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Public Comment &lt;publiccomment@reno.gov&gt;

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**Fwd: ANX23-00001 1045 HOGE ROAD ANNEXATION & LDC-00002 1045 Hoge Road master plan and resonant map amendments**

1 message

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**Donny LaQue** <laqued@reno.gov>

Sat, Feb 18, 2023 at 3:20 PM

To: Public Comment &lt;publiccomment@reno.gov&gt;

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

From: **Donny LaQue** <laqued@reno.gov>

Date: Sat, Feb 18, 2023 at 3:18 PM

Subject: Re: ANX23-00001 1045 HOGE ROAD ANNEXATION &amp; LDC-00002 1045 Hoge Road master plan and resonant map amendments

To: Cynthia Fedinic &lt;cynthiafedinic@icloud.com&gt;, CityClerk &lt;CityClerk@reno.gov&gt;

Hello ,

Thank you for your comments. They will be sent to the Reno City Council for review and will be part of the official record.

In the future, please send written public comments to [publiccomment@reno.gov](mailto:publiccomment@reno.gov).

Best,

City Clerk's Office  
City Clerk (775) 334-2030  
[1 East First Street, 2nd Floor Reno, NV 89501](#)  
[publiccomment@reno.gov](mailto:publiccomment@reno.gov)  
[cityclerk@reno.gov](mailto:cityclerk@reno.gov)

On Wed, Feb 15, 2023 at 5:19 PM 'Cynthia Fedinic' via CityClerk &lt;CityClerk@reno.gov&gt; wrote:

City Clerk:

Please see enclosed public response with pictures from Cynthia Fedinic  
You will receive another page of related pictures.

Sent from my iPad  
Thank You Cynthia Fedinic  
[!075 Hoge Road Reno, Nevada 89506](#)  
775-772-2814

Cynthia Fedinic  
1075 Hoge Road  
Reno, NV. 89506  
775-772-2814

ANX23-00001 (1045 HOGE ROAD ANNEXATION:  
LDC23-00002 (1045 HOGE ROAD MASTER PLAN AND ZONING MAP AMENDMENTS

Reno City Council Members:

Regarding the above mentioned proposal. I present these findings.

#### FINDINGS:

##### 1( LOCATION—

- Parcel: N2 NE4 SW4 NW4 SEC 27 TWP 20N RGE 19E EXCEPT W 264' Section 27 Township 20 Range 19.
- A Picturesque Bedrock Ridge creates a division between the City of Reno limits and the proposed development project creating a magnified developed island amongst the remaining private lots and surrounding Forest Service Lands. The residents on these other eleven lots can't see the city lots on the lower Hoge Road that borders the proposed project.
- This picturesque bedrock ridge creates an entrance to this county area of Hoge Road.
- The bedrock acts as a barrier to the neighborhood against noise, it separates us from Reno City proper.
- A wide expansive, natural view overlooking the City of Reno, as well as our beautiful mountains that can be seen by many of our homes.
- Forest Service Land directly in front of 1045 (South) of stated property as well as North of property. Forest Service land surrounds each homeowner and the Toiyabe National Forest sits to the west of stated property and all our homes. The South and immediate West of stated property are private homeowners. **(1050 Hoge Road to the South and 1075 Hoge Road to the West.)**

##### 2( Logical Extension of Boundaries of City Limits:

- Bedrock borders land to South and SouthEast of stated property. **(See pictures of bedrock)**
- Forest Service Land to South and North of property
- No direct access to stated property for services as power and water.
- Hoge Road is a East facing private road with public access from Reno City Limits to the Forest Service Land, with side roads which are either on Forest Service land or private lands, making these areas private driveway access only, not an easement.
- From the Reno City limits to the stated property boundaries Hoge Road is a distance of 1,720 feet.
- Hoge Road has a 'significant' 14% grade; in the winter when covered with snow and ice is dangerous. Winter, 2016 there was a major accident resulting in six (6) vehicles being totaled. **(See pictures.)**
- Forest Service is better served by larger lots, as our current lot sizes of two to five acre. Smaller lots put up barrages preventing the natural movement of animals.
- These Forest Service lands host a variety of species both vegetation and animals, some of which are threatened, endangered and or protected. **(See enclosed photos.)** Some of the animal

Forest Service:

species I personally have seen are snakes, rabbits, coyotes, bobcats, various types of rodents, various bird species including hawks, bald eagles, and owls and others.

