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City Council Comment received from Amber Jones

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Thu 5/15/2025 10:01 AM

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

Contact Info:

Name:

Amber Jones

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-21.

Section:

C Items - Public Hearing Items

Item:

LDC24-00051.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

As a resident of Cold Springs for 31 years, I have seen this small valley grow and become bigger and bigger. WE DO NOT NEED OR WANT AN INDUSTRIAL PARK IN THIS AREA. The industrial area will impact all areas of this valley and we cannot take on that much increased traffic out here. The freeways and bridges cannot sustain the increased traffic of people driving in and out of this valley when their shifts are off. Not mention light and sound pollution that would be associated with the industrial area. This is a small, rural area and that is why the majority of people have moved here. Building in the Heinz Ranch area will change the way that water moves in our little valley disrupting the fact that the ranch floods, where will that water go after they build there? Has anyone taken that into consideration

during the planning of this project? There is plenty of open space at USA Parkway, go build your industrial park out there where it won't affect anyone because no one lives out there. We dont need a bunch of warehouses to sit empty in hopes that companies will move here.

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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No

Planning Commission Public Comment

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

Planning Commission Meeting Date	2025-05-21
Agenda Item or Case Number	Stonegate at Cold Springs, NV
Position	In Opposition
Comments	<p>We as a community do not want or need a data center, nor warehouses in our area. Homes, a grocery store, laundry mat perhaps. We love our community, but with developers coming in and trying to ruin the look of it is not very favorable. Did you know that in this area we have many power outages? Some last from a few seconds to two hours and one time it was for 28 hours. We don't have the infrastructure for the extra traffic, it's atrocious as it is. We are not poor people out here, we just love the quiet. Let me ask all of you this? Would you like the warehouses and data center in your front yard? Because, we certainly do not!!</p>
Email Address	cathymartson@gmail.com
Name of Commentor	Cathy Martson
Address	3415 Canvasback Lane

Phone Number	775-351-5358
---------------------	--------------

Submitted: 5/20/2025 1:37:11 PM

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



Case# LDC24-00051

From Cindy DiFabion <cindy.difabion@gmail.com>

Date Sun 5/18/2025 10:19 AM

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

I oppose Stonegate Heinz Ranch MPA & ZMA's proposed land use.

Traffic impact: Coldsprings has only two on/off ramps to 395 and is just north of the Peterson grade and difficult section of the freeway for ascent and descent during winter storms as well as, an area that is frequent to extreme high winds. Tractor trailers are often blown over on the south side of Peterson grade and often during winter or any traffic accidents near or north of major freeway exchanges traffic is backed up to the Stead exit causing delays from a 20 minute commute to over an hour with many using First Street (Virginia) as an alternate route. The entire north county is affected from Parr Rd to Coldsprings! Adding another 3,000 cars to this area will be insane!

Industrial Impact: There are already numerous industrial buildings along Lemmon Valley to Stead that have yet to be fully populated and were built years ago. Do we need more that will employ only a handful of people?

Infrastructure: Coldsprings has only one fire dept and a volunteer fire dept to manage over 7,000 homes. There are no major grocery stores, no medical facilities, no police (nearest sheriff is on Parr), no high school. There is a restaurant/casino and a sports bar, 7-11, mini mart, dollar store and our water rates are about to increase.

Fire Danger: We have had fires threaten where this proposed area would be the first in line and would potentially fuel the rest of Coldsprings.

Crime: There are already a great many people riding around in the nearby BLM land using certain pocketed areas for target practice which is illegal. We do not have police presence, cars are often stolen and dumped here, garages broken into and cars vandalized, trailers stolen!

Water: This developer needs to use the city's water and sewer and not be allowed to contaminate ground water being used for agricultural and residential use.

Cindy DiFabion
17251 Posy Lake Ct.
Reno, 89508

Development Review Public Comment

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

Case Number	LDC24-00051
Position	In Opposition
Comments	<p>Cold Springs does not need any development in the proposed area; it is too close to the national forest and will impact wildlife. That area has already faced threats from wildfires in the past, and as winters become increasingly dry, this risk will persist. If development is necessary for Cold Springs, it would be better to focus on the back end. This approach could provide Red Rock with better access to the community. The rear of Cold Springs has ample space for a grocery store and small businesses as well. Alternatively, it might be best to prioritize the development of Spanish Springs or avoid further development altogether. The current infrastructure is not updated enough to support an increased population. The freeways are inadequate and will remain so even after construction. Additionally, there are not enough services in the Valley to accommodate more families, nor are there sufficient jobs to support them. Moreover, the hill leading to Cold Springs is dangerous. It would be more beneficial and logical to build new units where the old zoo and warehouses are located. Currently, there isn't even a bus service that goes out to Cold Springs, which leaves families without transportation struggling to access necessary services.</p>

Email Address	FreyHaley0601@gmail.com
Name of Commentor	Haley
Phone Number	7754847848

Submitted: 5/15/2025 9:48:39 PM

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



City Council Comment received from Kristina Nugent

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Thu 5/15/2025 6:06 PM

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

Contact Info:

Name:

Kristina Nugent

Commenting on behalf of:

Ward #:

Ward 4

Email Address:

kristinajnugent@gmail.com

Phone Number:

9258641548

Address:

14337 Durham Drive Reno, NV 89506

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-21.

