

Annexation of 1045 Hoge Rd. Reno, NV. 89506

1: Location of Property considered:

Response of the county homeowners of Hoge Road will be in highlight italics throughout documents.

Response: The Reno City SOI includes this address/property. The 10-20 feet immediately south of this property address is Forest Service Land, which jumps across Hoge Rd to the land on the other side of the road, which is also Forest Service Land. There is also Forest Service land to the North (back) of stated property, with private property on all other sides.

There are several very large outcrops of rocks bordering this property, which acts not only as a division between more congested city properties and the less congested county properties which are from two (2) to five (5) acres in size. This outcrop of rocks also acts as a noise barrier from the nearby freeway and trains.

Stated property is accessed by Hoge Road coming off N. Virginia Street. The turn onto Hoge Road from both north and south is a sharp either right or left turn. There is no turn lane in either direction on N. Virginia Street. There is also no light. Turning onto Hoge Road from either direction is dangerous, made increasingly more dangerous in winter icy conditions. Hoge Road from N. Virginia is a steady uphill or downhill grade depending on direction of travel. Made worse in winter icy/ snowy conditions. This 14% grade hill is paved to the City of Reno limits. The city has just recently applied a type of road base/black top solution which has done nothing to improve the conditions to this part of Hoge Road which has been extended to the top of Hoge Road. Today (11/9/22) this portion of the road has several small water runoffs which will be ice once the sun sets. Resulting from yesterdays snow event Reno had. It is the homeowners consensus that paving the entirety of Hoge Road will only make it a big ice skating rink from top to bottom related to it's 14% grade.

No one on the entirety of Hoge Road wants to see or experience the increased traffic this proposal will create. (See petition)

2: The logical extension or boundaries of city limits:

Response: This property borders forest service land to the North and South of address. The land to the East & West of said property is privately owned. The average lot size in the City limits on Hoge Road varies between two (2) acres to 0.344 acres.

The property owners of the county of Hoge Road are either generational or have lived here from decades to over 35 years. We DO NOT DESIRE to have our lifestyle altered, our wellness threatened, or to see the environment threatened for the benefit of one newcomer.

What we do want is to remain county, with all our current lifestyles and wellness and the beauty and gorgeous views that the base of Peavine offers to remain intact and not threatened by more traffic and growth. Thus protecting the beauty and environment of Peavine Mountain and Toiyabe National Forest.

It is traditional for areas bordering a National Forest to be less inhabited NOT more. This should be true for our beautiful Toiyabe National Forest which has some protected lands and areas related to protected and endangered species and landscapes. (See picture)

The risk of forest fires is always a factor, this area at the base of Peavine is no different, with the increased traffic this area is experiencing, adds to this risk. More then once I have been on fire alert, this will only be made worse with any increased development.

LETS PROTECT THE NATURAL BEAUTY THAT PEAVINE MOUNTAIN OFFERS, BY MAINTAINING THE CURRENT ACCESS, NOT MAKING IT EASIER TO DESTROY BY ALLOWING THIS PROPOSAL. NATIONAL FOREST HAVE LESS SURROUNDING GROWTH NOT MORE.

3: The need for the expansion to accommodate planned regional growth:

Response: The subject property is bordered by Forest Service Land to the South and North, to the West is private property. Single-family detached use homes on 2 – 5 acres are the norm in this area. Hoge Road is a private road with public access from the stated city limits up to the border of the Forest Service land which includes the Toiyabe National Forest. Therefore this private road is maintained by the home owners. Each 'road' extending from the main Hoge Road has not been deemed public access and therefore remains PRIVATE roads, owned & maintained by each home owner with no access to any forest service land which borders these homes.

The southwest corner of Hoge Road is a private, not public access road.

Expansion of this area will bring more traffic and unsafe conditions, including increased forest fires, which are difficult to fight related to the steep terrain of Peavine Mountain, putting each home at risk of burning down, but also the potential of fatal accidents on Hoge Road proper related to the steep 14% grade which is made more dangerous during every winter icy/snowy event.

