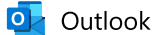


[illegible]



---


**10/23/24 Council Agenda Item C.1., "Bella Vista Ranch Phase II PUD Amendment"**

---

**From** Donna Keats <dkeats@sbcglobal.net>

**Date** Tue 10/22/2024 4:28 PM

**To** Devon Reese <reese@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

 1 attachments (629 KB)

Bella Vista Rance Phase II - LDC24-00031 Comments.pdf;

To the Mayor and Reno City Council:

I am writing to express my opposition to LDC24-00031, Bella Vista Ranch Phase II PUD Amendment.

I previously submitted comments about this proposed amendment as a Ward 2 NAB member (see attachment). I am writing this letter to make you aware, if you are not already, of proposed changes to Section IIK: Feral Horse Protection Plan.

*These changes were not disclosed during the Ward 2 NAB presentation, nor were they disclosed at the Planning Commission hearing.*

The revised language for the Feral Horse Protection plan deletes the following statements that assured preservation of access to water by the horses:

1. Access to water in Steamboat Creek will be maintained to the north of the project.
2. Fencing will provide a corridor for horse to access Steamboat Creek.
3. Alternative locations to replace the water access will be reviewed with future development approvals for this property.
- *This revision should not be approved unless/until a provision for alternate water sources for the horses is included in the revised PUD handbook, as outlined in the currently approved PUD handbook.*

*Amendments to the PUD handbook should not be approved in the absence of full disclosure about each of the deleted items that has not been discussed at this meeting.*

Thank you.  
Donna Keats  
Reno Resident

Attachment:

LDC24-00031 Bella Vista Ranch Phase II PUD Amendment: Comments, D. Keats, Ward 2 NAB Member

### **Section III K: Feral Horse Protection Plan**

The Feral Horse Protection Plan is limited to statements about temporary and permanent fences. It does not address access to water in Steamboat Creek, which is the last water supply available to the horses. The horses have been there since Bella Vista Ranch PUD was approved. With this proposal, the horses will be cut off. The road around it on the east will contribute to more animal deaths.

Re: Fencing - The handbook states that temporary fencing will be installed prior to any development, and that installation, monitoring, and maintenance of permanent perimeter fencing will be the responsibility of each village or project developer.

Temporary fencing needs to be inspected and maintained because there is no fixed time-frame for completion of a permanent fence. Additionally, there are no assurances that a permanent fence will be completely installed in a timely manner.

- *A provision for monitoring and maintenance of the temporary fence should be included.*
- *Completion of permanent fencing should be a required condition of approval of this proposal, to ensure that it is installed in a timely manner across the entire area.*

Re: Access to water - The revised language for the Feral Horse Protection plan deletes the following statements that assured access to water by the horses will be preserved:

1. Access to water in Steamboat Creek will be maintained to the north of the project.
  2. Fencing will provide a corridor for horse to access Steamboat Creek.
  3. Alternative locations to replace the water access will be reviewed w/future development approvals for this property.
- *This revision should not be approved unless/until a provision for alternate water sources for the horses is included in the PUD handbook.*

### **Section IV D: Flexibility**

This section provides for up to 10% acreage increase in each land use category. If acreage in any land use category is increased, there will be a corresponding decrease in another land use category.

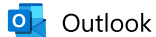
- *Decreases in the PGOS acreage should be excluded from this provision, given the environmentally sensitive nature of the wetlands and flood basin, and the relatively small open space and park area that surrounds them.*

### **Section IV C and E: Administration and Modifications**

Section IV C states that the PUD shall be administered by the City of Reno ("Administrator"). Section IV E gives the City ("Administrator") the authority to update the PUD to reflect amendments to the RMC that impact the PUD. The Administrator has to notify the Master Developer prior to final approval of the administrative changes, but only minor deviations require written approval from the Master Developer.

A PUD isn't retroactively affected by subsequent amendments to Title 18, and changes to the PUD based on future (unknown) RMC amendments may not be desired by occupants of the PUD. The City shouldn't be the designated administrator and shouldn't have discretionary update authority.

- *The purpose and intent of giving the City ("Administrator") authority to administer and alter the PUD should be explained. The roles and responsibilities of the City and the developer should be clarified in order to avoid confusion about the scope of administrative updates to the PUD.*



Outlook

---

**City Council Comment received from Gayle Valdes**

---

**From** Mikki Huntsman <HuntsmanM@reno.gov>**Date** Tue 10/22/2024 6:48 PM**To** Public Comment - CC <PublicComment@reno.gov>**Contact Info:**Name:

Gayle Valdes

Commenting on behalf of:Ward #:

Unincorporated Washoe County

Email Address:Phone Number:Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-10-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C-3.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

A BILLION dollars in public financing!! It would be unconscionable to approve this.

**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

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

No




---

**FW: 14084::Voice Message From: Cisco Unity Connection Messaging System (917752030923)**


---

**From** RDirect VM <RDirectVM@reno.gov>  
**Date** Wed 10/23/2024 8:54 AM  
**To** Public Comment - CC <PublicComment@reno.gov>

1 attachments (858 KB)  
 VoiceMessage.wav;

Good morning,

We received this voicemail, which we believe would be best suited for public comment.

