

June 12, 2024 - Reno City Council Meeting - Item # C.3 Case No. LDC23-00021 (Valley View Estates)

Written or Voicemail	Name	On Behalf Of	Ward	Email Address	Phone Number	Address	Support	Oppose	Concerned	Total	Date
							0	4	1	5	
Written	Joyce White			joycecw1953@yahoo.com	559-696-6635	10465 Claim Jumper Way NV 89521		1			6/1/2024 15:41
Written	Bruce Braunstein CCP			bbraunccp@gmail.com	669-454-6472			1			6/9/2024 19:58
Written	Xintong Li		Ward 2			10472 Claim Jumper Way		1			6/9/2024 17:01
Written	Shao Ong		Ward 2			10472 Claim Jumper Way		1			6/9/2024 17:17
Written	Jennifer Azzano			azzanojr@gmail.com	703-350-5390				1		6/10/2024 15:21

Comments on Valley View Estates Master Plan Amendment/Zoning Map Amendment

Bruce Braunstein <bbraunccp@gmail.com>

Sun 6/9/2024 7:58 PM

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

Dear Madam Mayor and Members of City Council,

I'm writing regarding the project known as Valley View estates as well as The Project known as The Canyons and any other pending projects in the area East of Claim Jumper Way, in the zip code 89521. I'm seriously concerned about the effect these projects will have on the enjoyability and value of my home. My wife & I enjoy being able to see the stars and the milky way at night, as well as the wildlife and natural beauty of the land to the east of our property. These things will all be negatively impacted by the light pollution and sprawl of these projects. We're also very concerned about the safety of the projects, which in the event of a fire, will endanger not only the properties up there due to the more difficult accessibility, but will also expose our home to fire risk.

It's also been brought to our attention that the cost for maintaining the roads and other infrastructure will not be met by the tax revenue generated by the new projects, and will end up costing the city of Reno hundreds of thousands or perhaps millions of dollars over the next 20 years. The additional wear and tear on the roads, as well as the additional strain on community services will be both expensive, and dangerous. This cost and associated risks will be passed on to the residents of Reno while the developers walk away with millions of dollars in profits.

On many levels my family and my neighbors are upset and frightened by the implications of these projects. We feel that it's in the best interests of our community to prevent these projects from going through.

Yours Very Truly,

Bruce I. Braunstein

Bruce Braunstein CCP - Epic Specialty Staffing - Cardiovascular

Chief Perfusionist - Northern Nevada Sierra Medical Center

BBRAUNCCP@GMAIL.COM

(669) 454-6472

City Council Comment received from Jennifer Azzano

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 6/10/2024 3:21 PM

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

Contact Info:

Name:

Jennifer Azzano

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

azzanojr@gmail.com

Phone Number:

703-350-5390

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-06-12.

Section:

C Items - Public Hearing Items

Item:

Case #ANX23-00002 & Case #LDC23-00021.

Position:

No position stated - Concerned or Neutral

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I have a number of questions about the selection of the proposed Valley View Estates Master Plan. 1) What will happen to the wild mustangs who reside near the TMWA reservoir tank? 2) What roads will be used to guide construction and resident traffic to this new proposed neighborhood? 3) What about this new neighborhood will be environmentally friendly -- solar panels on the roofs, very restrictive watering schedules, xeriscaped yards? 4) How many homes and what size(s) of homes will this proposed neighborhood provide? 5) Will this be an exclusive, upper-end neighborhood or one more affordable for the Reno residents? 6) Will this neighborhood be gated? Have amenities? 7) How long is development supposed to take? 8) Has an environmental impact study been done regarding the natural wildlife/fauna and flora of that area? 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

City Council Comment received from Joyce White

Mikki Huntsman <HuntsmanM@reno.gov>

Sat 6/1/2024 3:41 PM

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

Contact Info:

Name:

Joyce White

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

joycecw1953@yahoo.com

Phone Number:

5596966635

Address:

10465 Claim Jumper Way NV 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-27.

Section:

C Items - Public Hearing Items

Item:

LDC23-00021.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

To Whom it Concern, My husband and I have lived in Reno for 30+ years. We're supporters of and we care about the natural habitat of the beloved Wild & Free Mustangs. The purposed area where the Valley Estates project will be has been their home. We have enough homes going in Reno, especially in the South Reno area. Traffic is terrible and the new apartments haven't even begun to be filled on Steamboat that is creating traffic jams. We have to know when to leave our home so we're not in the middle of the mess it is. For the Mustangs and traffic concerns we oppose this project. The only ones to benefit are the Developers who won't miss the Mustangs or deal with the traffic issue that we will. Thank you, Joyce White

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No

City Council Comment received from Shao Ong

Mikki Huntsman <HuntsmanM@reno.gov>

Sun 6/9/2024 5:17 PM

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

Contact Info:

Name:

Shao Ong

Commenting on behalf of:

Myself

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

10472 Claim Jumper Way, Reno 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2024-06-12.

Section:

C Items - Public Hearing Items

Item:

C2 - C5.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am writing to express disapproval of the proposed "Valley View Estates" development. Traffic and access are already problematic and at a standstill during peak commute hours in the area, especially when considering the traffic from Damonte Ranch high school. If all of the additional traffic from the approved Canyons and now Valley View Projects were to also flow through Claim Jumper, Palladium Mine, and McCauley Ranch streets, it would cause significantly more congestion, disruption and would be detrimental to public safety. There has been considerable expansion of new rental complexes and single family homes across the South Reno area in the past 12 months, many of which are still largely empty (e.g. the development on Steamboat across from the Safeway), or still under construction. Do we have the means to credibly assess the holistic impact of a fully-populated South Reno and access to police, fire, and EMS services that account for the incremental population from currently approved projects? What about flow and safety of traffic in the region (already problematic) and school systems that provide quality education for our children and the future of the city? I believe that the City of Reno would be doing the residents of South Reno a disservice from a public duty perspective by

allowing yet another housing development when there are already so many currently in flight or not yet even broken ground. Please do not approve the Valley View Estates development. While we want to see South Reno continue to develop and flourish into a vibrant community, allowing unlimited housing development into increasingly less buildable land instead of allocating funds towards deliberate and thoughtful expansion of public services for the good of all (such libraries and parks) would be a mistake.

ACKNOWLEDGEMENTS:

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No

City Council Comment received from Xintong Li

Mikki Huntsman <HuntsmanM@reno.gov>

Sun 6/9/2024 5:01 PM

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

Contact Info:

Name:

Xintong Li

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

10472 Claim Jumper Way

A new comment has been submitted for the Reno City Council Meeting held on: 2024-06-12.

Section:

C Items - Public Hearing Items

Item:

C2-5: regarding LDC23-00021 Valley View Estates.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I would like to express opposition to the Valley View Estates Planned Unit Development. After reviewing the Handbook and Fiscal Impact Analysis, I have concluded that this project is detrimental to the community and financially unsound for the city of Reno on a few points. First of all, due to the location of this PUD on the Virginia Range hillside with main access to arterial roads only through Claim Jumper Way (via McCauley Ranch Blvd and Western Skies Dr), emergency access of fire, medical, and police services will become a problem. There is already petty crime on Claim Jumper Way and the hillside on which Valley View is being proposed, involving speeding at night, fireworks, and vandalism of residents' cars. So far, police reports have been ineffective in increasing monitoring or arriving at the scene of the crime in a timely fashion to reduce such incidents. Winter weather conditions will only exacerbate these access issues, as Claim Jumper and other connecting roads within the existing Palisades community are maintained by the City of Reno. Increasing access is necessary via building additional roads to connect to Rio Wrangler Pkwy or increasing staffing to meet response times: neither of which has been accounted for in the financial analysis. Furthermore, said Fiscal Impact

Analysis does not account for inflation in the year-to-year costs of street maintenance. When factored in with the increased maintenance cost to improve emergency access in all weather conditions, this project quickly becomes net negative after a few years. I strongly urge the City Council to reconsider the impact of this project on the community and the City's finances. There are better places to build than on this difficult-to-access and maintain area of the Virginia Range.

ACKNOWLEDGEMENTS:

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Yes

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No