



City Council Comment received from Aina Trodden

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/28/2025 5:32 PM

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

Contact Info:Name:

Aina Trodden

Commenting on behalf of:

No

Ward #:

Ward 2

Email Address:

eestilapse@charter.net

Phone Number:

775-825-1691

Address:

953 Leah Cir, Reno

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LDC25-00037.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Once again, a developer submits a plan which includes recreational/greenspace. And when that gets approved, they amend it to eliminate those features. It's a death by a thousand cuts (but resulting in more profit for the developer). And perhaps it would be wise to add some sort of metric that measures the amount of increased profit for the developer that amendments bring. It's funny that these amendments never request to add more greenspace and recreational uses. At what point do these amendments just constitute fraud in laying out the original PUD. I'm sick of it and request the amendment be denied.

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 Amy Schoen

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 5/4/2025 3:46 PM

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

Contact Info:

Name:

Amy Schoen

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

amyrshoen@gmail.com

Phone Number:

510-589-4708

Address:

5524 Dapplegray Way Reno NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment 8 .

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Hello, As one of the original Rahcharrah residents, I would like you to vote with our neighborhood interests in mind. 1 - Increase the existing PUD from 7 SF units to a maximum of 15 units. Our community is already very crowded with homes very close to each other or on top of one another. Maintain the current trail. Our only access to the park and hiking at Bartley Ranch is via the current walking path. 2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8). 3 - Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential, Sales Center). This is a lovely historical building that we would like to turn into a recreation

center that the entire community can enjoy. Thank you, Amy Schoen

ACKNOWLEDGEMENTS:

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Yes

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Yes



City Council Comment received from Andrew Halvorson

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 5/4/2025 12:36 PM

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

Contact Info:

Name:

Andrew Halvorson

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

halvorsonandrew75@gmail.com

Phone Number:

224-475-7059

Address:

5417 Side Saddle Trl

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LDC25-00037.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Thank you for taking the time to hear directly from a citizen in the neighborhood. Rezoning the equestrian lots is not only strongly opposed by the majority of residents but also directly undermines why the city initially approved Wood Rogers' development of this historic space. I support the following actions: Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15 with a 20% carve out for recreational use only Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100' Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential, Sales Center) and require it to become a community center The very 1st objective bullet point on pg. 1 of the PUD adopted 7/28/2018 states that the

development will "utilize existing structures, including the main house and riding facilities to establish unique equestrian and special events venues." Further, the objectives included to "remain sensitive to and maintain the low density and rural residential character of the area to the south of the ranch on Del Monte Lane." Beyond already destroying the original Equestrian Center, the existing zoning is already going to average up the local area housing density. There are 12 homes along Del Monte Ln north of Anderson Park that I believe the original PUD was referring to. Based on available Zillow property information, those properties average 2.65 acres per home. The Equestrian Lots today are zoned for 1 house per 1 acre with the intention of rezoning them to a 9,000 sq. ft. minimum lot size or 4.1 homes per acre. Instead of 7 homes, the area would be rezoned to accommodate 29. Many residents chose to move to the neighborhood because of the promise of mixed residential and equestrian space or even simply the promise of open space in general. These objectives are also outlined on pg. 1: "maintain the ranch aesthetic, of the property, including tree lined lanes, open spaces, and single family architectural styles," as well as "sensitivity to, and connectivity with, adjacent open space/park features including equestrian trails and amenities within Bartley Ranch Regional Park and Wheatland Park." I think many residents took these promises to mean the neighborhood itself would copy some of the features of both of these parks. In the PUD 13.2 acres of open space is listed. These "open spaces" are little more than sidewalks or in more egregious cases drainage ditches along busy roads. These spaces do not reflect the open fields or dirt trails of the neighboring parks. Utilizing google Earth Harrah's Pond is 1.75ac, the drainage ditch along Del Monte Ln is 0.8ac, and the extension of Evans Creek is ~2ac. So in reality there is 4.55ac of unusable space and 8.65ac of paved walkway, substantially adjacent to roads. None of this space is suitable for horseback riding, as found in Bartley Ranch, or reminiscent of the open grass fields of Wheatland Park. The only opportunity for open space left within Ranch Harrah is the space formerly known as the Equestrian Center. It pains me to compromise but I understand Wood Rogers has financial considerations of their own. I believe rezoning the site from 7 units to a maximum of 15 is more than reasonable. A 20% carve out for recreational use is not pulled out of thin air, it was what the original PUD required for landscaped space at the Equestrian Center as found on pg. 55. Right now the only space within the neighborhood that a family can sit and actually recreate on (not just walk through) are the lawns in front of and in back of the historic main house. This ~12.8 acres of land is not owned by the HOA but rather the club currently controlled by Wood Rogers. This space is zoned the same way as the equestrian center. There is no guarantee this open space will continue to exist in the future. Wood Roger's has already shown their willingness to destroy historic spaces in order to sell more houses. thank you