3( Need for expansion to accommodate planned regional growth:

- No direct route to 1045, requires either through private driveway easements or Forest Service lands. With a distance of 1,720 feet from the Reno City limits to proposed development boundaries.
- Private roads are maintained by said homeowners who use the road, even though a portion of the road is also a "Public Access road." This is done without compensation to said homeowner from the public who uses our road.
- Traffic on Hoge Road has increased tenfold since the Forest Service opened the trail heads.
- Hoge Road is a private road with public access from Reno City Limits to the Forest Service Land, with side roads which are either on Forest Service land or private lands, making these areas private driveway access only, not an easement.

4( Location of existing and planned water and sewer services:

- Nearest access point is 805 Hoge Road.
- Access route through stated bedrock or possible on private property.

5( Community Goals that would be met by proposed annexation:

- Benefits one home owner only, (1045) no others.
- Serviced by Washoe County Sheriff and Truckee Meadows Water. The closest Reno Fire hydrant is on the South corner of Mason & Hoge Road. A distance of 685 feet to the boundary of proposed property.
- Please note the pictures of the fire which was at 1335 Hoge Road, the firemen had no pressure from there fire hoses.
- The Washoe County Mapping System lists our entire area as a high fire danger area.
- This county area is approximately 20 acres with a total of nine (9) homes. This request is to subdivide one 3 acre lot into 9 third acre lots, with homes on each. **THIS IS NOT CONSISTENT WITH EXISTING ENVIRONMENT AND NEIGHBORHOOD of SF5.**
- A rough estimate of our housing values is between \$615,000 -\$645,900 this is omitting the land. (We each own two (2) to five (5) acres) making low income housing on third acre parcels non consistent with surrounding area.
- Public Transportation such as buses have a stop at the intersection of Virginia and Hoge Road, school buses pick children up at the bottom of Hoge Road; both over a mile.

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

- Hoge Road is a private road from Reno City limits to Forest Service Property, it is approximately a 14% grade. Maintained by the private homeowners who live here, not by the City of Reno nor Washoe County . ***See related pictures of area sprayed with anti-icing solution. Which also shows the grade of the road.***
- Snow plow path shown in Washoe Regional Mapping are not correct. The plow goes to the Reno City Limits only, if that. One homeowner plows the rest of the road including all of the public access portions.

Forest Service:

- Related to this 14% grade, there is not only potential for, but has been serious accidents. (**See pictures enclosed of accident of January 5, 2016 when six (6) cars were totaled.** During winter icy conditions.

7( Fiscal analysis:

- No services lost, serviced by Washoe County Sheriffs and Truckee Meadows Water, not City of Reno.