The top of Hoge Road is a different & unique world in many ways, Not only is the environment and habitat beautiful and unique, the weather itself is very different, unique and unpredictable. Hoge Road might be the steepest road in the Reno/Sparks area, it creates very challenging driving conditions which most people are not prepared for. I personally have seen winters which no home owner was able to drive to his property related to the harsh winds and high snow drifts. One cannot assume that Hoge Road will be passable during the winter months. I have also not only witnessed but have been involved with multiple vehicles being totaled related to a driver who had no business being on the roads causing accidents. This accident was caused by someone who moved to Hoge road without prior knowledge of winter driving conditions. If this woman had known how to drive in our unique conditions, stated accident would not have happened. Those of us who live at the top of Hoge Road know how to either get home or get our vehicles off the road to a safe place, that woman did not know this. Will others moving into proposed development know how to drive? Oh wait, they are JUST asking for a zone change.

The planning commission must also consider that during winter ice/snow condition accessing Hoge Road from N. Virginia Street is a sharp left or right turn depending on direction of travel. Either way, the speed your driving is very important to either make the turn safety or not. Again not many are actually prepared for the driving skills needed to maneuver Hoge Road and N. Virginia Street safely. PLEASE CONSIDER THIS FACT

This must be considered by the council, the engineers and others that will find that the right thing to do is to deny this annexation.

I state again the grade of Hoge Road brings unique challenges to the area. I know that annexing into the city will not help this situation. It is impossible to move mountains to make it safer. Last I checked anyway. Other access to stated address have been mentioned, however all access meets Hoge Road causing more risk to drivers. Mason makes a sharp right or left turn depending on the direction of travel onto Hoge Road. In icy conditions one will not safely make a right hand turn onto Hoge Road without sliding back down.

The massive rock outcrops which exist bordering the stated property are host to multiple breeds of birds and animals some of which may be endangered. Several families of both Bobcats and Marmots have made there home in the rocks. These rock outcrops also acts as a border between the city and county, as well as acting as a sound barrier against the nearby freeway and trains.

4: The location of existing and planned water and sewer service:

Response: This property and all other properties are on well and septic. 1045 Hoge Road had water hauled in for several months just the year before this current owner purchased the property. Another home off Hoge road and in this same SOI went several months without water at one point.

This property along with all other at the top of Hoge Road are 'serviced' by the Washoe County Sheriff department and Truckee Meadows Fire. It is stated in the application for annexation that this is performed by Reno Police and Fire departments. Emergency vehicles may be unable to access stated address during winter ice and snow conditions.

5: Community goals that would be met by the proposed annexation:

Response: Those of us who own property at the top of Hoge Road, bought and moved up here for the views, privacy, and peace of mind of being away from the city, we don't want the congestion and diversity stated in proposed amendment. Our quality and way of life will be severely damaged. The average size of parcel leading up to the City limits vary in size from 2 acres to 0.344 acres. At the top of Hoge Road we all own at least two (2) to five(5) acres. The entirety of Hoge Road is not the small lot sizes proposed in this amendment which is division of 3 acres into 9 lots with a possibility of 3 structures on each lot, with a lot size of .333. Not acceptable for this area. It is not a general natural continuation of the current environment on any part of Hoge Road.

Expansion of the City:

Response:

The subject property has 3 building on it. The main house which is 5248 SqFt, with three secondary structures. The proposed site is located within the Truckee Meadows Service Area (TMSA) and is within the City of Reno Exerted Sphere of Influence (SOI) as identified in the Truckee Meadows Regional Land use Plan and has a contiguous boundary with the City of Reno along the entire eastern boundary. This is not true. The land immediately in front of stated property is Forest Service Land as is land bordering property to the North. The land bordering South and West are privately owned. This created a pocket of Forest Service land. The only part of this property that borders the city is to the East. (See pictures)

Access, Utilities, and Services:

The private properties to the West and South of stated property along with all other properties extending West and South of stated property have a joint Hoge Road right of way. This portion of the road is a private road, maintained by the home owners living off this portion of Hoge Road. No city or

county entity takes part in the maintenance of this section of Hoge Road. Furthermore, this portion of the road is necessary to get to stated address.

Bringing Hoge Road up to the City of Reno standards would be a major undertaking. Requiring the use of all the big trucks used to create any road. Which would create a major disturbance to the homeowners of Hoge Road. To who's benefit, one home owner.