Thank you,



**Nicole Ourtiague**  
 ([She/Her/Hers](#)).

*Citizen Service Representative*  
 City Manager's Office –  
 Innovation & Experience  
 775- 334-2099  
[OurtiagueN@Reno.Gov](mailto:OurtiagueN@Reno.Gov)  
 1 E. First St., Reno, NV 89501

[Reno.Gov](#) | Connect with us:

---

**From:** Donoma Unity <DonomaUnity@reno.gov>  
**Sent:** Wednesday, October 23, 2024 8:11 AM  
**To:** RDirect VM <RDirectVM@reno.gov>  
**Subject:** 14084::Voice Message From: Cisco Unity Connection Messaging System (917752030923)

Voice Message delivered by Donoma OneVoice

From: 917752030923  
 Click to Call [917752030923](tel:917752030923)

Uh yeah. Um I'm a native to Reno Nevada born and raised from 54 years. uh, Got a question about the GSR thing that's going on. Um, uh, I don't, I Okay, for 1 as a resident of Reno Nevada, I didn't ask for it. I don't want it in my city, we got enough crap going on in the city. First, we need to help these homeless before we build something bigger, and then they want the people of Reno to pay for it. Are you guys going to pay for my rent? Are you guys going to pay for my car insurance? Or are you guys going to pay for my clothes? Are you guys going to put food on my table? Are you going to give me a job an hour? So I can pay for all this. If this passes, I swear to God I will sue the city for 14 billion dollars. Why? Because this company is a multi-billion dollar company. They have enough money to do this on their own and now that you're coming to us, the people that can barely even do anything in the city, because the jobs in the city doesn't pay for anything. So yeah. Pass the s\*\*\* and watch. What happens? I swear to God. I will sue the city f\*\*\*\*\* stupid week because look at what you guys already did. Downtown you raised the rent. So high on places downtown, that is a ghost town. And then you let Jay's Resort come in to town. And what did they do? They bought up City, Block, City, Block, City Blocks. Turned down apartment building, apartment, building, apartment building. So now we have the influx of homeless people, all over the place. That's just destroying the city and this is all because you guys allow it. So yeah, allow this s\*\*\* watch lawsuit, that's coming your way.

(Transcription with high confidence)

The information contained in this e-mail and any attachments is privileged and confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, and then please destroy all content contained within this communication from your files. Thank you.



## Re: agenda item C.3

**From** Barbara Aufiero <AufieroB@reno.gov>  
**Date** Wed 10/23/2024 6:57 AM  
**To** Public Comment - CC <PublicComment@reno.gov>  
**Cc** City Clerk <CityClerk@reno.gov>

Forward to Public Comment.

**From:** Kevin Dory <kevindory@hotmail.com>  
**Sent:** Tuesday, October 22, 2024 10:25 PM  
**To:** City Clerk <CityClerk@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Devon Reese <reessed@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>  
**Subject:** agenda item C.3

Against item C.3.

All,  
 For a measly 35 grand "investment," how much will Alex get in public funds in return?  
 Best,  
 Beth

P.S. spoiler alert: Devon, Miguel, Kathleen & Naomi will pretend to deliberate on the proposal but in the end, will certainly vote for it.

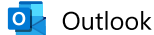
<https://www.rgj.com/story/sports/college/2024/10/22/grand-sierra-resort-arena-developers-public-money-reno/75799959007/>

Council members are also restricted from receiving any personal or private benefit from their donations or making donations to support individuals or political campaigns and lobbying efforts, per the final clause of the resolution. Records show most council members appear to not be following these rules.

John Pelissero, director of government ethics at the Markkula Center for Applied Ethics at Santa Clara University, said, "Elected officials should always be able to demonstrate that they are not mixing official city business with private, campaign-related interests. And, ethically, an elected official should not accept campaign donations from any organization that does business with the city or benefits from city funds."



Grand Sierra Resort	10/26/2023	\$5,000.00	Monetary Contribution	Naomi Duerr	2024 Annual CE Filing
MEI-GSR Holdings LLC dba Grand Sierra Resort and Casino	10/24/2023	\$5,000.00	Monetary Contribution	Miguel Angel Martinez	2024 Annual CE Filing
MEI-GSR Holdings LLC dba Grand Sierra Resort and Casino	11/2/2023	\$5,000.00	Monetary Contribution	Devon Thomas Reese	2024 Annual CE Filing
MEI-GSR Holdings LLC dba Grand Sierra Resort and Casino	12/6/2023	\$5,000.00	Monetary Contribution	Kathleen Marie Taylor	2024 Annual CE Filing (Amended)
Grand Sierra Resort	4/11/2024	\$5,000.00	Monetary Contribution	Kathleen Marie Taylor	2024 CE Report 2 (Amended)
MEI-GSR Holdings LLC dba Grand Sierra Resort and Casino	4/16/2024	\$5,000.00	Monetary Contribution	Devon Thomas Reese	2024 CE Report 2
MEI-GSR Holdings LLC dba Grand Sierra Resort and Casino	5/3/2024	\$5,000.00	Monetary Contribution	Miguel Angel Martinez	2024 CE Report 2