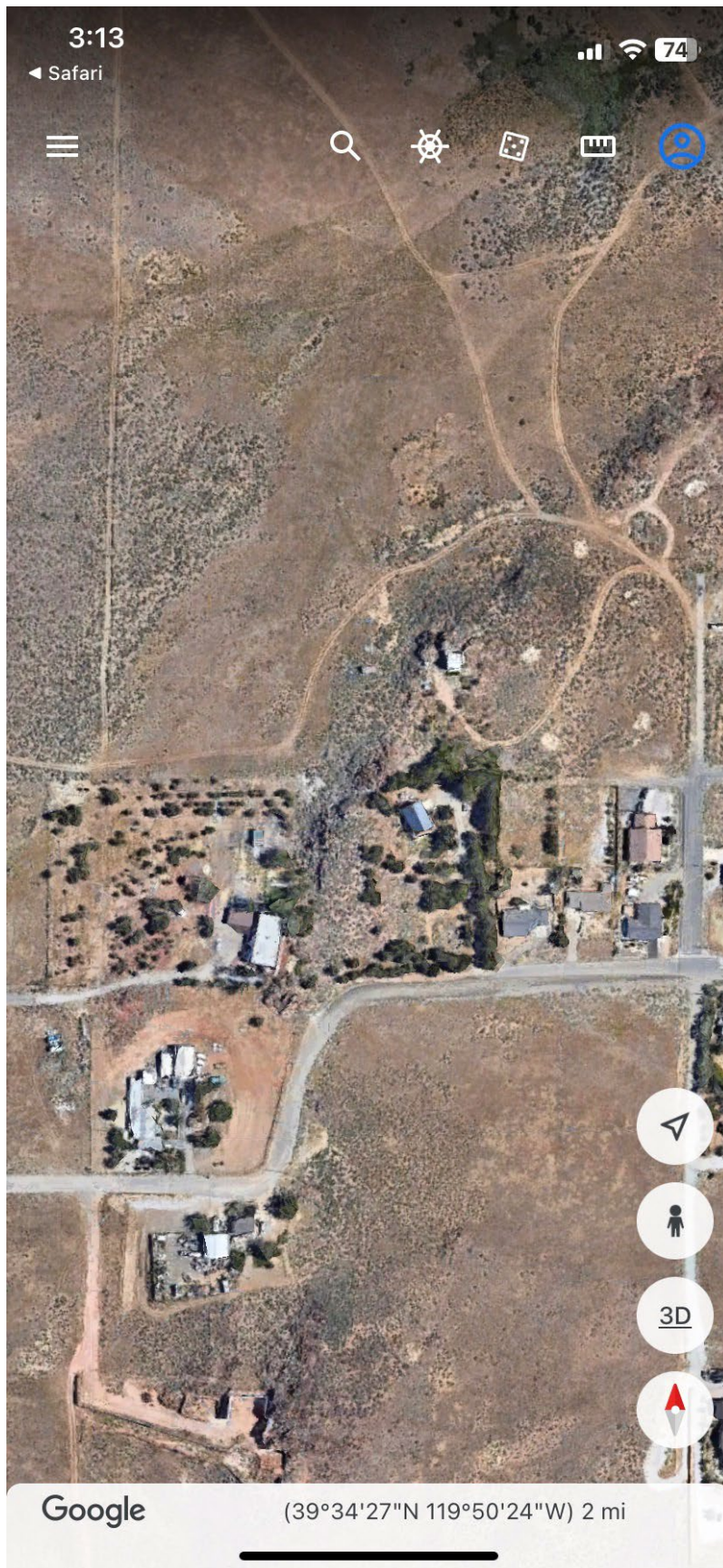
9( Whether the annexation creates any islands:

- Related to the bedrock & rock outcrops, an island to the county is created.
- There are nine (9) homes total up here, 1045 requests to zone for 9 homes on a 3 acres parcel, creating third acre parcels is not be consistent with the surrounding area.

10( Any other factors concerning the proposed annexation deemed appropriate for consideration by the City Council.

- This area of Washoe County at the base of Peavine Mountain, surrounded by Toyobe National Forest, is serviced by well and septic. Which could possibly be damaged by the large trucks which would be needed to complete any building and or road construction that would probably take place as a result of this proposal. Utility services damaged the septic at 1050 Hoge, it was at the homeowners expense to repair.
- Constant and ongoing 'threat' of forest fires. This area is listed on the Washoe Regional Mapping System as **Extreme fire danger**. A paved road would bring more traffic, creating increased fire dangers to the area.
- This area is surrounded by both large bedrock outcrops as well as forest service lands. There are protected areas of land within the Forest Service area. (**See picture of protected vegetation on Forest Service land.**)
- Forest Service lands have a increased amount of various protected vegetation and animals. These animals include snakes, rabbits, coyotes, bobcats, various types of rodents, various bird species including hawks, bald eagles, and owls and others. The long term and generational homeowners of this area have come to find art and beauty at the presence of said wildlife.
- Safety issues on Hoge Road increase with increased populations and drivers. (**See pictures of various accidents on Hoge Road.**)
- Please note the picture of the black truck which sits what I know to be a edge with a drop off of several feet to Forest Service lands and up against a road sign, beside an outcrop of bedrock and sagebrush, with a man looking into the sagebrush. This vehicle and another (not in picture) were traveling at a high rate of speed on the straight part of Hoge Road when this vehicle crashed into the road sign. I fear that if Hoge Road were to be paved this high speed would become the norm for the vehicles who come up here to walk there dogs, use the bike trails, train with the military and other reasons.
- Every homeowner and renter within Reno City limits on Hoge Road signed a petition to reject this project. No one wants more traffic this development would create. (**Enclosed**)