The "just a zoning change" request of one three (3) acres to 9 parcel lots with potential of 8-9 additional homes on this one three acre parcel is out of the current or desired environment of Hoge Road. The right thing to do is deny this request. This request would result in additional traffic of every kind. None of us want additional traffic. Again keep in mind that Hoge Road has a grade of at least 13-14%, increasing the risk of fatal accidents with each icy/Snowy event. Additional traffic to this area will absolutely increase the risk of wildfires. Wildfires is a constant threat during the summer months, why add fuel to the issue?

This section of homes on Hoge Road are in Washoe County jurisdiction and are serviced by the Washoe County Sheriff and Truckee Meadows Fire. Not the City of Reno Police and Fire departments as stated in the proposal for amendment.

In closing and review:

FINDINGS:

1) Location of stated property:

- *Accessed via N. Virginia Street & Hoge Road, a sharp right or left hand turn depending on direction of travel, with no turn lane or traffic light. During winter icy/snowy conditions this area is dangerous.*
- *Intersection of Mason & Hoge Road is also a sharp left or right turn depending on direction of travel, and is now an even steeper grade than N. Virginia and Hoge.*
- *The area between Mason and the top of Hoge Road is even steeper, approximately a 14-15% grade, making this possibly the steepest road in Reno, more importantly making this portion of Hoge Road into potentially fatal accidents, WITH EACH AND EVERY ICY/SNOWY EVENT.*
- *The City of Reno's difficulty of keeping up with maintenance of their current roads.*
- *The area between Reno City Limits to Forest Service land is a private road, maintained by the homeowners.*
- *Bordered by Forest Service land on two sides, and private property on all other sides.*

2) The 'logical extension or boundaries of city limits.

- *Generational families to those who have owned and lived here for over 35+ years*
- *Bordered by Forest Service land, and private property*
- *Risk of forest fires increases*
- *Serviced by the Washoe County Sheriff & Truckee Meadows Fire, not City of Reno police and fire.*
- *The lifestyles and wellness both physically and mentally of homeowners threatened by proposed.*

3) The need for expansion of the City of Reno

- *Bordered on two sides of property by Forest Service*
- *Serviced by Washoe County Sheriff & Truckee Meadows Fire.*

- *This area is a pocket between Forest Service land and the City of Reno with private property in the center.*
 - *Hoge Road maintained by the private home owners.*
 - *Maintain the uniqueness, beauty, view, and environment of Peavine Mountain and Toiyabe National Forest, by protecting this area, by restricting increased traffic by maintaining the current road as it is.*
 - *Paving Hoge Road will only increase dangerous traffic conditions, as well as the crime that seems to follow developments, Increasing the possibility of fatal accidents with each snowy/icy event.*
- 4) The location of existing and planned water and sewer services:
- *Well and septic systems threatened by stated request. Related to big trucks moving over and around current systems.*
- 5) Community goals that would be met by proposed
- *Peace of mind & wellbeing of living in a urban county setting would be severely threatened with stated proposal.*
 - *The current city parcel/ acre size varies from 2 acres to 0.344 acres.*
 - *The stated requested zone change allowing for nine (9) lots with three (3) homes/structures on each lot is not concurrent with the current Hoge Road ownership.*
 - *Concurrent opinion of residents along the entire Hoge Road is against this zone change/development request related to increased traffic on Hoge Road proper.*
 - *We reiterate, Hoge Road is a steep (14-15% grade) narrow road, with potentially hazardous fatal traffic conditions during winter icy/snowy events. Alternative forms of transportation along this road would only increase these hazardous conditions.*
 - *Parked traffic along Hoge Road increased the hazardous driving conditions during winter icy/snowy conditions.*
 - *The residents at the top of Hoge Road, in the Washoe County area desire to remain Washoe County residents.*
- 6) *The efficient and cost-effective provision of service areas and capital facilities:*
- *Benefit one homeowner, putting all others lifestyles and general wellbeing both physically and mentally at risk.*
 - *The city of Reno provides no services to stated County area, Services are provided by Washoe County Sherriff and Truckee Meadows Fire, therefore no lost revenue to the City of Reno.*
- 7) *Fiscal analysis regarding the proposed annexation:*
- *No revenue to the City of Reno lost, as no service are currently provided by the City of Reno. Services are provide by Washoe County Sheriff and Truckee Meadows Fire.*
- 8) *Whether Washoe County has adopted a community management plan for the proposed annexation area:*
- *This area has been under the spear of Reno City proper, It seems that perhaps the City of Reno has deemed all lands as City of Reno's.*
 - *The county residents at the top of Hoge Road are against this annexation.*

