

[illegible]

[illegible]



Outlook

when is the reno console going to change the law on tenants law...we have to many apartments and no one to live in them...

From alice belfiore <abelfiore81@gmail.com>

Date Wed 4/2/2025 5:58 PM

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



City Council Comment received from Anaisa Contreras

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/1/2025 11:39 AM

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

Contact Info:

Name:

Anaisa Contreras

Commenting on behalf of:

Ward #:

Ward 6

Email Address:

anaisa.contreras@yahoo.com

Phone Number:

775-636-4343

Address:

2255 Quailwood dr, Reno NV, 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-07.

Section:

General Opening Session Comment (unassociated to an agenda item)

Item:

Complaints coming from our neighbors .

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:

Hello, I am contacting you to address something that has been creating issues for me and my family. Over the years of living in the same house for almost 20 years now we have constantly received complaints about the vehicles we have on our property. I am aware of the rules and what we can and cannot have in front of our property, but we have gotten complaints about having an RV parked in front of our house charging and getting ready for a trip, having our own vehicles on our property that are waiting to get repaired. I am starting to feel like these complaints are getting out of hand and are completely unnecessary. In some ways it feels as if we are being targeted in our own neighborhood. There are other vehicles (RV's, Boats, Trailers, Cars, etc.) in the neighborhood that sit out on the street

or in the driveways that don't ever get reported and at this point I am wondering if it because our vehicles are not newer like the other ones. This is a form of discrimination and harassment that we will no longer stand for, we have the right like everyone else in the neighborhood to keep our vehicles on and around our property. We have never left a vehicle in the way of others, nor have we ever abandoned a vehicle on our property. I understand that the City of Reno is complaint based but this should not allow people to abuse the system and keep reporting one family in the neighborhood. Please hear these concerns and address them at your earliest convenience. 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

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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Yes



FW: 19884::Voice Message From: Cisco Unity Connection Messaging System (917757867200)

From RDirect VM <RDirectVM@reno.gov>

Date Thu 3/27/2025 10:17 AM

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

 1 attachment (433 KB)

VoiceMessage.wav;

Good morning!

We received this voicemail at Reno Direct, which appears best suited for public comment. Please see below.

For awareness, we've also submitted this information to the Traffic Division with the Reno Police Department for enforcement.



Jennifer Pawliszyn

[\(She/Her/Hers\)](#)

Lead Citizen Service Representative
Community Engagement & Services

PawliszynJ@reno.gov

1 E. First St., Reno, NV 89501

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PUBLIC RECORDS NOTICE: In accordance with NRS Chapter 239, this email, responses, and all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction.

From: Donoma Unity <DonomaUnity@reno.gov>

Sent: Thursday, March 27, 2025 9:27 AM

To: RDirect VM <RDirectVM@reno.gov>

Subject: 19884::Voice Message From: Cisco Unity Connection Messaging System (917757867200)

Voice Message delivered by Donoma OneVoice

From: 917757867200

Click to Call [917757867200](tel:917757867200)

Yeah, I'm not sure if this is a request to, um, to Department of Transportation, or the city, the mayor, the council, whatever. But speeding in the city is a huge problem as are the red light violations. Um, people speed constantly on McCarran North Virginia Airway Boulevard. Veterans Boulevard, you know? Any any major Street plus a lot of the local

streets. I would strongly encourage. Putting up red light cameras because the red light violations are are epidemic in the city. The worst I've ever experienced anywhere, uh, and and the speed cameras um, to try to make the city safer. And also generate some income, you know, make people stop speeding, find those who do, find those, who are going to read lights all the time and the city would be safer and you'd make some money and fix the budget. Thank you.

(Transcription with high confidence)

The information contained in this e-mail and any attachments is privileged and confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, and then please destroy all content contained within this communication from your files. Thank you.




Public Records Requests, Responses and Record Keeping

From Brian Erbis Consulting LLC <brian.erbis@brianerbis.nyc>

Date Sun 3/30/2025 9:01 AM

To Public Comment - CC <PublicComment@reno.gov>; Reno Direct <RenoDirect@reno.gov>;
citymanager@reno.gov <citymanager@reno.gov>

 1 attachment (15 KB)

Appeal Denial(1).docx;

Members of the Reno City Council and Other Officials:

As part of a recent study, I conducted on vehicle enforcement and towing practices, I submitted a public records request (PRA-2025-01676). In response, I was asked to narrow the scope of my request due to the volume of records involved. After doing so, I was informed that additional time would be needed to fulfill the request.

