

12-04-2024 - Reno City Council Meeting - Item # B Consent Agenda									
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[illegible]



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**City Council Comment received from Coreenna Vance**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 12/3/2024 2:38 PM

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

**Contact Info:**

Name:

Coreenna Vance

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

coreennav@gmail.com

Phone Number:

775-240-1304

Address:

10045 Coleman Lane

A new comment has been submitted for the Reno City Council Meeting held on: 2024-12-04.

**Section:**

General Opening Session Comment (unassociated to an agenda item)

**Item:**

B-10.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Thank you to our community that has stepped up with donations for the S. Reno Fencing project. I understand that there is still a gap of \$30k that is needed to complete this project. I am asking that the City please fill in this gap so we can finish this once and for all.

**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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**No**



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**City Council Comment received from Daniel Schenker**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 12/3/2024 3:00 PM

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

**Contact Info:**

Name:

Daniel Schenker

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

dschenker3@gmail.com

Phone Number:

7026835522

Address:

1970 Echo Valley Pkwy Reno NV 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2024-12-04.

**Section:**

General Opening Session Comment (unassociated to an agenda item)

**Item:**

General Comment .

**Position:**

No position stated - Concerned or Neutral

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Hi City Council! I am asking council to please fund the remaining 30k required for the completion of the South Reno fencing project. This fence will keep our community, including our wildlife friends, safe and free from traumatic or dangerous situations. I am appreciative for ongoing council efforts & supports to get this fence funded and completed- we are in the final stretch and I am asking you to please find the funds to complete the gaps. It is THE solution, let's get this done! Thank you for keeping me and my family safe as South Reno residents.

**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

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No



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**City Council Comment received from Danielle Cady**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 12/3/2024 2:49 PM

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

**Contact Info:**

Name:

Danielle Cady

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

dcady@sandiego.edu

Phone Number:

7755463569

Address:

1970 Echo Valley Pkwy

A new comment has been submitted for the Reno City Council Meeting held on: 2024-12-04.

**Section:**

General Opening Session Comment (unassociated to an agenda item)

**Item:**

General Public Comment.

**Position:**

No position stated - Concerned or Neutral

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I am writing in regarding the South Reno fencing project (Geiger, Toll, Damonte area). I am urging Reno City Council to please fund the rest of the this fencing project to keep our community (both human and wildlife) safe. This is a proactive and preventive measure to keep Virginia Range horses on the range and off the busy roads and neighborhoods. The community and advocacy agencies have stepped up to help support this project, but it's my understanding 30k is still needed to complete this project. I am asking City Council to please fund this to keep everyone safe and resolve this issue moving forward. Thank you for your continued efforts and support, and thank you for your consideration. - Danielle Cady, Ward 6 Resident

**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

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Yes

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No



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**Case No. LDC25-00016, Plumas Redevelopment**

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**From** Donna Keats <dkeats@sbcglobal.net>

**Date** Tue 12/3/2024 3:07 PM

**To** Reno Planning Commission <RenoPlanningCommission@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

**Cc** Naomi Duerr <DuerrN@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>; NABs <NABs@reno.gov>

 1 attachment (305 KB)

Plumas Redevel Comments.pdf;

Case No. LDC25-00016, Plumas Redevelopment, is on the 12/05/24 Planning Commission agenda. I am writing to express my concerns about the proposal, both personally and as a Ward 2 NAB board member. I do not support this project as proposed.

The proposal for a new CUP was presented to the NAB on 11/19/24. The meeting was well-attended by about 50 area residents, both in person and online. The main concerns were about the incompatibility of the mass/scale and architecture of the buildings in the context of the existing neighborhood, worsening of existing congestion in the area, the impact of increased traffic on evacuations in case of fire, and difficulty of accessing public transportation from the project area. I share all of these concerns.

Development of the former Lakeridge Tennis Club property should be with a project that area residents can support, particularly given the controversial history of the site.

I ask the Planning Commission to delay approval of this project and invite the developer to consider a design that is more compatible with the neighborhood.

This could be fairly easily accomplished by modifying the design to incorporate multiple groups of buildings, similar to those in the approved site plan. The goal would be to reduce the horizontality/continuous wall-like appearance of the project and better reflect how the surrounding area was developed.

Multiple groups of buildings would also create a more pedestrian-friendly, inviting community because the walking paths could meander throughout the 9+ acre site, rather than being limited to sidewalks surrounding two buildings and parking areas as proposed.

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Additional concerns about this proposal are outlined below.

Pedestrian amenities

Title 18.04.1002(6) describes publicly accessible pedestrian amenities that include many things other than walkways. Required public improvements don't count.

- The project should incorporate amenities other than sidewalks and "enhanced landscaping", such as plazas, artwork, fountains, and seating.
- It should not be allowed to contribute to the pedestrian amenity fund in lieu of creating on-site amenities.

Building Massing and Form

Title 18.04.103 (c)(6) states that multi-building development shall incorporate a variety of building heights and forms to create visual interest.



- The proposed buildings don't comply with this requirement. They are blocky and lack visual interest.

#### Common Areas

Title 18.04.103(a)(3)7(e) states that multi-family dwellings with >30 units shall provide common areas visible from windows.

- It appears that much of the visible common area for this project is a parking lot, which probably is not the intention of this requirement.

#### Step Backs

Title 18.09.309 (GC district standards) requires one foot of additional step back for each one foot above the height of 35'. It also intends for the GC district to "support the gradual transition of the city's suburban corridors to a mix of higher density...uses".

- The proposed development does not comply with the step back standard, nor does it reflect support a gradual transition of uses.