- 9). Weather the annexation creates any islands:
- *The stated property is bordered on two sides by Forest Service land.*
 - *The stated property has a large strip of large rock outcrops, serving as a border between Reno City limits and County. This border of rocks also acts as a sound barrier to the noise created by both the freeway and the trains.*
- 10) Any other factors concerning the proposed annexation deemed appropriate for consideration by the City Council.
- *The desire of the current and long term county residents of Hoge Road proper to remain with the County. The further desire to detach from the City of Reno.*
 - *The 14-15% grade of Hoge Road, creating a dangerous road, made even worse by increased traffic this proposal would bring.*
 - *The probable traffic conditions in winter icy/snowy conditions resulting in possibly fatalities, with each icy/snowy event.*
 - *The whole of Hoge Road is not only steep but also narrow, increased use of this road by pedestrians, bikes and others forms of transportation put all on the road at greater risk of accidents which could be fatal.*
 - *The cost both financially to stated home owner, creating the need for the sales of same and then probable move out of the area. Emotionally to all others in the county area of Hoge Road. The inconvenience of this project to the other homeowners would be great, the noise, and the possible damage by the big truck to our wells and septic systems is not acceptable to any of us.*
 - *Hoge Road is a private road from the city limits to the border of the Forest Service, maintained by the homeowners.*
 - *This proposal would benefit only one home owner, putting the rest of us in jeopardy of losing our peace of mind, our way of life, and our general wellbeing both physically and emotionally.*
 - *The stated proposal would put the environment of Hoge Road both people and animal at increased risk of forest fires.*
 - *This area of Peavine Mountain does have a active earthquake fault line on it. There has been earthquakes in the immediate area.*
 - *There are several other avenues available to access the Forest Service land, Toiyabe National Forest without encouraging the use of Hoge Road.*
 - *The much need protection to our natural beauty and environment of and around Peavine Mountain will more likely be maintained with the denial of this proposal.*
 - *There is access from both San Rafael & from the newly built Keystone Canyon area to this area of Peavine.*

The home owners who live up here have been living on Hoge Road for over ten (10) to twenty (20 years) or longer. I personally have been here for thirty six (36) years, two of the other home owners grew up in the homes they currently live in. Most others have lived on Hoge Road for decades. We live here because we like our large yards. We want to maintain our views and the lifestyles we have.

This amendment with the zone changes and probable construction of multiple structures on a small three (3) acre parcel will bring unwanted risk to our community. Currently I feel safe living on Hoge Road, I do not want to be threatened with the risk of criminal activities.

With the increase of traffic created by the trails leading up to Peavine Mountain and Toiyabe National Forest we have already experienced a unbelievable increase in the amount of traffic using our private road. One home had a homeless person in a unlocked car this past January. That was a first for our area.

The trails and mountains around us have a massive amount of garbage on it. Where as a few short years ago this was unheard of. This amendment of zone change and probable construction of so many additional structures is NOT appropriate for this area of Washoe County, for the stated reasons of the 14% grade of Hoge Road, the fact that the county portion of Hoge road is actually a private road, increased criminal activity, increased wildfire danger, and the fact that no one wants this, is reason enough along with the other facts to deny this annexation request.



Grace Mackedon <mackedong@reno.gov>

Fwd: LDC23-00002(1045 Hoge Road Master Plan and Zoning Map Adjustments)

1 message

Heather Taylor <taylorh@reno.gov>
To: Grace Mackedon <whitedg@reno.gov>

Wed, Nov 16, 2022 at 8:14 AM

Hi Grace!

This comment is for LDC23-00002 and was sent to the planning commission already.