However, weeks later, I received a response stating that no responsive records existed. The response suggested that tow records are not maintained in an organized manner as part of standard business practices. This was surprising, as I had previously been informed that such records were available. It appeared that, rather than providing the records, the responsible employee relied on boilerplate legal language to deny the request. As a result, I filed an appeal. In response, I received a terse, unsigned letter reiterating the same generic legal language.

My concerns are twofold:

1. Record Management - Tow records should be scanned, indexed, and maintained in a searchable electronic format to ensure transparency and enable data-driven policy analysis.
2. Accountability in Public Records Responses - Officials responding to public records requests should not omit their names from correspondence, particularly when making formal determinations. In light of this, I have filed a formal notice requesting the name of the official who issued the denial.

This experience does not foster public trust, transparency, or good governance.

Please find the referenced letter attached for your review.

Yours,

Brian Erbis, M.A., CFE
NV Private Investigator
Owner and Qualifying Agent
Brian Erbis Consulting LLC
www.brianerbis.nyc
<https://www.linkedin.com/in/brian-erbis-consultant/>
646-801-2115

NV PILB lic#4253



https://www.credly.com/badges/1b42b374-cd7a-444d-b276-97f701d958f3/public_url

BRIAN ERBIS CONSULTING LLC

Schedule a virtual consultation/meeting:

<https://calendly.com/brian-erbis-consulting>

Find me on Yelp:

<https://www.yelp.com/biz/brian-erbis-consulting-reno>



Public Comment To Reno City Government

From Brian Erbis Consulting LLC <brian.erbis@brianerbis.nyc>

Date Thu 4/3/2025 11:10 AM

To Public Comment - CC <PublicComment@reno.gov>; Reno Direct <RenoDirect@reno.gov>

To Members of the Reno City Council and Other Officials:

During my daily commute through Reno, I regularly observe at least two to three vehicles on public roads with no visible license plates. These are often older vehicles that likely cannot pass smog inspections and, by reasonable assumption, are also uninsured. Despite this, I see minimal enforcement from local law enforcement agencies to address the issue.

I follow the social media channels of the Reno Police Department, Sparks Police Department, and the Washoe County Sheriff's Office. These platforms often highlight joint enforcement efforts around seat belt usage, DUIs, speeding, and distracted driving. Yet, there is a noticeable lack of public outreach or enforcement campaigns targeting unregistered, uninsured vehicles and the individuals who operate them unlawfully.

While DMV closures during the pandemic may have once explained this trend, those limitations are long gone. The problem persists—and these vehicles now pose a real danger to responsible drivers and pedestrians. They also contribute to rising insurance premiums, especially when drivers without insurance flee the scene of a collision or fail to take financial responsibility.

In past efforts to raise this issue with both the Reno City Council and Reno Police Department, I was either dismissed or met with profoundly misleading interpretations of state law. This issue cannot be ignored any longer. The legal tools to address it already exist—it's a matter of will and leadership. At the very least, continued inaction diminishes public trust in your ability to serve and protect all areas of Reno.

Lastly, I observe that RPD traffic enforcement appears concentrated in Midtown, near I-80. Other parts of the city receive little visible attention. Reno is more than just what lies near headquarters. It's time for a more balanced and proactive enforcement approach citywide.

I intend to regularly share dashcam photos with Reno city government as part of public records.

Yours,

Brian Erbis, M.A., CFE
NV Private Investigator
Owner and Qualifying Agent
Brian Erbis Consulting LLC

www.brianerbis.nyc

<https://www.linkedin.com/in/brian-erbis-consultant/>

646-801-2115

NV PILB lic#4253



https://www.credly.com/badges/1b42b374-cd7a-444d-b276-97f701d958f3/public_url

BRIAN ERBIS CONSULTING LLC

Schedule a virtual consultation/meeting:

<https://calendly.com/brian-erbis-consulting>

Find me on Yelp:

<https://www.yelp.com/biz/brian-erbis-consulting-reno>



City Council Comment received from Colin Biggs

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Thu 4/3/2025 1:54 PM

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

Contact Info:

Name:

Colin Biggs

Commenting on behalf of:

Ward #:

Ward 4

Email Address:

colinbiggs@gmail.com

Phone Number:

7753231478

Address:

771 W Golden Valley Rd, Reno, NV 89506

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-09.

