

June 12, 2024 Reno City Council Meeting - Item # C.5 Case LDC23-00021 (Valley View Estates)											
Written or Voicemail	Name	On Behalf Of	Ward	Email Address	Phone Number	Address	Support	Oppose	Concerned	Total	Date
							0	2	1	3	
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

City Council Comment received from Jennifer Azzano

Milki 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 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.

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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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No