Re: C.3 DR, KT, MM EA 20 grand. ND 10 grand

From Barbara Aufiero <AufieroB@reno.gov>

Date Wed 10/23/2024 12:25 PM

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

Cc City Clerk <CityClerk@reno.gov>

forward to public comment

From: Kevin Dory <kevindory@hotmail.com>

Sent: Wednesday, October 23, 2024 12:22 PM

To: City Clerk <CityClerk@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>

Subject: C.3 DR, KT, MM EA 20 grand. ND 10 grand

All,  
Update: Contributions from the owner of GSR: Devon Reese: \$20,000, Kathleen Taylor: \$20,000, Miguel Martinez: \$20,000, Naomi Duerr: \$10,000  
Nextdoor and rReno reddit is on fire with agenda item C.3

Beth

[https://www.reddit.com/r/Reno/comments/1ga0spx/what\\_the\\_fuck/](https://www.reddit.com/r/Reno/comments/1ga0spx/what_the_fuck/)

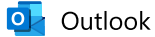
[https://nextdoor.com/p/WGscdzd9kNcR?](https://nextdoor.com/p/WGscdzd9kNcR?utm_source=share&slp=&share_platform=10&extras=OTI1MzQ4NzA%3D&utm_campaign=1729710757364)

[utm\\_source=share&slp=&share\\_platform=10&extras=OTI1MzQ4NzA%3D&utm\\_campaign=1729710757364](https://nextdoor.com/p/KZby8jnCzgDd?utm_source=share&slp=&share_platform=10&extras=OTI1MzQ4NzA%3D&utm_campaign=1729710611429)

[https://nextdoor.com/p/KZby8jnCzgDd?](https://nextdoor.com/p/KZby8jnCzgDd?utm_source=share&slp=&share_platform=10&extras=OTI1MzQ4NzA%3D&utm_campaign=1729710611429)

[utm\\_source=share&slp=&share\\_platform=10&extras=OTI1MzQ4NzA%3D&utm\\_campaign=1729710611429](https://nextdoor.com/p/KZby8jnCzgDd?utm_source=share&slp=&share_platform=10&extras=OTI1MzQ4NzA%3D&utm_campaign=1729710611429)

Grand Sierra Resort	10/26/2023	\$5,000.00	Monetary Contribution	Naomi Duerr	2024 Annual CE Filing
MEI-GSR Holdings LLC dba Grand Sierra Resort and Casino	10/24/2023	\$5,000.00	Monetary Contribution	Miguel Angel Martinez	2024 Annual CE Filing
MEI-GSR Holdings LLC dba Grand Sierra Resort and Casino	11/2/2023	\$5,000.00	Monetary Contribution	Devon Thomas Reese	2024 Annual CE Filing
MEI-GSR Holdings LLC dba Grand Sierra Resort and Casino	12/6/2023	\$5,000.00	Monetary Contribution	Kathleen Marie Taylor	2024 Annual CE Filing (Amended)
Grand Sierra Resort	4/11/2024	\$5,000.00	Monetary Contribution	Kathleen Marie Taylor	2024 CE Report 2 (Amended)
MEI-GSR Holdings LLC dba Grand Sierra Resort and Casino	4/16/2024	\$5,000.00	Monetary Contribution	Devon Thomas Reese	2024 CE Report 2
MEI-GSR Holdings LLC dba Grand Sierra Resort and Casino	5/3/2024	\$5,000.00	Monetary Contribution	Miguel Angel Martinez	2024 CE Report 2
Sahara Las Vegas	4/12/2024	\$10,000.00	Monetary Contribution	Kathleen Marie Taylor	2024 CE Report 2 (Amended)
Sahara	4/16/2024	\$10,000.00	Monetary Contribution	Devon Thomas Reese	2024 CE Report 2
Sahara Las Vegas	4/25/2024	\$5,000.00	Monetary Contribution	Naomi Duerr	2024 CE Report 2
Sahara	5/3/2024	\$10,000.00	Monetary Contribution	Miguel Angel Martinez	2024 CE Report 2



---

**Item C.3**

---

**From** Susan Kaiser <kaiserkasa@gmail.com>

**Date** Wed 10/23/2024 3:00 PM

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

Dear Mayor and Reno City Council Members:

We are opposed to the abandonment of the Stevenson St parking spaces as proposed. The need for parking spaces for any developer in this corridor should have been addressed in the planning period. It is NOT in the best interest of the citizens to give up this property and the power to control it to developers. Any monies collected for parking on Reno streets would go back to the city and is sorely needed to maintain and improve the areas in downtown Reno. Developers are not mandated to follow the policies in place leading to an over all improved environment and planned growth of our city. That is the task of the elected officials. We oppose the abandonment and call on you all to vote NO on this measure.

Sincerely,

Susan & Phil Kaiser

810 Vine St, Reno, NV 89503

Reno Nevada natives and downtown residents