Section:

General Opening Session Comment (unassociated to an agenda item)

Item:

A.3.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am writing today to ask the City Council to vote against StoneGate's development in the North Valleys. After initially promising to develop 5,000 homes, the new plan consists of only 1,300 homes and a massive swath of 11.75 million square feet of land for industrial use. This is nothing more than a bait-and-switch tactic. Given how many empty industrial buildings there are already in North Valleys, there's no reason to use almost 12 million square feet to make more. Please vote against this project. 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

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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Yes



Draft FY25/26 Fee Schedule

From Donna Keats <dkeats@sbcglobal.net>

Date Mon 3/31/2025 10:21 PM

To Krysti Smith <SmithK@reno.gov>; Jackie Bryant <BryantJ@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

Cc Brandi Anderson <AndersonB@reno.gov>; Devon Reese <reeseD@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Naomi Duerr <DuerrN@reno.gov>

I reviewed the Draft FY25/26 Fee Schedule that was included in the 03/18/25 Ward 2 NAB packet. I subsequently reviewed a more comprehensive version of the proposed FY25/26 fees and charges.

The following comments pertain to fee increases that exceed the CPI.

1. I object to the **365% increase in the Land Use Appeal fee.**
 - This fee increase is out of scale. The net effect is equivalent to a punitive action that will limit a resident's ability to file an appeal.
 - Residents have a right to appeal decisions that affect their quality of life. They may want their elected officials to reconsider decisions made administratively or by appointed commission members. The proposed fee will hinder this public process.
2. I object to the **43% increase in the Administrative Appeal fee** on the same basis as above.
3. The **2,697% increase in the Annexation fee** is a mystery and warrants an explanation.
4. Monthly Summer Aquatic Pass Increase - Greater than CPI Increase
 - Fees are already too high for a lot of people. Limit fee change to the CPI increase.
5. Annual Membership, Parks & Recreation Full Facility Use
 - These fees are equivalent to private gym memberships. If they were lower, city facilities would be accessible to more people.
6. Stormwater Discharge Permits – Why is this fee being eliminated?

Thank you for reading my comments and entering them into the public record.

Donna Keats, Chair
Reno Ward 2 NAB
dkeats@sbcglobal.net



ADU Draft Ordinance

From Donna Keats <dkeats@sbcglobal.net>

Date Tue 4/1/2025 7:53 PM

To Grace Mackedon <MackedonG@reno.gov>

Cc Public Comment - CC <PublicComment@reno.gov>

 1 attachment (429 KB)

DKeats ADU Comments.pdf;

Hi Grace.

These are my comments about the draft ADU ordinance. I attached a PDF file in case the formatting goes all wonky in translation.

Thanks for considering my comments during the process of refining the draft ADU ordinance, and for adding them to your spreadsheets and the public record before the pending Council meeting on ADUs.
Donna Keats

1. ADUs effectively double the density in a single family zoning district

ADUs are living units. They are not tool sheds.

The impact of an ADU on a neighborhood is significantly greater than that of a tool shed.

- *ADU regulations should recognize the difference between tool sheds and living units, and mitigate impacts of doubling the density in single family neighborhoods.*

2. The draft ordinance primarily addresses DETACHED ADUs.

Guest quarters – *which do not have kitchens and cannot be rented* – have stronger development standards than ADUs, which are intended to be long-term dwelling units.

- *At a minimum, regulations for ADUs should mirror those of guest quarters.*

3. CODE CONFLICT - An ATTACHED ADU IS A DUPLEX by definition.

- *Attached ADUs are allowed where duplexes are not allowed.*

Duplexes are not a permitted use in LLR, SF3, or SF5 district. Duplexes in SF8 & SF11 require a CUP. ADUs will be an allowed in all of these districts by right.

- *This is a code conflict that requires resolution prior to approving an ADU ordinance.*

The solution is not to allow duplexes everywhere or change the definition of duplex in order to allow ADUs everywhere. The answer is to write a better ordinance.