ACKNOWLEDGEMENTS:

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Yes



City Council Comment received from cindi chandler

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Fri 5/2/2025 2:51 AM

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

Contact Info:

Name:

cindi chandler

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

cindicha@msn.com

Phone Number:

Address:

6184 Carriage House Way

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

D Items - Department Items

Item:

D1,D2,D3 Staff Report (For Possible Action): Case No. 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 strongly oppose amending the current master plan and removing equestrian and open space to build homes. The current residents purchased the property based on the master plan with equestrian and open space. This "bait and switch" approach by developers is becoming a common practice in Reno. The City Council, elected to represent ALL residents, must stop this approach. Toll Brothers, like Lyons, destroy the buildings that were agreed to when City Council approved the previous projects and then come in and state the buildings don't exist and request changes even though homes were purchased by residents due to the current agreed upon master plan. PLEASE DO NOT DESTROY ANOTHER

COMMUNITY AND AMEND THE RANCHARRAH MASTER PLAN. Stop the BAIT AND SWITCH that is coming a common practice among developers in Reno. MAINTAIN THE EXISTING MASTER PLAN AND RESIDENTS BY DENYING Staff Report (For Possible Action): Case No. LDC25-00037 (Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

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



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

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 5/5/2025 8:49 AM

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

Take care,



Mikki Huntsman

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

City Clerk

City Clerk's Office

775-334-2030 (o) or 775-399-4741 (c)

HuntsmanM@Reno.Gov

1 E. First St., Reno, NV 89505

Reno.Gov | **Connect with us:**     

From: Jackie Bryant <BryantJ@reno.gov>

Sent: Sunday, May 4, 2025 8:02 AM

To: Mikki Huntsman <HuntsmanM@reno.gov>

Subject: Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Will you please add as public comment?

Get [Outlook for iOS](#)

From: Hillary Schieve <SchieveH@reno.gov>

Sent: Saturday, May 3, 2025 7:11:19 PM

To: Devon Reese <reeseD@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Brian Kulpin <kulpinb@reno.gov>; Jackie Bryant <BryantJ@reno.gov>

Subject: Fwd: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Begin forwarded message:

From: Danielle Dolan <daniellecdolan@yahoo.com>
Date: May 3, 2025 at 4:26:27 PM PDT
To: Hillary Schieve <schieveh@reno.gov>
Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear Members of the Reno City Council,

My name is Danielle Dolan, and I'm writing to express my strong opposition to the proposed rezoning of the land adjacent to The Estates in Rancharrah, where the Equestrian Center once stood.

This issue is deeply personal for me. I'm currently building my dream home in The Estates—a home that was the last project I shared with my father, Tom Dolan, whom many of you may have known for his long-standing dedication to the City of Reno. Before he became gravely ill, my father showed me this piece of land and told me he could see me living there. We moved forward, and just four days after I broke ground, my father passed away. This home is not just a house—it is a symbol of my father's legacy and our shared vision.

When we purchased the lot, the understanding was that the adjacent land would be limited to seven one-acre custom home lots—maintaining the integrity, character, and exclusivity of The Estates. The new proposal to increase that number to 29 homes would drastically alter the neighborhood, increase traffic, reduce privacy, and ultimately diminish the value of the investment I—and many others—have made in this community.