Section:

D Items - Department Items

Item:

4.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Changing the zoning of this large parcel would do a disservice to our community. There are not many large areas left to build in Reno and allowing it to be so much Industrial prevents us for building the much needed housing in the area. I request that you please do not allow this zoning change. If the developer cannot make their original proposal work they should allow someone with a vision to buy the property.

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

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Yes

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No



Heinz Ranch Rezoning

From Ryan Elaine West <dancingbrush.west@gmail.com>

Date Mon 5/19/2025 12:58 PM

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

Please do not permit the rezoning of Heinz Ranch to allow for more warehouses. There are already huge strains on our roadways from semi trucks and yet many of the already built warehouses along North Virginia Street and in the back of Stead remain vacant.

This beautiful valley is used by wildlife seasonally, including a recently sighted bear. It was bad enough to put houses there, but warehouses are far worse and do nothing to make our thriving valley any better-only worse.

Thank you!

Ryan VanClute

RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: MARTY M. MITCHEM
ADDRESS: 9240 DELIA DR RENO, NV 89506
CONTACT PHONE: (775) 600-5735
E-MAIL: MARTY.MITCHEM@MARTIN.HARRIS.COM

If you are representing someone, other than yourself, please indicate whom:

☒ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER •

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM 24, DS, DC

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: IMPORTANT DEVELOPMENT

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NAME: Taylor Adams
ADDRESS: 50 W LIBERTY
CONTACT PHONE: 737-270-4692
E-MAIL: adam@edawn.org

If you are representing someone, other than yourself, please indicate whom:

EDAWN

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☒ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM DT

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: DAN MORGAN

ADDRESS: _____

CONTACT PHONE: 775-329-4611

E-MAIL: dan@thebuilders.com

If you are representing someone, other than yourself, please indicate whom: _____

☐ WARD 1

☐ WARD 2

☐ WARD 3

☐ WARD 4

☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D 4

☒ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Victoria Edmondson
ADDRESS: 17870 E Aspen Circle
CONTACT PHONE: 775-412-8821
E-MAIL: vjedmondson@aol.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☒ OTHER Cold Springs / North Valleys

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D4 / D5 / D6

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: strongly oppose data
centers

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NAME: GARY OVERHAUS
ADDRESS: 951 W. GODDARD VALLEY RD
CONTACT PHONE: 554-1742
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☒ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D4

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

STONE GATE AMENDMENT

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NAME: BRIAN ARMON
ADDRESS: 90 AMHERST CR
CONTACT PHONE: 775 772 0957
E-MAIL: harmon@nva.allegra.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D4

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: William Hedley
ADDRESS: 17180 Northridge Ave
CONTACT PHONE: 775 686 3489
E-MAIL: therockhikel@gmail.com

If you are representing someone, other than yourself, please indicate whom:

White Lake flooding

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☒ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☐ NO ☒

AGENDA ITEM Stone Gate dev:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: I'm against TMWA being
brought into cold springs valley
because: "our basin is a bowl
and water other than ground
water will cause a swan lake
or silver lake situation in our
valley. Thank you.

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NAME: Tammy Hoyt - Still

ADDRESS: _____

CONTACT PHONE: _____

E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☐ NO ☒

AGENDA ITEM D4

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

NO CHANGE

NO FIRE

NO POLICE

NO SCHOOLS

NO NO CHANGE!

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NAME: KEN BUTLER
ADDRESS: 17560 COLD SPRING DR.
CONTACT PHONE: (775) 225-3066
E-MAIL: TEXT ONLY

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☒ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☐ NO ☒

AGENDA ITEM _____

☐ IN FAVOR ☐ IN OPPOSITION ☒ NO POSITION STATED - CONCERNED

COMMENTS: STONE GATE ZONE CHANGE
TO INDUSTRIAL MTL USE

MOST CONCERNED ABOUT
1) DATA CENTER - NOISE - LEGIT
HEALTH - PUBLIC SAFETY
2) EXIT 80 - REWORK AND
LEAVING ONLY 1-WAY OUT OF COLD
SPRINGS
3) NO IMPORTED WATER TO BASIN

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