- *Specific development/dimensional standards for attached ADUs must be included in an ordinance.* Requirements for attached ADUs should include:

a. Front door not visible from same street as primary residence

- b. Subordinate in size
 - c. Same water line and meter
 - d. Lower step-back thresholds (begin at one story, versus 24')
 - e. Transient rental prohibition
-

4. Garage-over ADUs and Privacy Protections for existing neighborhoods

- *Privacy protections for existing neighborhoods are needed to mitigate the effect of:*
Garage-over ADUs
Conversion of an existing structure to an ADU
 - *Privacy protection standards should include:*
 - a. Lower threshold for step-backs (12' vs. 24') to reduce impact of a second story ADU
 - b. Limit height to below the height of principal residence
 - c. Increase setbacks
 - d. Require screening on property lines
-

5. Include discretionary review or independent noticing requirements.

- *The administrator shouldn't be the sole arbitrator of what happens in a neighborhood.*
 - *A mechanism for noticing adjacent property owners is needed.* The notice should ask owners to check their covenants and inform the city if restrictions exist.
 - The permit process should *include an owner-affidavit stating that covenants have been reviewed* and do not contain restrictions on second living units on the property.
-

6. Include prohibition of short term rental/transient lodging use.

- *Include a statement limiting minimum rental periods to less than 30 consecutive days.*
 - A transient lodging prohibition would give code enforcement something to work with if short term rentals become a problem in a neighborhood.
 - Prior to issuance of a COA, require owner to enter a deed restriction stating that ADUs can't be used for short term rentals.
-

7. Incorporate a mechanism to legalize existing ADUs.

- Include an incentive or grace period to permit existing ADUs, or grandfathering of non-conforming structures.
 - *Use this as a tool to bring rentals up to code and ensure tenant safety.*
-



Fw: Illegal parking continues on W. Commercial Row?

From Janet Urbina-Tapia <UrbinaJ@reno.gov>
Date Mon 4/7/2025 3:28 PM
To Public Comment - CC <PublicComment@reno.gov>



Janet Urbina Tapia
(She/Her/Hers)
Office Assistant II
City Clerk's Office
City Clerk (775) 334-2030
Cashiering: (775) 334-2032
Parking Services: (775) 334-2293
Public Records: (775) 334-3932
UrbinaJ@Reno.Gov
1 E. First St., Reno, NV 89501

[Reno.Gov](https://www.reno.gov) | **Connect with us:**
   

From: Eric Lerude <ewlerude@gmail.com>
Sent: Monday, April 7, 2025 3:24 PM
To: Reno Direct <RenoDirect@reno.gov>; Parking Ticket Services <ParkingServices@reno.gov>
Subject: Illegal parking continues on W. Commercial Row?

Hello Reno Direct and Parking Services,

The illegal parking situation appears to continue on W. Commercial Row between Arlington and West streets. Same vehicles as my last complaints. Same excessive amount of stuff jammed into and around the vehicles. Maybe even people living in the vehicles?

This photo was taken this morning.