Forest Service:



Forest Service:





Forest Service:





Forest Service:



De icing solution



Forest Service:



## Reno City Boundaries of Hoge Road



Forest Service:





Forest Service:

Forest Service:





Forest Service:





Forest Service:



Forest Service:





Forest Service:



Forest Service:



Public Comment &lt;publiccomment@reno.gov&gt;

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**Fwd: ANX23-00001 1045 HOGE ROAD ANNEXATION & LDC23 1045 HOGE Road Master plan & zoning Map amendments**

1 message

**Donny LaQue** <laqued@reno.gov>

Sat, Feb 18, 2023 at 3:20 PM

To: Public Comment &lt;publiccomment@reno.gov&gt;

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

From: **Donny LaQue** <laqued@reno.gov>

Date: Sat, Feb 18, 2023 at 3:19 PM

Subject: Re: ANX23-00001 1045 HOGE ROAD ANNEXATION &amp; LDC23 1045 HOGE Road Master plan &amp; zoning Map amendments

To: Cynthia Fedinic &lt;cynthiafedinic@icloud.com&gt;, CityClerk &lt;CityClerk@reno.gov&gt;

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[publiccomment@reno.gov](mailto:publiccomment@reno.gov)  
[cityclerk@reno.gov](mailto:cityclerk@reno.gov)

On Wed, Feb 15, 2023 at 5:21 PM 'Cynthia Fedinic' via CityClerk &lt;CityClerk@reno.gov&gt; wrote:

Fire pictures

Sent from my iPad  
Thank you  
Cynthia Fedinic  
[1075 Hoge Road](#)  
Reno, Nevada 89506  
775-772-2814











Public Comment &lt;publiccomment@reno.gov&gt;

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**Fwd: ANX23-001 1045 HOGE RD ANNEXATION & LDC23-00002 1045 HOGE ROAD Master plan zoning map amendments**

1 message

**Donny LaQue** <laqued@reno.gov>

Sat, Feb 18, 2023 at 3:20 PM

To: Public Comment &lt;publiccomment@reno.gov&gt;

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From: **Donny LaQue** <laqued@reno.gov>

Date: Sat, Feb 18, 2023 at 3:19 PM

Subject: Re: ANX23-001 1045 HOGE RD ANNEXATION &amp; LDC23-00002 1045 HOGE ROAD Master plan zoning map amendments

To: Cynthia Fedinic &lt;cynthiafedinic@icloud.com&gt;, CityClerk &lt;CityClerk@reno.gov&gt;

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On Wed, Feb 15, 2023 at 5:29 PM 'Cynthia Fedinic' via CityClerk &lt;CityClerk@reno.gov&gt; wrote:

Petition

Sent from my iPad

Thank you

Cynthia Fedinic

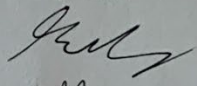
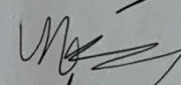
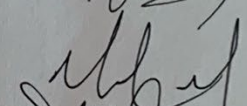
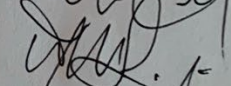
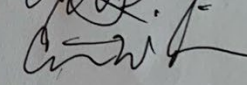
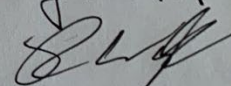
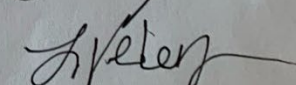
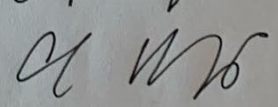
[1075 Hoge Rd](#)

Reno, Nevada 89506

775-772-2814

Residence of Hoge Rd. in response to Annexation of 1045 Hoge Rd.

