATE TOILES

ADDRESS: 10450 MINE SHAFT DR., RENO

CONTACT PHONE: 831-601-3005

E-MAIL: TOILES2018@GMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM CI, CE

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

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RENO CITY COUNCIL PUBLIC COMMENT CARD

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NAME:

Jay Cleveland

ADDRESS:

85 McClellan Dr

CONTACT PHONE:

775 331-3958

E-MAIL:

Jay.Cleveland@Foundation.org

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1

☐ WARD 2

☐ WARD 3

☐ WARD 4

☐ WARD 5

☐ OTHER

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM

C.1, C.2

☒ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION STATED - CONCERNED

COMMENTS:

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NAME:

Trey Wilson

ADDRESS:

900 34th Meadows Dr

CONTACT PHONE:

775-292-0110

E-MAIL:

twilson@americanwildhorse.org

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1

☒ WARD 2

☐ WARD 3

☐ WARD 4

☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM

C.I.P.C. 2

☐ IN FAVOR

☐ IN OPPOSITION

☒ NO POSITION STATED - CONCERNED

COMMENTS:

asking for edit's

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RENO CITY COUNCIL PUBLIC COMMENT CARD

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NAME: Sandra Brenneke, homeowner

ADDRESS: 1840 San Lorenzo St. Reno 89521

CONTACT PHONE: (775) 560-2625

E-MAIL: jaysansy@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☐ NO ☒

AGENDA ITEM Canyon lands

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

I am opposed to increasing units in this development by 45 homes (almost 50%). This is the typical of how developers operate. After development is approved by council council, they return to manipulate the plan to pad their pockets \$\$. Of course, the council also is hungry for more tax dollars making them vulnerable to developers demands.

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



City Council Comment received from Mary Harger

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 8/27/2024 4:58 PM

To: Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Mary Harger

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

marycharger@gmail.com

Phone Number:

214-280-7834

Address:

2655 Colmar Ct, Reno, NV 8951

A new comment has been submitted for the Reno City Council Meeting held on: 2024-08-28.

Section:

C Items - Public Hearing Items

Item:

C.1 Case No. LDC24-00050 (The Canyons PUD Amendment).

Position:

In opposition

Are they speaking in person?

Yes, I will check-in with the City Clerk upon arrival.

If no, enter comments below:

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.
Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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