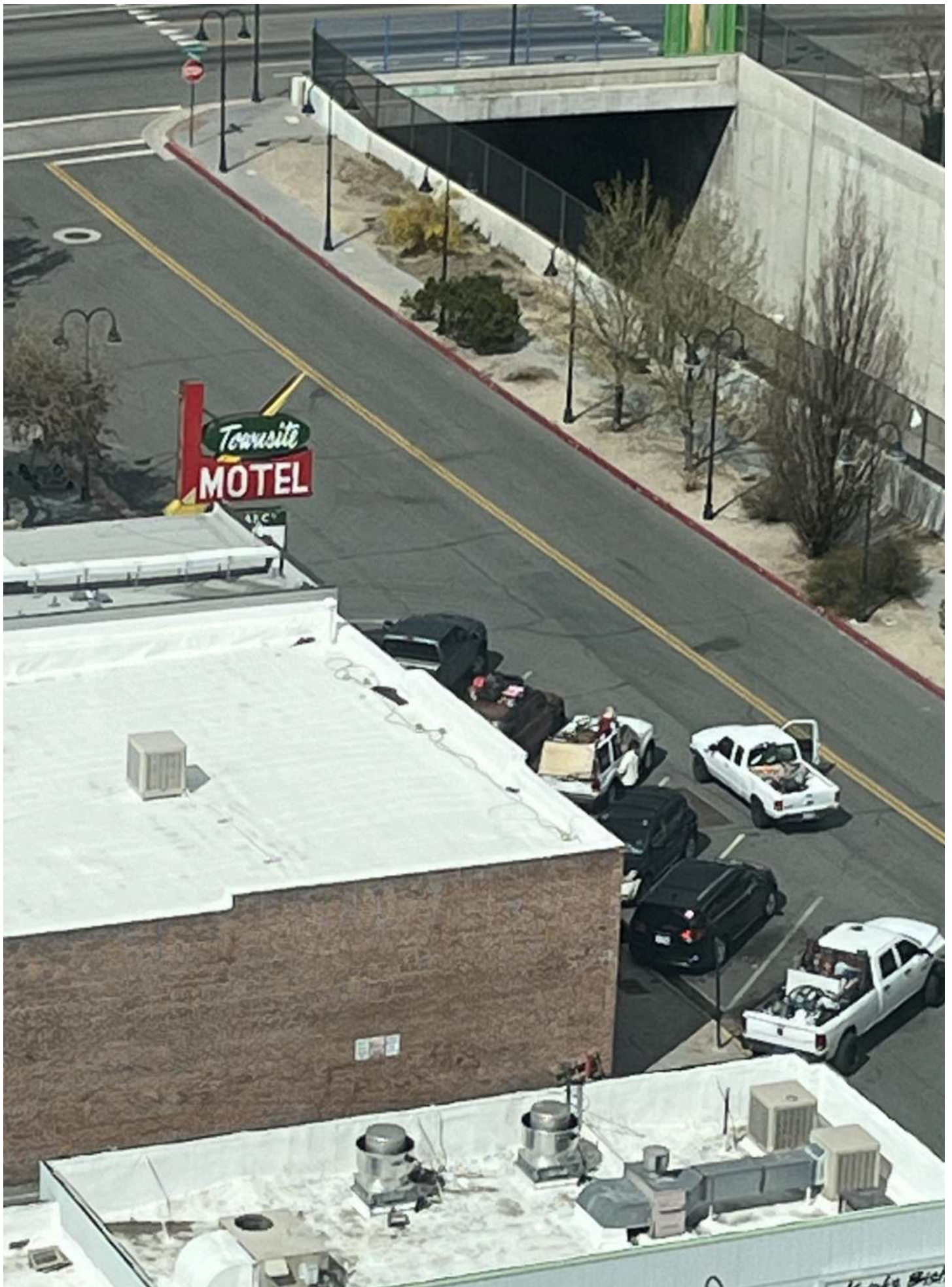
I already have complained about this matter, on March 20, 2025 and March 25, 2025. Case number SER0083510 was assigned to the matter.

Please investigate and take steps to clear out the area for regular use of the parking spots. Please also contact me.

Thank you for your time and consideration.

Eric Lerude

255 N. Sierra Street #1718
Reno, NV 89501
(775) 336-8528







City Council Comment received from Michael Hall

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/7/2025 9:35 AM

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

Contact Info:

Name:

Michael Hall

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Phone Number:

Address:

Rampart Terrace

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

LDC21-00036.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

My wife and I live in Evans Ridge Estates and have never commented on any project before. But I must raise my voiced in strong opposition to the proposed development at the corner of Plumas and McCarran. The proposed 273 unit high rise apartment complex will aggravate existing traffic problems and is inappropriate density for the location. Also we take great offense as to the sneaky way the developer immediately tore down the tennis complex before having an approved plan.

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

Development Review Public Comment

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

Case Number	LDC24-00051
Position	In Opposition
Comments	I bought a home in Cold Springs in 2023 in order to move further away from the city and, in particular, the industrial warehouses in the North Valleys (where we moved from). Please please please do not bring the warehouses out here.
Email Address	muryaleeayn@gmail.com
Name of Commentor	Murya Lientz
Phone Number	7757728118

Submitted: 4/4/2025 2:35:17 AM

These comments were submitted on behalf of: (self if blank)



City Council Comment received from Rafik George Haddad

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/1/2025 1:43 PM

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

Contact Info:**Name:**

Rafik George Haddad

Commenting on behalf of:**Ward #:**

Ward 2

Email Address:

Deb909513@gmail.com

Phone Number:

408-218-2295

Address:

6114 S Pleasant Oak Trail

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-02.