11/9/22

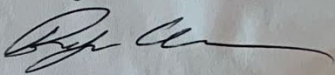
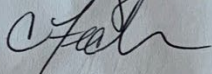
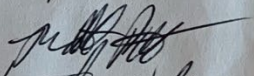
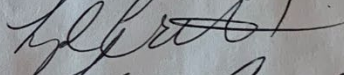

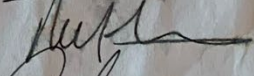


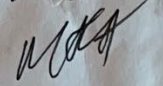
Name:	Address	Signature
Greg Saunders	610 Hoge Rd	
Nicolli Mendez	615 Hoge Rd	
Michael Mendler	615 Hoge Rd	
David M Silva	605 Hoge Rd	
Curtis Irwin	600 Hoge Rd	
Sharon Marriott	375 HOGE RD	Sharon Marriott
Lindsey Whitlock	5015 mason Rd.	Lindsey Whitlock
Judith A. Wyllie	755 Hoge Rd	Judith A. Wyllie
Richard L Wyllie	755 HOGE RD	
Lydia Velez	4805 Eisan Rd	
CASSANDRA Bomb	1075 Hoge Rd	

PLAN AND ZONING AMENDMENT.



Residence of Hoge Rd. in response to Annexation of 1045 Hoge Rd.

11/9/22

Name:	Address	Signature
Ben Espinoza	5275 HOGE RD	
Sandy Wilkowsky	5267 Hoge Rd	Sandy Wilkowsky
Guthrie Feeline	1075 Hoge Rd	
Matt Potts	1040 Hoge Rd	
Vincent Wilkowsky	5267 Hoge RD	Vincent Wilkowsky
Wes & DIANA CRITES	1050 Hoge RD.	
Tracy Candela	630 Hoge Rd.	Tracy Candela
Robert J McNamara	630 Hoge Rd	Robert J McNamara
Diana Crites	1050 Hoge Rd	Diana Crites
MILT & NORMA HARRIS	755 HARRIS RD	Milton R. Harris
PAT BRACKETT WRIGHT	5255 EISEN AVE	P. Wright
John Wright	5255 Eisen Ave	John Wright
Laura Bacigalupi	165 Hoge Road	L. Bacigalupi
Steven Bordon	191 Hoge Road	
Robert Wilson	172 HOGE RD.	
Daniel Moshman	201 Hoge Rd	
Will VanBrockum	301 Hoge Rd.	
Mitchell F. Anderson	3720 White Pine Dr	
KELLY RODE	475 HOGE RD	Kelly Rode



Public Comment &lt;publiccomment@reno.gov&gt;

---

**Fwd: ANX23-00001 1045 Hoge Road Annexation & LDC23-00002 1045 Hoge Road Master Plan and zoning map amendments**

1 message

**Donny LaQue** <laqued@reno.gov>

Sat, Feb 18, 2023 at 3:20 PM

To: Public Comment &lt;publiccomment@reno.gov&gt;

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From: **Donny LaQue** <laqued@reno.gov>

Date: Sat, Feb 18, 2023 at 3:19 PM

Subject: Re: ANX23-00001 1045 Hoge Road Annexation &amp; LDC23-00002 1045 Hoge Road Master Plan and zoning map amendments

To: Cynthia Fedinic &lt;cynthiafedinic@icloud.com&gt;, CityClerk &lt;CityClerk@reno.gov&gt;

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Best,

City Clerk's Office

City Clerk (775) 334-2030

[1 East First Street, 2nd Floor Reno, NV 89501](#)[publiccomment@reno.gov](mailto:publiccomment@reno.gov)[cityclerk@reno.gov](mailto:cityclerk@reno.gov)