I respectfully urge you to deny this rezoning request and uphold the original development plan. Doing so would protect the interests of current residents and honor the vision of a neighborhood that was carefully planned and promised to all of us.

Thank you for your time and consideration.

Sincerely,

Danielle Dolan



City Council Comment received from David Jensen

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 5/5/2025 1:37 PM

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

Contact Info:Name:

David Jensen

Commenting on behalf of:

Hope Jensen Wife

Ward #:

Unsure/Other

Email Address:

davidevansjensen@gmail.com

Phone Number:

1-539-356-8813

Address:

715 W Pleasant Oak Trail Reno NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LDC25-00037.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Thank you for taking your personal time to consider our concerns regarding Rancharrah . We purchased our home in Rancharrah in 2021. At that time we were never informed by our sales person that the equestrian center would be demolished, Later after purchasing our home we were informed that the equestrian center would be demolished and zone for 6or 7 one acre lots which would be consistent with the other custom lots in the area. It would have been nice to know at the time of purchase. We felt the building of new custom homes would still protect our investment we made in our Toll Brothers home. We feel the change to build 29 homes instead would not be in our best interest. We feel changing the original zoning and PUD change would hurt the community and set a

terrible precedent. Developers should not be allowed to change after people have already purchased homes, lots or built homes for their benefit and not community. Please help us save Rancharrah as the extraordinary development we were promised. Respectfully submitted Dave and Hope Jensen 715 W Pleasant Oak Trail (Rancharrah) Reno Nv 89511

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



City Council Comment received from Deborah Burke

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 5/5/2025 1:53 PM

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

Contact Info:Name:

Deborah Burke

Commenting on behalf of:Ward #:

Unsure/Other

Email Address:

rafgeorge13@gmail.com

Phone Number:

408-218-2295

Address:

6114 S Pleasant Oak Trail, Reno, Nevada, 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-05.

Section:

F Items - Ordinance Adoptions

Item:

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

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 Honorable Mayor Schieve and Honorable City Councilmen Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment) Thank you, thank you for taking your personal time to consider our concerns regarding the community at Rancharrah. I sincerely appreciate your attention to our issues. I purchased my lot in Rancharrah in 2019. At that time we were informed that the Equestrian Center was not economically viable and may need to be demolished. I was also informed that if the Equestrian Center were to be demolished, the property would be zoned for 6-7 one acre lots for residential development. What is currently in the PUD today. We read the PUD

and after looking at many neighborhoods in the RENO Sparks area decided to settle in Rancharra. The PUD at that time, 2019, described a nice space where, my wife and I could enjoy usable park space, visit the equestrian center and support our community. We understand that the Equestrian center with the 7 homes is now being considered for many more homes and NO consideration for additional usable park space for our grandkids or ourselves. The roads being considered are not even to the city standards and do cause us a danger when we walk or stroll. The homes being developed on the Equestrian Center property would be one acre lots with homes built on those lots more likely equal to or greater than the homes that border the property. This was extremely important to the decision making of the 44 custom homeowners directly to the north, the 66 homeowners directly to the east, and the 10 homeowners directly to the south. We made life-changing financial decisions based upon the existing PUD, we read in 2019 and 2020. The proposed new PUD simply does not fit with the original PUD 3-4 iterations ago that we all bought into only 3 years ago. I would appreciate your indulgence to help represent DISABLED PEOPLE and THEIR KIDS AND GRANDKIDS to ensure we have 100 feet USABLE SPACE PATHWAYS, Parks and city streets being proposed to be no less than city street standards. The ones being proposed are too narrow and do not give any consideration to wheelchairs on the street or wide sidewalks. The amount of usable space is not suitable for disabled people or elderly walking in the community. The PUD has changed so many times that we are losing sight of the original vision we signed up to. Please Help represent us and make amendments to the Proposed PUD to support elderly and /or Disabled people!! Thank You!! We are proud residents of Reno and Rancharra and invested in our home based on the PUD we read when we moved in. Since then it has been modified multiple times and it seems to not take into consideration, disabled people, older demographics and younger kids. The proposed usable space is lacking and actually could be considered hard for disabled people or people with difficulty to walk and be mobile outdoors to enjoy the beautiful outdoors. Best Regards Rafik Haddad and Deborah Burke 6114 S Pleasant Oak Trail Reno, Nevada 89511 408-218-2295

