



Grace Mackedon &lt;mackedong@reno.gov&gt;

**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](mailto:TaylorH@Reno.Gov)  
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----- Forwarded message -----

From: **lois smyres** <[glsmmyres@outlook.com](mailto: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](mailto:RenoPlanningCommission@reno.gov) <[RenoPlanningCommission@reno.gov](mailto: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





Grace Mackedon &lt;mackedong@reno.gov&gt;

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**Fwd: Public Hearing re: 1045 Hoge Rd Master Plan and Zoning Amendments Opposition**

1 message

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

Thu, Nov 17, 2022 at 9:30 AM

Hi Grace!

This is for LDC23-00002.

**Heather Taylor***Planning Technician*  
Development Services  
775-334-2668 (o) or 775-741-2981 (c)  
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**From:** 'Matt Potts' via [RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov) <[RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov)>  
**Date:** Wed, Nov 16, 2022 at 5:01 PM  
**Subject:** Public Hearing re: 1045 Hoge Rd Master Plan and Zoning Amendments Opposition  
**To:** <[RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov)>

To Whom It May Concern:

My name is Ernest Matthew Potts and I reside at [1040 Hoge Rd](#), which is across the street from [1045 Hoge Rd](#). I am opposed to the to the proposed amendment for zoning. Approving this amendment will only increase traffic on our road, which is already too busy. I have resided at this residence for over 16 years and see no advantages for the community for this proposed amendment. It only benefits the homeowner. Please keep our peaceful community they way it is by denying the proposed amendment. Thank you.

Sincerely,

Ernest Matthew Potts

[Sent from Yahoo Mail for iPad](#)

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