On Wed, Feb 15, 2023 at 5:33 PM 'Cynthia Fedinic' via CityClerk &lt;CityClerk@reno.gov&gt; wrote:

Table of contents

Sent from my iPad

Thank you

Cynthia Fedinic

[1075 Hoge Road](#)

Reno, Nevada 89506

775-772-2814



Response to:

ANX23-00001 (1045 HOGE ROAD ANNEXATION:

LDC23-00002 (1045 HOGE ROAD MASTER PLAN AND ZONING MAP AMENDMENTS

Table of Contents:

- Main concerns related to Annexation and Rezone request of 1045 Hoge Road.
- Pictures of:
  - Bedrock
  - Hoge Road and grade of same.
  - Forest Service denoting boundaries to SouthEast and North of stated property
  - Fire of 1335 Hoge Road
  - Animals of Hoge Road
  - Petition signed by every homeowner on Hoge Road proper and within



Public Comment &lt;publiccomment@reno.gov&gt;

---

**Fwd: Letter Regarding PC Decision for LDC23-00002**

---

**Mikki Huntsman** <huntsmanm@reno.gov>

Tue, Feb 7, 2023 at 5:08 PM

To: Eric Hasty &lt;ehasty@woodrogers.com&gt;, Public Comment &lt;publiccomment@reno.gov&gt;

Cc: "poyichen@me.com" &lt;poyichen@me.com&gt;

Hi Eric,

Thank you for your comments. They will be sent to the Reno City Council for review and will be part of the official record.

\*Please note, for consistency in record keeping please email all future comments to [Publiccomment@reno.gov](mailto:Publiccomment@reno.gov).

Take care,

**Mikki Huntsman**

(She/Her/Hers)

City Clerk

City Clerk's Office

775-334-2030 (o) or 775-399-4741 (c)

[Huntsmanm@Reno.Gov](mailto:Huntsmanm@Reno.Gov)

1 E. First St., Reno, NV 89505

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

From: **Eric Hasty** <ehasty@woodrogers.com>

Date: Tue, Feb 7, 2023 at 4:36 PM

Subject: Letter Regarding PC Decision for LDC23-00002

To: [cityclerk@reno.gov](mailto:cityclerk@reno.gov) <[cityclerk@reno.gov](mailto:cityclerk@reno.gov)>Cc: [poyichen@me.com](mailto:poyichen@me.com) <[poyichen@me.com](mailto:poyichen@me.com)>

Good Afternoon,

Can you please ensure the attached letter is forwarded to all City Council Members regarding the upcoming February 22<sup>nd</sup> City Council meeting. Specifically the letter addresses the Planning Commission's decision regarding item 4.3 which was heard at the November 17<sup>th</sup> Planning Commission Meeting (LDC23-00002; 1045 Hoge Road MPA and RZA).

Please let me know if you need anything else.

Thank you,

**Eric Hasty**, AICP | Project Planner

**Wood Rodgers, Inc.** | [www.woodrogers.com](http://www.woodrogers.com) |

775.823.4068 Main

775.823.9770 Direct

775.823.4066 Fax

[ehasty@WoodRodgers.com](mailto:ehasty@WoodRodgers.com)

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**Letter\_to\_CC\_RE\_PC\_Decision\_LDC23-00002.pdf**  
270K



February 7, 2023

VIA E-MAIL

City Clerk  
City of Reno  
1 East First Street  
Reno, Nevada 89505

**RE:** Planning Commission decision for LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments)

Dear Mayor Schieve and Honorable City Council Members:

Wood Rodgers, Inc. represents the applicant in the above referenced matter ("Applicant"). In concert with an annexation request (ANX23-00001) for a parcel contiguous to the City of Reno, the Applicant is proposing a Master Plan Amendment to Single-Family Neighborhood (SF) and a Zoning Map Amendment to Single-Family Residential – 3 units per acre (SF3) zoning on APN 082-361-16.