#### 43% Excess Parking, Master Plan, and Heat Index

The CUP application states that 305 parking spaces are required, and that 437 spaces will be provided to allow "for greater flexibility in leasing, as well as provide the developer with flexibility during final design should market conditions warrant a different unit mix". A footnote says that the CUP unit mix is subject to change based on final building permit unit count.

- The Planning Commission should ask for clarity about the 132 extra parking spaces, and how the developer envisions them being used "based on market conditions". It may mean that up to 132 additional units could be incorporated in the buildings by splitting larger apartments. This could bring the total unit count to 405 (versus 273).
- The quantity of excess parking seems contrary to the goals and policies of the Master Plan, as well as to the parking requirements outlined by Title 18.
- Excess parking spaces contribute to the local heat index by increasing pavement cover acreage and decreasing the acreage available for landscaping and/or pedestrian amenities. It also contributes to the overall appearance of the project as a large parking lot surrounding two out-of-scale buildings.

#### Previous Conditions

Council added conditions to the tentative map that was approved for this site in 2021. The PC staff report states that two of the conditions added by Council were related to monetary contributions towards aquatic needs and affordable housing. It does not indicate that these conditions were carried forward into conditions for the proposed PUD.

- What is the status of the monetary contribution conditions that currently exist for the approved site plan? These conditions should follow any development on this site. The aquatic contribution should be retained and used for area aquatic activities. The condition requiring an affordable housing contribution should be retained unless it is covered by a different regulatory mandate.

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Thank you.  
Donna Keats  
Ward 2 NAB Member



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**FW: Public Comment Received - 2024-12-04 PC Meeting - Wild horses**

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**From** Jim Umbach <UmbachJ@reno.gov>

**Date** Tue 12/3/2024 3:21 PM

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

 1 attachment (90 KB)

Public Comment - 75 - 2024-12-04.pdf;

Hello,

I think this is for tomorrow's council meeting, not the PC.

Jim

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**From:** Planning Reno <Planning@reno.gov>

**Sent:** Tuesday, December 3, 2024 3:15 PM

**To:** Reno Planning Commission <RenoPlanningCommission@reno.gov>

**Subject:** Public Comment Received - 2024-12-04 PC Meeting - Wild horses

The public comment form has a new entry from the public:

**Planning Commission Meeting Date:** 2024-12-04

**Agenda Item or Case Number:** Wild horses

**Comments:**

Hello, I am writing this in concerning the Wild Horse Connection and the horse fencing that seems to be dragging on Our community is stepped up with donations to Wild Horse Connection in hopes that they can help get these fences completed in the near future I understand there is more money that is needed to complete the fencing, and I'm hoping the city of Reno can fill that void and Finish this urgent fencing as soon as possible. As each day goes by, more horses are hit by cars, people are emptying our water troughs in the hills, and we need to take care of this major safety issue before any humans lose their lives after hitting a horse. Thank you. Jody Perkins

**Email Address:** [Jojonewberry@sbcglobal.net](mailto:Jojonewberry@sbcglobal.net)

**Phone Number:** 7753543502

**Address:** 2240 Paint Horse Dr Reno, Nv 89521

**Name of Commentor:** Jody Perkins

*This comment was submitted on behalf of:* Wild Horse Connection (self if blank)

*Submitted:* 12/3/2024 11:15:02 PM



Outlook

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**Comment for Wednesday Dec 4th (horse fence funding )**

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**From** KANDACE PERRY <kandaceperry@hotmail.com>**Date** Tue 12/3/2024 2:23 PM**To** Public Comment - CC <PublicComment@reno.gov>

Hello,

My name is Kandace Perry and I would like to say with gratitude our community has come together and proven their concern for safety on the roadways by donating towards the remaining balance for this fencing project. So I now ask that the City of Reno please fill the remaining gap so we can complete this project. Thank you



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**City Council Comment received from Lisa Cady**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 12/3/2024 2:54 PM

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

**Contact Info:**

Name:

Lisa Cady

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

joncady@sbcglobal.net

Phone Number:

7756907083

Address:

1205 High Chaparral Dr

A new comment has been submitted for the Reno City Council Meeting held on: 2024-12-04.

**Section:**

General Opening Session Comment (unassociated to an agenda item)

**Item:**

General Comment - Public Safety in South Reno.

**Position:**

No position stated - Concerned or Neutral

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Dear Reno City Council Members, I am urging you to please fund the remaining 30k of the fencing project in South Reno (Geiger, Damonte, Toll) area to keep our community safe. This fence will keep Virginia Range horses on the range where they belong and out of the busy streets. It will also keep me and my family safe. We have resided in the Virginia Foothills for the past 40 years. I love seeing the horses, but love seeing them safe in the hills where they belong. This fence is the solution! The community has supported these efforts, and I am asking that our Council please provide the remaining funds to complete this project. Thank you for your consideration. -Lisa Cady, Virginia Foothills Resident

**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

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Yes

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No



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## City Council Comment received from Tracy Sandin

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 12/3/2024 2:31 PM

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

**Contact Info:**

Name:

Tracy Sandin

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Tsandin389@gmail.com

Phone Number:

(775)224-6600

Address:

1770 Dark Horse Road, Unit C, Reno, NV 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2024-12-04.

**Section:**

General Opening Session Comment (unassociated to an agenda item)

**Item:**

Not sure: Fencing project financing?.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Hi, I know the fencing (wild horses) is coming along with public donations as well. However there's still a \$30k deficit. Can you please find the funds to complete this critical project. Another horse got hit and car got totaled this morning directly linked to NDA petulance about diversionary feeding. We can't afford to wait. Thank you.

**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

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Yes