Section:

C Items - Public Hearing Items

Item:

4.5.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

As a Resident of Reno and now the Rancharra Community. I am so glad we moved from out of state to South Reno. I love the mountains, proximity to Mount Rose and the kind people of the city of Reno. When my wife and I purchased a home here we looked at Caughlin Ranch and other developments in Reno and Sparks. We finally chose to settle our family here in Rancharra. My wife is disabled and we enjoy hanging out in mother nature and especially excited to visit the equestrian center and enjoy all the wonderfull amenities promised to us by the PUD we read thru. However, we now understand that this special place called Rancharra and the PUD that described a peaceful park area with low density with usable park space and a place to ride my 3 wheel bike and electric cart on the streets is now

turning into a dangerous place for people that are handicapped. The streets are not even at city standards and the usable space is below city standards. I understand the need for a balance between high density neighborhoods and low density communities. However the original PUD described a community that was special for our grandkids, safe for disabled people in a space where we could enjoy usable park space with wide streets.. Now we are requesting the City council and the city planners that worked so hard to develop a PUD that described a community that was suitable to all, including handicapped people and growing children to stop amending the PUD and at least keep: To the original PUD with wide streets, at a minimum no narrower than city streets, with Usable Park Space, and adherence to the original design of the PUD.

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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Yes



City Council Comment received from Rosine Bena

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Fri 3/28/2025 12:13 PM

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

Contact Info:**Name:**

Rosine Bena

Commenting on behalf of:

Sierra Nevada Ballet

Ward #:

Ward 2

Email Address:

rosineb@hotmail.com

Phone Number:

775-360-8663

Address:

500 East Moana Lane, Reno, NV 89502

A new comment has been submitted for the Reno City Council Meeting held on: 2025-03-28.

Section:

General Opening Session Comment (unassociated to an agenda item)

Item:

NA.

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 Council Members: Thank you for your service to our City. I am the Founding Artistic Director of Sierra Nevada Ballet the professional ballet company for Nevada based in Reno but serving all of Northern Nevada. Thank you for supporting the arts in our City which helps to fund our city arts programs and our individual arts organizations. Through funding help for the arts, Sierra Nevada Ballet presents performances throughout the year and several extensive arts education programs. Through funding help for the arts Sierra Nevada Ballet has not only been able to survive for 24 years but has become part of the cultural identity of Reno and Northern Nevada presenting "high art-Nevada style." Thank you for helping us to have a city that not only believes in the arts but supports them. Sincerely,

Rosine Bena

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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Yes



Outlook

City Council Comment received from Stephanie Rundin

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Wed 4/2/2025 4:38 PM

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

Contact Info:

Name:

Stephanie Rundin

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

srundin@gmail.com

Phone Number:

Address:

725 Marewood Trail Reno, NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-02.

Section:

C Items - Public Hearing Items

Item:

LDC25-00037 - Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am submitting this comment in opposition to LDC25-00037 - Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment. The Developer is asking for 1) a Master Plan amendment from Parks, Greenways, and Open Space to Single Family Neighborhood; and, 2) an amendment to the Rancharrah Planned Unit Development (PUD) Handbook to: a) change a ± 7.2 acre portion of the land use plan from Equestrian Center to Single Family in order to create Village 8; b) reduce the total number of units from 722 to 469 units. Note that 469 includes a 10% contingency for homes that may never be built. The true number is 395 units. There should be no contingency plan, no