On November 17, 2022, the Reno Planning Commission held a public hearing on the proposed Master Plan amendment and Zoning Map amendment and voted 3-4 in a recommended denial of each application. However, during the Planning Commission's deliberation, there was substantial discussion regarding the process by which the Planning Commission hears the Master Plan Amendment and Zoning Amendment requests, specifically regarding the associated Annexation request before the City Council on February 22, 2023. The Applicant offers this letter for the Council's consideration to help provide context to the Planning Commission's decision, as well as to set forth the rationale for the decision. Much of the Planning Commission's discussion focused on the order in which the requests are approved and not the merits of the master plan amendment and zone change requests themselves. Based upon the record that the Planning Commission established, the Applicant believes that the City's established process and not the merits of the land use change ultimately resulted in a denial vote. Therefore, the Applicant would like to highlight the discussion and reasons for the denial that several members of the Planning Commission expressed during discussion.

The discussion of the sequence of the annexation process was brought forward by Commissioner Johnson, stating:

"How come we are getting this before Council gets Annexation?... After hearing the discussion we are having this evening, I think we are incredibly hamstrung by the process that the city has laid out. Willfully, by not letting this board be involved in Annexations. Where we have findings to make here... That we can't respond to because we don't have the answers to the things that I suspect will be far more fleshed out during the Annexation discussion... I don't know that I can make these findings that I pointed out here because these are things that are discussed at the annexation level."

Commissioner Gower then continued, stating:

"For me it's a fairly simple situation and it just boils down to procedural and, in my opinion, the Annexation decision should come before a decision that we are asked to make. And I don't think that this Commission is ready, quite frankly, to vote yes or no

on this. It should wait until the Annexation decision... I have questions that relate directly to the findings for the zoning regulations that I cannot make because I don't know the City's commitment to provide those services... If we postpone this until after the December fourteenth or whatever that Council Meeting is then we will have the information that we need from the Council, who holds the pocketbook. Decision authority to say 'yep, we've made this commitment'. Okay, then I would feel comfortable that all the other stuff will happen to serve the property. So, it's just a timing thing."

Commissioner Villanueva also agreed with Commissioners Gower and Johnson regarding the perceived procedural issues. After an initial motion to deny the requests made by Commissioner Velto and a Second by Villanueva, Commissioner Gower proposed another motion to postpone the decision until after the City Council's decision of Annexation. Commissioner Johnson agreed with Gower's motion but clarified:

"We need to be very clear in the terms of recommendation, it's not necessarily on the merits of what we are seeing, it's on the lack of information that we have that's in their (City Councils), court."

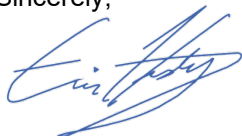
At this point in the deliberation legal counsel intervened to provide clarification, stating that Reno Municipal Code (RMC) 18.08.401(a)(3) City Council requires the City Council to hear Annexation, Master Plan Amendments, and Zoning Map Amendments concurrently and that the Planning Commission was required to provide a recommendation prior to City Council. With that information, Johnson, Gower, and Villanueva ignored the codified requirements and voted to recommend denial of both the Master Plan and Zoning Map Amendment request.

The Applicant respectfully disagrees with the Planning Commission's reasoning and believes that the project's merits should have been the basis of their discussion and ultimate decision. The project currently adjoins the City of Reno municipal boundary along the eastern property boundary, representing a logical extension of the city limits. This includes City of Reno right-of-way, which is typically reserved for the extension of city services including site access and utilities. Existing utilities are located within the right-of-way approximately 350 feet to the east of the project with a City of Reno paved and maintained road within 650 feet. Infrastructure can logically be extended within the existing City of Reno right-of-way into the site and should be considered a logical extension of the City's services. The extension of the road and utilities would help to provide better access and services to properties that are currently being served by Reno Police and Fire and should be considered an orderly and efficient arrangement of transportation services. Annexation would ensure that services which are already being provided, including police and fire, would be paid for through taxation including additional compensation and fees once utilities services are extended to serve the property. Finally, any future subdivision of land would be required to be approved through either a parcel map or tentative map, at which time City Staff would review for code compliance, including lot matching and buffering to ensure the proposed development matches the surrounding community and protects the rural preservation neighborhoods.