ACKNOWLEDGEMENTS:

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Yes

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Yes



City Council Comment received from Denny Gray

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Thu 5/1/2025 3:37 PM

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

Contact Info:Name:

Denny Gray

Commenting on behalf of:Ward #:

Unsure/Other

Email Address:

dennygray4@aol.com

Phone Number:

775-971-4193

Address:

5530 Western Rider Trail

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LDC25-00037.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Regarding the Rancharrah Planned Limit Development Master Plan Amendment. I would refer you to the letter of April 28th 2025 addressed to the Honorable Mayor Schieve from Pam & Glen Gray [no relation] which I am completely in agreement with. My wife and I are homeowners in the Rancharrah community of Cantaro. The change from a green area of an equestrian center to homesites is one thing of bate and switch. Now this amendment will place high density housing units on the southwest corner of the development at the base of the foothills. We have two ways to exit in case of a fire and another one that will have to be unlocked in the case of fire. Simply stated this will be like placing kindling to accelerate a disaster. There must be enough space at this area in order to have a chance to

break any fast moving fire. The numbers do not add up. There will to many people trying to evacuate through to few exit points. In Village 7 I would strongly urge you to add an enterece and exit to Sierra Rose for safety and traffic control. Thank you for considering our concerns.

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



City Council Comment received from Donald and Wanda Dunbar

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 5/5/2025 8:04 AM

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

Contact Info:Name:

Donald and Wanda Dunbar

Commenting on behalf of:Ward #:

Ward 2

Email Address:

ddunbar8278@gmail.com

Phone Number:

707-756-2755

Address:

5517 Western Rider Trail, Reno, NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-06.

Section:

I Items - Public Hearing Items

Item:

LDC25-00037 Rancharra Planned .

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and PUD amendments, subject to the following modifications: 1 - Increase the existing PUD from 7 SF units to a maximum of 15 units. 2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8). 3 - Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential, Sales Center).

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.

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Yes



City Council Comment received from Edwin Hsu

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Wed 4/30/2025 11:01 AM

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

Contact Info:

Name:

Edwin Hsu

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

edjjhsu@gmail.com

Phone Number:

Address:

723 W Pleasant Oak Trail

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

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 live in the Rancharrah community and oppose the proposed amendment due to potential negative results to our community balance.

ACKNOWLEDGEMENTS:

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No



City Council Comment received from Glenn Gray

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/28/2025 4:46 PM

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

Contact Info:

Name:

Glenn Gray

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

glenn@cncexchange.com

Phone Number:

847-951-7701

Address:

730 Canter Way Reno, NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LDC25-00037 .

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

April 28, 2025 Dear Honorable Mayor Schieve and Honorable City Councilmen Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment) Thank you, thank you for taking your personal time to consider our concerns regarding the community at Rancharrah. I sincerely appreciate your attention to our issues. I purchased my lot in Rancharrah in 2019. I was informed that the Equestrian Center was not economically viable and may need to be demolished. I was also informed that if the Equestrian Center were to be demolished, the property would be zoned for 6-7 one acre lots for residential development. What is currently in the PUD today. We purchased a lot that backs up to the Equestion Center property, as did many of our neighbors. We

