

**Which Category Describes You** Citizen

**Case Number** LDC23-00020

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?** No

**Citizen General Public Comment Form**

**Full Name** Brayden Ferguson

**Contact Email** ferguson800@gmail.com

**Contact Phone Number** 1(775)742-9218

**Position** In Support

**Leave comments on this case here.** Yes I am in support of the change in zoning for this project to bring small businesses and growth to Cold Springs

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**Case Number** LDC23-00020

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**Citizen General Public Comment Form**

**Full Name** Dena Corritore

**Contact Email** d.laverne20@yahoo.com

**Contact Phone Number** 7757422666

**Position** In Support

**Leave comments on this case here.**

I support the change in the zoning for this project Cold Springs on White Lake Parkway because we needs more businesses to support our community. To be able to provide items and services to our families without having to drive into Lemmon or Golden Valley. More employment opportunities for teens and some part time jobs for others who do not want to drive into Reno or Sparks is critical. In order for our community to support itself it does need the tax revenue small businesses provide including other food locations to offer a variety of goods, products and services within our area. Thank you

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**Citizen General Public Comment Form**

**Full Name** Kathy Thomas

**Contact Email** KathrynIthomas@yahoo.com

**Contact Phone Number** 775-354-4907

**Position** In Opposition

**Leave comments on this case here.**

The North Valleys area cannot handle any more growth until 395 is widened.  
395 can easily be expanded to 4 lanes, 5 would be preferable.  
The Red Rock exit off of 395 will have to be reconfigured as well.  
With all the warehouses that have, and are still, going up; the 290 low income apartment buildings and I don't even know what else is in the works, the current roads are not capable of handling the traffic.  
Please consider the current and future residents and fix the highway and exit lane problems before filling up the area with so many people who won't be able to get in or out and THEN throw construction on top of the already overly congested area.  
Thank you for your time.

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Grace Mackedon &lt;mackedong@reno.gov&gt;

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**LDC23-00020 (White Lake Parkway MPA and ZMA)**

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**Grace Mackedon** <mackedong@reno.gov>  
Draft

Mon, Nov 14, 2022 at 1:20 PM

Olsen at 3665 Meadowlark is for the development there. She thinks it is a great idea.

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**Grace Mackedon (Whited)**  
(She/Her/Hers)

Associate Planner  
Development Services  
775-657-4691 (o) or 775-741-3004(c)  
[WhitedG@Reno.Gov](mailto:WhitedG@Reno.Gov)  
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**Citizen General Public Comment Form**

<b>Full Name</b>	Parker Gallagher
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<b>Contact Email</b>	Parkergallagher22@gmail.com
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<b>Contact Phone Number</b>	7759011552
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<b>Position</b>	In Support
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<b>Leave comments on this case here.</b>	As someone who lives out in cold springs I am all for the rezoning and bringing businesses to our community
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**Which Category Describes You** Citizen

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**Citizen General Public Comment Form**

**Full Name** Racquell Hernandez

**Contact Email** Racquellhz@gmail.com

**Contact Phone Number** 7757422494

**Position** In Support

**Leave comments on this case here.**

Dear Councilmembers,  
I'm writing to say I am in favor of this project. I work at Starbucks and have to drive to town every day. It would be great to have some businesses out here so we don't have to drive to Golden Valley every time we need something. I'd love to have a coffee shop in Cold Springs that I could transfer to.  
Thank you very much.

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**Citizen General Public Comment Form**

**Full Name** Rebecca Marko

**Contact Email** Beckmarkohoa@gmail.com

**Contact Phone Number** 775-233-0115

**Position** In Support

**Leave comments on this case here.**

I am a resident of Cold Springs and active within our community. I am writing in support of the White Lake project LDC23-00020 with the condition that there is something in writing that will insure that the industrial areas will not be allowed to produce loud noises and strong industrial odors or foul odors from the products produced. I recently drove through Flagstaff Arizona and passed by the Purina dog food industrial park and the smell was overwhelming. I could smell it several miles before and after passing it. An overwhelming odor would affect the quality of life for our community, especially those with sensory issues.