The Applicant respectfully requests that the City Council reverse the Planning Commission's denial of the Master Plan amendment and the Zoning Map amendment, as the Planning Commission's deliberation seems to indicate that the decision was more of a reflection on the process rather than the request itself. This will allow the SF3 zoning to take effect, which will bring the parcel into conformance and have an overall benefit to the City as described herein and in the Staff Report.

Please do not hesitate to contact me with any questions.

Sincerely,



Eric Hasty, AICP  
Wood Rodgers, Inc.



Public Comment &lt;publiccomment@reno.gov&gt;

## New form response notification

1 message

**Reno City Council Online Public Comment Received** <cityclerk@reno.gov>

Sun, Feb 19, 2023 at 9:35 AM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

Your form has a new entry. Here are all the answers.

<b>Your Name (First and Last)</b>	Richard Wharton
<b>Email Address</b>	<a href="mailto:whareagle@gmail.com">whareagle@gmail.com</a>
<b>Address</b>	<a href="#">805 Hoge Road</a> , Reno, NV, 89506
<b>Phone Number</b>	2146169850
<b>Which City of Reno Ward do you reside?</b>	Ward 4
<b>Council Meeting Date</b>	Feb 22, 2023
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	Public Hearing C3 and C4
<b>Please state if you are in favor or in opposition of the agenda item in which you are commenting:</b>	In opposition
<b>Your Comment</b>	<p>Members of the City Council -</p> <p>My name is Richard Wharton, and my wife, Tracy Christenson and I are the owners of 805 Hoge Road.</p> <p>We are commenting today AGAINST case # LDC23-00002, which is the effort to absorb Hoge Road plats into the City's Purview so that one developer can sell 13 zero-lot-line properties for financial gain.</p> <p>As a professional Cycling Coach, we SPECIFICALLY CHOSE HOGE ROAD for its low traffic, access to public lands, steep slope and rugged terrain. It has a perfect mix of road and gravel, as well as singletrack. The exposed rock formations and undulating trails are perfect for developing fitness and skills in a SAFE ENVIRONMENT.</p> <p>The development of Hoge Road would completely destroy that.</p> <p>Motorists already harbor bias against Cyclists. Increasing infrastructure would add cost, increase motorist traffic, increase noise, light, and air pollution, and would put pressure on the residents already living on Hoge Road, to sell out to developers who have NO CONCEPT of the VALUE OF NATURE. The developers pushing this agenda purchased the property in FULL ACKNOWLEDGMENT of what it was – a 3-acre orchard with minimal services at medium-high elevation on 15mph roads.</p> <p>The area is the home of a heavily-studied Coyote Pack, which has led to better understanding of pack dynamics, pup counts, range, and rodent control. The area where this development would go backs up to an area of coyote range; they play a</p>



crucial part of the Peavine Mountain Ecosystem. There are also numerous raptor nests in the area and on the property itself. Kestrels, Hawks, other Falcons, and even a Mississippi Kite have been observed thermalling and hunting on the property in question since 2019.

Furthermore, the cost to the city to install this infrastructure should be counted in TENS OF MILLIONS OF DOLLARS for a DEAD-END ROAD. Once installed, the land is scarred forever, and the requirements of the city to MAINTAIN this infrastructure are discordant with the taxes placed upon the local and greater city and county residents. The area is in a fire zone, and even with a fire station at the start of Hoge Road, the city would be required to increase vigilance.

Finally, increased residential density always means increased police requirements. One need look at the apartments and zero-lot line townhouses and their police reports to see that this urban densification always leads to increased 'anomie' and conflict.

The City of Reno should REJECT this effort to absorb this property and other plats into the City of Reno itself. It is a shameless effort to increase taxpayer burden for private gain. It is economically and ecologically poor planning, and the longtime property owners on Hoge Road are unanimously against this effort.

Support the citizens of Hoge Road and Trailhead and REJECT this proposal.

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

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

**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