made substantial investments in building new homes with the knowledge that our investments were protected. The homes being developed on the Equestrian Center property would be large one acre lots with homes built on those lots more likely equal to or more expensive than the homes that border the property. This was extremely important to the decision making of the 44 custom homeowners directly to the north, the 66 homeowners directly to the east, and the 10 homeowners directly to the south. We made life-changing financial decisions based upon the existing PUD. I recently had 4 meetings with the developer Locus Development, Mr. Joel Grace. Two meetings Mr. Andy Durling attended. The meetings were entirely perfunctory as they totally misrepresented what took place in those meetings when Mr. Grace summarized them in an email to me. I was told at 3 of those meetings that the property that they will sell (the Equestrian Center) does not change in value whether there are 7 homes, 12 homes or 29 homes built on the property. I challenged Mr. Grace and said if that is the case, why are you doing this especially when you are aware that the Rancharah community wants either no homes (open space) or at a maximum, 7 homes. He actually had a realtor at one of the meetings trying to convince me that 29 smaller homes behind my house would not devalue my house or those of my neighbors' homes. This was ridiculous, my neighbors and I did not believe what was obviously not true. He finally responded to my repeated questioning and said that with 29 homes on the property he could sell it quicker to another developer. One of his employees confessed secretly that they would also get more money but that it is not a valid reason alone to request a zoning and PUD change, so you won't hear the real reason they want to change the zoning. Now we know their motivation for the proposed changes. Locus Development will sacrifice the good of the entire community for a little expediency selling the equestrian vacant land and making more money (simply GREED). I told Mr. Grace, when you stop taking money out of my pocket and my neighbors' pockets to put in your own and come up with a plan to build a smaller number of homes on lot sizes that fit the community (like 7-12 homes), we can support this kind of plan. It was ignored. No changes have been made, suggested, or mentioned, nothing!! (continued)

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.

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No



City Council Comment received from Glenn Gray

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/28/2025 4:56 PM

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

Contact Info:Name:

Glenn Gray

Commenting on behalf of:Ward #:

Ward 2

Email Address:

glenn@cncexchange.com

Phone Number:

847-951-7701

Address:

730 Canter Way (Rancharrah) Reno, NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LDC25-00037 .

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

(continued) We had a community meeting with the Developer several weeks ago at the Rancharrah facilities. After the developer explained his intentions to the 40 Rancharrah homeowners in attendance, I asked, If you are not getting any more money for the property, why are you trying to build more homes? He gave an "efficiency" answer that was confusing and made no sense. I challenged him again. And asked if he honestly thought anyone in the room believed his "efficiency" explanation. I said, Mr. Grace the purpose of this meeting is for you to get some community feedback, so I asked everyone in the room if they wanted 29 homes built on the Equestrian Center property? Kindly raise your hand. No one raised a hand. I then asked the 40 homeowners who would like to see 7 homes built on the site.

Everyone in the room raised their hands. I said, Mr. Grace, you wanted some community feedback, now you have it. I would ask Mr. Grace to bring 10 homeowners of the existing 300 residences in Rancharrah that are in favor of 29 homes on the Equestrian Center property. I don't think he will meet the challenge because to my knowledge no one wants this. It simply does not fit with the existing homes surrounding the property on 3 sides. There is zero community benefit to changing the zoning.....ZERO! The city planner will suggest in her recommendation for the amendment that it checks all the boxes including for improving community benefit but offers no explanation. Please ask how this benefits the Rancharrah community when none of the residents who live there want it. The developers will tell you they had "community" and residence meetings, and they took into account input from those meetings and made real changes as a result of those meetings. The changes they will suggest, as Mr. Grace told me, are 3. A tree planted every 30 feet instead of 50 feet on the street, a 50' buffer so the existing walking path will be preserved on the north side, and lastly the row of houses facing the north boundary be restricted to one story. While these are welcome, to my knowledge, all three were already in the plan they drew up before any meetings took place and none of these were suggested by any of the homeowners at those meetings or by me at our 4 meetings. The developers want you to believe they are accommodating the homeowners' concerns (this is simply not true). Wait and see how it will be characterized, the homeowners have these real issues on their minds:
 Stop the bait and switch by these developers..... Don't devalue our properties with building 29 totally misplaced homes.....Only build seven homes on the Equestrian property per the existing PUD that we all relied on when we made our investments years ago. Please ask yourselves, what is the real motivation of the developers? To help Rancharrah be a better thriving community? Or 100% pure GREED? I think you know the answer and please act accordingly. Vote NO! The issues included in the application briefly summarized below include: The Equestrian property should have no more than 7 lots as per the existing PUD. Perhaps a 1/2-3/4 acre park could be included as we were shorted open space as called for in the current PUD Stop the rezoning of the sales center to 5 lots as this was always offered as a community space and it is already an existing structure. Why destroy it to build 5 homes? (GREED) Deny the 10% contingency on the number of homes being built in Rancharrah. This is an obvious attempt to maintain control of the Rancharrah HOA for 2-3 more years while more homes are being built until we reach the 75% threshold where the developer leaves the HOA.(Control) Require an additional entrance to Sierra Rose in Village 7. This will greatly increase safety and alleviate an already terrible traffic situation. . I truly hope you can help us SAVE RANCHARRAH! Kindest regards, Glenn Gray 730 Canter Way (Rancharrah) Reno, NV 89511 847-951-7701 Glenn@cncexchange.com

