



Reno Neighborhood Advisory Board
Attendance/Comment Request Form

FORM MUST BE FILLED OUT COMPLETELY

DATE: 8/15/24

AGENDA ITEM NO. C1 LPC 25-0000)

NAME: Sean McGrath

ADDRESS: 4684 W Leonesio d-

Sun Valley, NV

I REPRESENT: Self

I AM IN ATTENDANCE CONCERNING: Apartments @ Dandini

DO YOU WISH TO MAKE A STATEMENT: YES: X NO:

IN FAVOR: IN OPPOSITION: X

RENO RESIDENT YES: NO: X

**NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD
ADVISORY BOARD**

- *LIMIT COMMENTS TO THREE MINUTES OR LESS
- *15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION
- *AVOID REPETITIVE REMARKS

**THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER**

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION

Planning Commission Public Comment

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

Planning Commission Meeting Date

2024-09-04

Agenda Item or Case Number

LDC25-00001

Position

No Position Stated - Concerned or Neutral

Comments

1. This speculative property has its main access points on the stretch of Dandini that not only closes during the multi-agency emergency storm plan but is scheduled to be decommissioned by RTC and turned into a pedestrian/bike path. The RTC master plan of that portion of Dandini will be replaced by extending Raggio Way to 1st and 2nd Streets. The master plan includes a bridge behind the development to cross over Sun Valley Blvd and connect to Disc Dr. This Dandin Apartment project seems to now be on the table because RTC pushed back their project. This development should be put on hold until Raggio Way is extended into Sun Valley, perhaps at the developer's expense. They say the housing is primarily for TMCC students and DRI employees, that is all the more reason the access should be at the top of the hill, not the middle of the slope.

2. The Woodridge Rep stated that they had planned a school bus stop on Dandini at the east end of the development near a utility road, but negotiated with WCSD to put one in their development on the main access road. WCSD obviously knows that the road has too much of a slope and is too dangerous. This slope is so steep, that sidewalks will need steps built into them or people will be sliding into Dandini. Since this development is for lower to middle-class homes I assume many will ride RTC busses, and those bus stops are undeveloped dirt along Dandini between East and West Leonesio, leaving people walking unprotected on Dandini. So I can only assume we will require them to put in sidewalks up to Raggio Way to get to TMCC and down to East Leonesio for the RTC bus stops. Many will also have to walk to the closest food source which is the Rainbow

Market on the corner of Dandini, El Rancho, Sun Valley Blvd, and Clearacre. A corner in Sun Valley that experiences the most accidents resulting in death. 3. The 20-acre mountain is a natural sponge for the snowfall, with natural drainage flowing down both sides of the hill. Carving up the mountainside with pavement and structures will push the 20 Acres of snow in one direction, into the north drainage. That clay creek has yet to develop the ability to handle an instant 20 Acres of snowmelt. That drainage will instantly overwhelm the Sun Valley GID storm ditches, eroding private property, and flow down Rampion Way across Sun Valley Boulevard in its natural path down the valley. More coordination is needed with the Sun Valley GID, not just the City. 4. To be clear, this development will fill housing needs, but the infrastructure is not ready to support this project which is so separated from the city's resources. This development will require resources from Sun Valley, and all of that required infrastructure IS in the future plans. This development will be great for the future, but today we are just not ready to cut down our mountains.

Email Address

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Name of Commentor

Sean McGrath

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Phone Number

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Submitted: 8/16/2024 6:45:42 PM

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