

[illegible]

## Canyons Development

Arlene Leung Butler <arleneleung@yahoo.com>

Wed 9/4/2024 5:51 PM

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

Cc: Carter Williams <WilliamsCa@reno.gov>

Hello City Council and City Planners,

My name is Arlene Leung. My husband Jason Butler and I recently moved to 10310 Alchemy Way in The Pallisades, Damonte Ranch. We are excited to be new residents in South Reno.

When we purchased our home, we were aware that there would be ongoing development in the area. We researched the neighborhood and saw the original proposal for the Canyons development and were pleased to see that there was plenty of green space and that the main road would be on the east side of the hill behind our home. We also were content with the zoning and the number of units proposed (86) which maintained a comparable level of density as the pallisades.

Since moving here we have enjoyed the view and the serene hillside, including the horses that would graze.

I am writing to provide our comments and opposition to certain elements of the revised Canyons plans.

1. We oppose the ring road that will run on the west side of the slope. The traffic along the road will introduce additional noise and light pollution at night. We are also concerned about speeding, particularly if the road runs straight through an open green space. We think a great alternative, if a ring road is absolutely required, would be to relocate the road to the east side of the hill.

2. We oppose the increase in units as we are concerned about the increased traffic to the area, in particular at McCauley Ranch Blvd and Rio Wrangler. We have traveled through the area after school hours and the traffic is at a standstill with commute and school traffic. The introduction of additional units in the development will only add to an already congested situation, not to mention the school traffic from new Life Church school.

3. We are encouraged that the city council, in particular Naomi Duerr, are requiring a wildlife plan. We want to ensure that the wild horses and other wild animals in the area are not put in danger and have access to water and food. The horses are a special part of Reno and our hope is that the developers, city council, planners and horse advocates can meet with the various governmental agencies to determine the appropriate areas of responsibilities. We agree with the suggestion raised at the city council meeting (828/24) to get these groups together to clarify who has jurisdiction and the skills/expertise to create a plan that balances the needs of all involved.

We look forward seeing the plans as things progress toward tentative map and site plan and hope that the public comments are taken into strong consideration.

Thank you,  
Arlene Leung and Jason Butler

9/5/24, 7:24 AM

Mail - Public Comment - CC - Outlook

10310 Alchemy Way

**Fwd: Canyons Development - Michelle McLarty**

Naomi Duerr &lt;DuerrN@reno.gov&gt;

Fri 8/30/2024 7:54 AM

To: Public Comment - CC &lt;PublicComment@reno.gov&gt;

Cc: Angela Fuss &lt;FussA@reno.gov&gt;; Mike Railey &lt;RaileyM@reno.gov&gt;; Carter Williams &lt;WilliamsCa@reno.gov&gt;; Chris Pingree &lt;PingreeC@reno.gov&gt;; Norma Santoyo &lt;SantoyoN@reno.gov&gt;; Jackie Bryant &lt;BryantJ@reno.gov&gt;; Hillary Schieve &lt;SchieveH@reno.gov&gt;

All,

The writer - Michelle McLarty - asked that this letter be placed into the Canyons file for consideration as the applicant moves through the next steps of the permitting process for the project.

-- Naomi

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Naomi Duerr  
Vice Mayor/Councilmember - Ward 2  
City of Reno

775-334-2017  
Duerrn@reno.gov

Sent from my Verizon, Samsung Galaxy smartphone  
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**From:** Michelle McLarty <micmclarty@gmail.com>**Sent:** Thursday, August 29, 2024 7:58:26 PM**To:** Naomi Duerr <DuerrN@reno.gov>**Subject:** Canyons Development

TO: Council Member: Ms. Naomi Duerr

I am a resident that is directly impacted by the Canyons development and was present during the presentation on 8/28/2024 at City Hall. I first off want to **THANK YOU** for representing our community and all of your hard work to make sure things are done right. Without you, there would not be anyone protecting the community, environment and wildlife. I can tell you truly care and it really shows. I am so proud to have you representing our ward 2. Keep on fighting for what is right.

I oppose the development plan in the following areas and request that this correspondence go on record with the City Planners Office:

### 1. No required Traffic Report

I live on McCauley ranch which will be directly affected by all the new home traffic. High School traffic is bad enough during school starting/ending. The back-up currently takes an extra 10-15 mins just to get to Steamboat Springs due to a stop sign. It's dead stop.

Now there was an approval to build a new school across the street from the Damonte High School at the New Life Church. This school is not yet built. Thus will add an undetermined increase of traffic to Rio Wangler / Steamboat Springs intersection. We already get a ton of traffic on Sunday or on church event days - the church even needs their own traffic control people in vests during Sundays and the High School parking lot is FULL - that's how much traffic comes into the area. With the Canyons development there will be 126 homes added to that SAME intersection as we will know the majority of people will want to get to the freeway off of Damonte Ranch.

ASK: Take into consideration new traffic that will be added from the new school (when built) and this new development with increased density. We need a roundabout at Steamboat and Rio Wrangler or the traffic backup will be insane. The roundabout should be part of the plan to address increased traffic.

### 2. The "Ring Road"

The Canyons development is higher up on the mountain but was originally planned to be tucked within the Canyon which helps keep the mountain and foothills beautiful. Reno is a beautiful place due to the mountains and views. This ring road that goes in FRONT of the Canyon on the west will just be an ugly road that cuts across the planned open space. Why do we need a road there? It's not due to safety and it's not required. Basically the developer wants a "construction road" that is not for the community or the open space or safety. It's to make it easier for them to BUILD.

If they want a construction road or ring road - put it to the EAST of the development so that it doesn't cut through the front of the mountain and open space which ruins the beautiful foothills. I am also in agreement with protecting the "crack" part of the mountain which is a distinctive feature of the foothills. I am also concerned about the flood canals. If the development is "hooking" into the existing ones that come down through our development, they should be required to make any necessary assessments or improvements.

### 3. Consideration for Wildlife

I have lived in Palisades since 2018 and have loved looking up the hill at the tranquility and wildlife. Including the horses, which we have learned to live in harmony with. To your point: feral or wild horses - it's wildlife! Without anyone advocating for wildlife they will most likely all disappear. There is too much "word" jockeying when it comes to this topic. Just because fed or state laws don't protect feral horses doesn't mean we take away their water sources and just let them die. Then pay nonprofits to relocate to a new water source instead of just making them move to the east. Most of these herds water at steamboat springs which will be soon cut off by more development. Eagles too.

I am not opposed to the development or the density as long as the appropriate considerations around traffic, wildlife and aesthetics are addressed.

Thank you again for everything you do. You are appreciated!

Thank you for considering my opinions  
Michelle McLarty

2801 McCauley Ranch Blvd, Reno, NV 89521