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



City Council Comment received from Glenda BaumgardnerN?N

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 5/4/2025 3:16 PM

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

Contact Info:Name:

Glenda BaumgardnerN?N

Commenting on behalf of:

N/A

Ward #:

Ward 2

Email Address:

glendabaumgardner323@gmail.com

Phone Number:

775 971-4050

Address:

69 Caballada St. Reno, Nv. 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LDC25-00037.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Our move to Rancharrah was predicated on the concept of rural beauty. This is a gorgeous property with thoughtful decisions placed into the development of it. I understand the developers vision of more homes the better, translating into more money for the developer. It also translates into a concept that does not fit into the area, or the expectations of current homeowners, who purchased for a lifestyle promoting green space, peace of mind, & comfort. I do understand todays reality &, therefore, I would support a compromise that will serve the developer & the homeowner with more equality. Twenty nine new homes, as originally suggested, is an unacceptable addition to the integrity of our neighborhood. Please consider the compromise offered & the concessions that the

homeowners are suggesting. I would be so offended if a "politics as usual" attitude prioritizes self-interest over public good.

ACKNOWLEDGEMENTS:

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Yes

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No



City Council Comment received from Jennifer Hsu

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Wed 4/30/2025 12:20 PM

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

Contact Info:Name:

Jennifer Hsu

Commenting on behalf of:Ward #:

Unsure/Other

Email Address:

kumijen@gmail.com

Phone Number:

310-938-6353

Address:

723 W Pleasant Oak Trail, Reno, NV

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

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:

It's been sad to see all the land being built around the area. And I would hope to keep some open space available for my children to actually run and play. Or at least not have homes stacked upon each other. Perhaps a 1/2-3/4 acre park could be included as we were shorted open space as called for in the current PUD. These homes were not part of the original plans here at Rancharrah. I'm almost sensing there is greed or something illegal going on with the sale of the homes from 6 homes to 29 homes. That seems like quite a huge increase in homes on the same allotted piece of land?

ACKNOWLEDGEMENTS:

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Yes

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Yes



City Council Comment received from Kevin Morgan

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Wed 4/30/2025 12:46 PM

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

Contact Info:

Name:

Kevin Morgan

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

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:

Public Comment – LDC25-00037 (Rancharrah PUD Amendment) Submitted by: Kevin P. Morgan
Honorable Mayor Schieve and City Council Members, While I understand the developer's desire to revise the current PUD, I do not support the proposal to increase density to 29 dwellings. My family and I are existing homeowners in Rancharrah, and we — like many others — made substantial financial decisions based on the assurances of the current PUD. Changing it now would not only be unfair, but it would erode trust in the city's long-term planning commitments and the integrity of the zoning process. Upholding the original plan for 6 homes honors those commitments and aligns with

the established character of the surrounding neighborhoods. The proposed amendment offers no clear benefit to the community and stands in direct opposition to the strong, consistent feedback from Rancharra residents who overwhelmingly support keeping the current plan in place. I respectfully urge the Council to support the homeowners who live here, protect the foundation of good planning, and vote no on this amendment. We ask you to stand with the Rancharra community by preserving the integrity of the original plan. Thank you for your time and consideration. Kind regards, Kevin P. Morgan

ACKNOWLEDGEMENTS:

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Yes

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No



City Council Comment received from Lori Savidge

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Thu 5/1/2025 6:44 AM

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

Contact Info:Name:

Lori Savidge

Commenting on behalf of:

N/a

Ward #:

Unsure/Other

Email Address:

lorijberney@gmail.com

Phone Number:

9257878214

Address:

6114 Triple Crown Drive

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

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:

We are one of the original residents of Rancharrah. We have seen many changes to our neighborhood since we signed our contracts. The newest.....We do not want 29 homes in the place of the beloved Equestrian Center! If we have to have the 6 homes, fine, but NOT 29 homes! Please take into account the comments of those who live here. It's not just about the money.