Now onto why I support this project. Our community sits in a food desert. We lack commercial structures to allow businesses, such as a grocery store, food establishment, and medical buildings to open business here. We have a large number of senior citizens that desperately need a store near by because we lack public transportation for them to get into town. Most stores and restaurants do not deliver out here. We also lack jobs close by for our growing community. Many have to drive 20-45 minutes to get into town for jobs. Having new jobs available to community members would help many. Having Jobs and grocery store close by would reduce many trips into town.

As long as there are strict rules on noise, odors and other nuisances that can be produced, I personally feel that this project could help our growing community.

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**Citizen General Public Comment Form**

<b>Full Name</b>	Rilee Negron
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<b>Contact Email</b>	Rileenegron18@gmail.com
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<b>Contact Phone Number</b>	7757710065
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<b>Position</b>	In Support
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<b>Leave comments on this case here.</b>	I'm in agreement with the rezoning for white lake parkway. I live in this community and we need small businesses
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**Which Category Describes You** Citizen

**Case Number** B.3.2 LDC23-00020

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?** No

**Citizen General Public Comment Form**

**Full Name** Robert Corrado

**Contact Email** bobdianne8038@sbcglobal.net

**Contact Phone Number** 7758468828

**Position** Neutral/No Position

**Leave comments on this case here.**

Having lived in Cold Springs for over 15 years, I can say the two things Cold Springs needs are jobs and local services. I don't see this site being suitable for residential use due to the dust that blows from White Lake during dry years, also the traffic generated by residential use would create even more issues on an already overloaded Hwy 395, whereas commercial use could lessen traffic due to creation of jobs. Another factor to consider is there is already a commercial use along White Lake, Reno Truss. So, rezoning these parcels won't be the same as placing commercial zoning right in the middle of a residential area. Thank you for your consideration.

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**Citizen General Public Comment Form**

**Full Name** Sean Osterhagen

**Contact Email** sean@jagplumbingreno.com

**Contact Phone Number** 7757457450

**Position** In Support

**Leave comments on this case here.**

We are a plumbing contractor that has been working in Cold Springs for over 12 years. I'm writing to offer support for additional commercial businesses in the area. Currently, there is a gas station, a grill/bar, and small casino in the area. We have to drive to town every time we need additional parts for my work or people want lunch. While this usually happens from poor planning on JAG's part, it means traveling 30 miles, spending an hour driving, incurring more fuel expenses, and adding to the continually growing traffic on 395. It would be immensely helpful to have other local places to eat, obtain supplies, etc. The neighborhoods in Cold Springs have evolved into ideal homes and retreats. I would reside there also, but the lack of services keeps me closer to town. If not only for the business we conduct there I would at the minimum offer my support of commercial business access for the residents that live there.

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Grace Mackedon &lt;mackedong@reno.gov&gt;

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## Cold Springs zoning change

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pua89@charter.net <pua89@charter.net>  
To: "WhitedG@reno.gov" <WhitedG@reno.gov>

Mon, Nov 7, 2022 at 12:42 PM

Hello Grace,

I certainly appreciate you taking the time to walk with me and see the concerns we in this development have about changing the zoning to allow 3 story buildings.

I gave it a lot of thought since we talked, and I would like your opinion about my meeting with the owner of the area in question and presenting our views on the zoning change.

We are concerned about changing the country environment to a city environment. We are concerned about the increase in noise, as we already have quite a bit of noise from the freeway. More noise and smog will not have a positive effect on this small valley.

We are concerned about the height of the buildings, as they will completely affect our views of the lake and the mountains. There will be no more view of the lake, and the mountains will disappear behind the buildings.

The lights from the factories, warehouses and storage buildings will most certainly affect the homeowners here, and their quality of living in a negative way. Those of us behind the Cold Spring church already have great problems with the lights on the back of that building. He has been asked to change the lighting, he said he would and has done nothing to make any changes. It has been 1 year now. The point of this statement is that people will make promises to get the neighborhood behind their project to help get it passed, then choose a different path later.

So Grace, is there a way to communicate my words - which are echoed by all the neighbors in this community that I have spoken with, to the owner of the property. requesting the zoning change.

I do so appreciate your assistance with this. I decided not to collect signatures unless this is what he needs to see. I have only 10 days from today to collect all those signatures, which would only amount to about 25 in that short amount of time. More, if given more time.

Thank you Grace,

Suzanne Freeman