patio homes on the front lawn and only 7 homes on the equestrian center site. It is imperative that the PUD reflects the actual total number of units that will be built in our neighborhood, as these numbers dictate how/when the HOA Board includes resident appointed board members. The HOA, which is homeowner funded, makes decisions about our money, our community, and our property values with only ONE resident appointed board member. The other two board positions, including the HOA Board President, are appointed by the Declarant/Developer. The HOA is essentially run by our HOA Board President, who is also the GM of the Club at Rancharra, hired by the Developers. As it stands, our HOA will never be managed, run, or controlled by residents. Currently, the development of "cottages" is allowed on a small parcel of land in front of the Clubhouse. This parcel sits on the front lawn between the clubhouse and the village. My original sales brochure denotes the front lawn as "The Park." If the Equestrian Center site is redesignated from PGOS to SF our community will lose even more of our limited open space. Therefore, I am requesting this parcel of land's zoning be changed to only allow for its current use - lawn/open space - so no further development of the lawn/open space can be allowed. Finding 9 of Planned Unit Development Findings which was submitted to the City of Reno on January 13, 2025, removes the open space (Equestrian Center) that residents were sold when purchasing their homes and instead replaces it with more homes. The current request is for an increase from the 1-acre lot homes per the PUD (7 homes) to 29. Rancharra homeowners were sold a residential community different from other Reno developments. "Enter the gates at Rancharra and life changes... Awaiting ...is an enclave where the property's history is surpassed only by its luxurious landscape. A true oasis in the heart of Reno." The loss of open space, replaced first by Village 7 (59 homes where pasture previously stood) and now 29 homes in Village 8, directly conflicts with this vision. The loss of the Equestrian Center, our view of the mountains (no homeowner input to 3 story condominiums built directly behind the clubhouse), and surrounding open space has been a huge detriment to the community. Rancharra homeowners deserve some type of mitigation, i.e. a give back from this developer. Therefore, I respectfully request the Planning Commissioners to protect the SALES PAVILION - our future HOA community amenity per the existing PUD, from planned demolition as a part of this amendment. 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

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



City Council Comment received from Steven Meyer

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 3/30/2025 11:35 AM

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

Contact Info:

Name:

Steven Meyer

Commenting on behalf of:

Nevada Gay Men's Chorus

Ward #:

Unsure/Other

Email Address:

execdir@nevadagmc.org

Phone Number:

775-722-8686

Address:

P.O. Box 2752, Reno, NV 89505

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-09.

Section:

C Items - Public Hearing Items

Item:

c.

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:

We respectfully acknowledge and thank the Reno City Council for supporting the Nevada Gay Men's Chorus via the Arts & Culture Grants program. Through this generous funding, we were able to produce our 14th season Spring Concert "Gender Blender, Hit Song Mania," which took place at Reno Little Theater on June 14, 2024, and featured members of the Nevada Gay Men's Chorus and invited friends in a cabaret-style review where the gender roles were reversed. We were also able to celebrate the holidays with our production of "Streaming Happy Holidays," which allowed us to create a free video concert for our patrons during the holiday season. With this generous funding, we could continue to elevate our performances to new levels, incorporate many local singers, professional

musicians, and dancers into our performances, and provide a more entertaining event for our audience members. Both concerts will soon be available to view without cost on our YouTube channel, and we invite you to plan for an evening of entertainment at a time that is convenient for you. This programming would not have been possible without your faith in our group and our mission.

ACKNOWLEDGEMENTS:

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Yes

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No



Outlook

City Council Comment received from Titapa Payne

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 4/6/2025 11:46 AM

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

Contact Info:

Name:

Titapa Payne

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

tiapayne@charter.net

Phone Number:

775-622-4048

Address:

7600 Harvest Moon Rd

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

F Items - Ordinance Adoptions

Item:

6000 Plumas Redevelopment project (LDC21-00036).

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

With one major access to/from the proposed project, six surrounding communities in the hills currently have limited escape routes and could be trapped during a fire evacuation by the massive congestion this project would create (Pacific Palisades, Lahaina, Paradise). This impacts families and elderly that must access Plumas/McCarran or Lakeside/McCarran Traffic as escape routes, which could take hours or they could possibly have to abandon their vehicles. The Plumas Redevelopment project will also have a tremendous impact on the daily travel on McCarran, which is already negatively impacted by the increased use of the McCarran corridor. Many drivers now take McCarran from the 80 Fwy to the 580Fwy to avoid the spaghetti Bowl. I am one of those drivers as my office is located on S.

McCarran (which sits east of the Plumas and McCarran intersection). There is already significant traffic congestion in the mornings. If this project is approved, the traffic will be horrendous. The approval of the Plumas Redevelopment Project would adversely impact the McCarran corridor and create an even greater risk to public safety.

ACKNOWLEDGEMENTS:

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Yes

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No