ACKNOWLEDGEMENTS:

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Yes

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No



City Council Comment received from Luke Braud

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 5/4/2025 9:46 AM

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

Contact Info:

Name:

Luke Braud

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Phone Number:

4083160495

Address:

6115 S Pleasant Oak Trail (in Rancharrah)

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

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:

Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and PUD amendments, subject to the following modifications: 1 - Increase the existing PUD from 7 SF units to a maximum of 15 units. 2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8). 3 - Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential, Sales Center).

ACKNOWLEDGEMENTS:

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Yes

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No



City Council Comment received from Matthew Halvorson

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 5/4/2025 1:17 PM

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

Contact Info:

Name:

Matthew Halvorson

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

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:

As a resident of Rancharrah, I support the following compromise to maximize usable community/family space while allowing the developer to more easily sell the property: 1. Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15 and carve out 20% for recreational use only (consistent with what the PUD requires for landscaped space as found on pg. 55) 2. Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100' 3. Do not permit the sales center in Village 7 to become residential housing and preserve the historic Harrah sales center Thank you again for your consideration and commitment to making Reno

and Rancharrah the best they can be.

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.

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No



City Council Comment received from Pamela Bauter

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 5/5/2025 12:43 PM

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

Contact Info:

Name:

Pamela Bauter

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

pbauter@mac.com

Phone Number:

7758482105

Address:

6108 S Pleasant Oak Trail

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

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 a resident of Rancharrah. We moved to Reno from Carson City four years ago and chose Rancharrah because of its unique offerings. We have always loved the Harrah's Ranch whether living in Carson or Reno. Unfortunately as the time has gone by we have seen what we thought were the original plans errod. I watched this happen in Carson City and laughed at the mention of a planning commission because nothing ever remained in the vision it was originally planned. Hopefully Reno has a better vision. We the members of the Rancharrah community are willing to compromise on the following points Increase the allowable housing on the equestrian property Village 8 from 7 homes to

a maximum of 15 Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100' Do not permit the sales center in Village 7 to become residential housing We would like to see Rancharrah and Reno remain a desirable place to live but the recent changes in zoning seems to have become a traffic and visual problem in our area. Please consider this proposal and give us some hope that the people we elect are not just on the side of the developers, but also the residents for whom these compromises affect in everyday life and the commitment we have made to this Rancharrah community that we now call Home.

ACKNOWLEDGEMENTS:

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Yes

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Yes



City Council Comment received from Pamela Gray

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 4/27/2025 10:49 AM

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

Contact Info:

Name:

Pamela Gray

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

pgray57@gmail.com

Phone Number:

847 910-0808

Address:

730 Canter Way Reno NN 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

I 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:

Dear Honorable Mayor Schieve and Honorable City Councilmen Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment) Thank you, thank you for taking your personal time to consider our concerns regarding the community at Rancharrah. I sincerely appreciate your attention to our issues. We purchased our lot in Rancharrah in 2018 when visiting Reno with our daughter. We had been looking all over the country for a place to retire and build. On our first meeting we were so impressed with the vision of Rancharrah that time that we put a deposit on a lot. Being thorough, we went beyond the salesman and met with one of the developers no less