**Heather Taylor***Planning Technician*
Development Services
775-334-2668 (o) or 775-741-2981 (c)
TaylorH@Reno.Gov
[1 E. First St., Reno, NV 89505](#)**Reno.Gov** | Connect with us: [f](#) [t](#) [@](#) [in](#) [d](#)

----- Forwarded message -----

From: **lois smyres** <glsmmyres@outlook.com>
Date: Tue, Nov 15, 2022 at 5:47 PM
Subject: LDC23-00002(1045 Hoge Road Master Plan and Zoning Map Adjustments
To: RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov>

Concerning LDC 28-00002

Planning meeting item for consideration on Nov. 17, 2022

This request involves annexation of only 3 acres. The infrastructure the city would require to access and provide services to this small acreage would not be reasonable for a 3 acre parcel.

Refusal to annex this parcel seems logical and reasonable.

Gary and Lois Smyres own property and are building a house at 5280 Weedach Rd.

Gary and Lois Smyres

[4670 Olmsted Ct.](#)[Reno NV 89519](#)

775 358-2723

Sent from [Mail](#) for Windows

Diana Crites
1050 Hoge Rd
Reno, NV 89506
775-240-9049

11/10/22

Response to the Annexation of 1045 Hoge Rd.

Location of the property to be considered for annexation.

According to the Washoe County Assessor's office the property 082-361-16/1045 Hoge Rd is bordered to the south by 1050 Hoge Rd/082-361-22 and the Forest Service 082-361-23 on the Southeast corner.

The Forest Service property extends through the easement of 1050 Hoge Rd. The Southeast corner has large rocks and boulders.







The logical extension or boundaries of city limits.

The said property annexed to Reno is served by Washoe County Sheriff's department as well as Truckee Meadows Fire Protection. It is not served by the City of Reno, RPD, or Reno Fire. If annexed, the city of Reno police and fire would travel in Washoe County on a private property ROW easement that is not maintained by the city. It is maintained by the residents on Hoge Rd.

The need for the expansion to accommodate planned regional growth.

There is a need for affordable housing in the Reno area including transportation, infrastructure, and sustainable development projects.

The said property is one mile to the RTC bus stop. The road has a 14-16% grade. It is not easy to walk up and down the road to get to the bus stop, especially in the winter when the road is not maintained by the City of Reno. Access, Uber, Truckee Meadows Fire, and Sheriffs are unable to commute up the road during snowstorms or icy conditions. In 2016, in a snowstorm, there were many residents that were in an accident that resulted in numerous vehicles damage including the sheriff and fire department.

The location of existing and planned water and sewer services.

All houses on top of Hoge Rd. are on septic and have a well. If annexed, the said property would have to connect with the city water 350 feet away. Through the rocks, on a steep grade, possibly through the National Forest, private land and or ROW easement. The existing city fire hydrant is approximately 600 feet from the said property. It would be logical to have the fire hydrant moved up the road to accommodate the annexation. However, that too would be costly for the city of Reno and for the owners.

The efficient and cost-effective provision of service areas and capital facilities

Hoge Rd has a 14-16% grade. The City of Reno does not support or maintain the road past the city limits. It would not be feasible for the city to decrease the grade of the road and maintain it especially during the winter months. In fact, the city only prepares the "city" street to Mason Rd.



Community Goals

Hoge Rd. has been the gateway to Toiyabe National Forest, there are numerous bicycle and walking trails that encompass Peavine Mountain. Many people travel up the dirt road including the bicycle clubs, UNR's ROTC, Nevada Search and Rescue, hikers, dog walkers and residents. The residents on Hoge Rd. want to preserve our neighborhood and open spaces. If annexed into the city, this would allow more traffic, pollution, possibility of fire, target shooting, crime and any other unwanted risk to our neighborhood.

The residents on top of Hoge Rd. want to preserve the natural resource and open spaces that we have. There is an abundance of sagebrush, mountain mahogany, manzanita and low growing sub-alpine vegetation. According to the Lahontan Audubon Society, and the Nevada division of Natural Heritage, there are numerous species of birds, animals, and vegetation at risk. We would like to preserve our neighborhood.

The people who own the properties on Hoge Road have been living in their dwellings for 10 years or more. Many families have been established for 40 years. We would like the counsel to

not annex the said property as this would not benefit the master plan of the city of Reno and would like to continue to be part of the county of Washoe.

Thank you for your consideration.

Sincerely,

Diana Crites