than 4 times to go through the potential changes that could happen around us. We were told again and again that there was the possibility that the Equestrian Center, directly behind our property could come down, but as stated in the PUD only 6-7 custom homes on 1 acre lots would replace it. Over the next couple of years we planned our home and investment based on that information and built in Rancharra. We actually looked forward to the potential possibility of purchasing one of those lots behind us. Rancharra was such a special place when we moved in here and over the years we all have been surprised with the bait and switch changes by the developers that have occurred in this development. The most recent petition to change the zoning and PUD to allow 29 homes to replace the 6-7 currently zoned on the equestrian property has absolutely no merit or benefit to anyone except the developers. They claim they can't sell the property as custom lots, but have never tried. The property sits between real-estate that is selling at roughly \$500-800 per square foot. If 22-29 patio homes at \$300/sq ft are put in between all these high end properties it will depreciate the investments of all the homes surrounding. It is apparent to all that it doesn't fit in that location. Traffic is another issue. With 2 cars/home there is a big difference between 12-14 cars and up to 60 additional cars going in and out of a 7 acres parcel flowing through the already congested streets in this development. Right now, no one in Rancharra wants the proposed change. What would really fit well in this area are 12-14 custom homes. At 12-14 lots the investment on these would be similar to the homes surrounding, but this would require more effort from the developers and they want a quick turn. You as a city council representatives are the only ones that can help us save our investments and keep Rancharra a special place. It is your responsibility to listen to the residents in Rancharra and hear their concerns and help us fight the developers who's only interest is making more money. Please if you feel the need to change the designation of the Equestrian property put restrictions that limit it to no more than 12-14 homes. Also in this change they want to change the zoning for the Sales Center to 5 lots for homes. This was sold to the community as an event space for all of us to use. Another bait and switch. That and the club are the only remnants left of Harrah's ranch. The only reason they need that change is to sell it for more money to developers. Please save Rancharra and it's history and charm. Thank you for your time and consideration. Pamela Gray 730 Canter Way Reno, NV 89511 847 910-0808

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.

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No



City Council Comment received from Patrick Novak

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 5/4/2025 7:35 PM

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

Contact Info:

Name:

Patrick Novak

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

pnov@me.com

Phone Number:

808258888

Address:

6101 Ranch Harrah PKW

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

E Items - Ordinance Introductions

Item:

I oppose.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:**ACKNOWLEDGEMENTS:**

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Yes



City Council Comment received from Penny Whittaker

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Wed 4/30/2025 9:35 AM

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

Contact Info:Name:

Penny Whittaker

Commenting on behalf of:Ward #:

Ward 2

Email Address:

Pwhitshop@gmail.com

Phone Number:

7074890104

Address:

6112 Triple Crown drive

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

Ldc25-00037.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

We have to many homes in Ranchara area. The investors are trying to put 29 homes in between the custom area. They have the right to put 7 homes when they took down the equestrian center. Those 7 homes are enough. NNOT the rezoning to 29 homes. We already have to much traffic in this area. God forget a fire etc.

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 Tedra Flowers

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Wed 4/30/2025 4:21 PM

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

Contact Info:

Name:

Tedra Flowers

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

tedraann@gmail.com

Phone Number:

Address:

727 W Pleasant Oak Trail, Reno NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

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

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

As a Rancharrah homeowners since 2020, I am in favor to the units planned for the equestrian center property. As a buyer I was well aware of the potential closure and build out of homes in this area. I am in support of an increase in units at the equestrian facility as the units will contribute to the HOA's operating budget and reserve, provide additional clientele for the local commercial businesses, and contribute tax dollars to our local government. The new residents would have little impact in exchange for a larger financial benefit to the Association, Club, and local community. The traffic impact should be negligible as the community plan was approved for 200 units in excess of the existing final and

tentative maps. As a homeowner, real estate development professional, and avid equestrian (who once boarded my horse at Rancharrah), I find the new homes to be an improvement to abutting property values and community over the frequent traffic, noise, dust, and smells (ammonia and manure) of an active equestrian facility. The (8) existing custom home lots that back-up to the equestrian parcel would experience little if any impact on their privacy and views as the equestrian property is set back from the southern lots by a natural ditch and mature trees along the South and a 20ft wide HOA maintained common area walking path with mature trees along the North. Additionally, the units to the north (mostly single story units) sit at a higher elevation with privacy fencing that would prevent impact from new builds to the south. An HOA height restriction on the homes that face pre-existing builds and ample rear-yard setbacks would fairly address concerns of privacy from pre-existing lot owners. This is an exceptional reduction in overall units for the community plans that allowed for an additional 200 units in excess of actual final mapped units. Thank you for your thoughtful consideration.

ACKNOWLEDGEMENTS:

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Yes

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No