

3-8-2023 - Reno City Council Meeting - Item # J.1 Public Comment

[illegible]





Public Comment <publiccomment@reno.gov>

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## External - Public comment

1 message

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**Andrea Corbett** <renoqween1@yahoo.com>

Wed, Mar 8, 2023 at  
9:47 AM

To: publiccomment@reno.gov

Please stop the building madness in the north valleys! You people that are making these decisions to continue the building should have to live in the north valleys for a 1 year mandatory stay. You would stop the building immediately if you had to live in the north valleys and deal with the instability of the development and the destruction of our community

Andrea Corbett



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

## New form response notification

1 message

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

Wed, Mar 8, 2023 at 5:44 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>	April L Overfield
<b>If you are representing someone other than yourself, please indicate who you are representing.</b>	Only myself & my surrounding neighbors
<b>Email Address</b>	<a href="mailto:dro.nevada@gmail.com">dro.nevada@gmail.com</a>
<b>Address</b>	<a href="#">698 Beckwourth Dr, Golden Valley, Reno, NV 89506</a>
<b>Phone Number</b>	7754401510
<b>Which City of Reno Ward do you reside?</b>	Ward 4
<b>Council Meeting Date</b>	Mar 08, 2023
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	Item # I.2 Case # LDC23-00018. Aspire at North Hills
<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>I live approximately a mile from the 192 unit apartment complex, Aspire at North Hills, being proposed for the parcels of land between Burger King &amp; the Raleys shopping complex on North Hills Blvd.</p> <p>My neighbors, who also live on Beckwourth Dr, and surrounding side streets, STRONGLY OPPOSE this horrible waste of prime commercial real estate for the following reasons:</p> <ol style="list-style-type: none"> <li>1. TRAFFIC CONGESTION (an absolutely huge reason for not approving this development).....</li> </ol> <p>It is already a traffic congestion nightmare in this area. I invite you to visit almost anytime, other than maybe 3 or 4 AM. Don't be fooled by a developer telling you housing nearby will not contribute to this nightmare. No one walks in Reno with summers of 90+ degrees &amp; winters with blustery, freezing snowstorms. People will drive, and NOT walk. Hence, more cars in an area already at its maximum. Don't believe that reason for okaying this plan.</p> <ol style="list-style-type: none"> <li>2. The North Valleys already has a lot of apartment complexes, either newly built,</li> </ol>

or in the process of being built. Many of these are empty, and unaffordable. All a developer has to claim is that they are building "affordable" housing, and it is rubber stamped and passed. Please don't let this happen at this spot!!

Btw, empty complexes bring a trashed out, sometimes rat infested, and definitely a crime ridden area. I know that fact well, as I came from a small town in Northern California, that had similar growing pains, and ended up with just that scenario!!

3. It is an inappropriate use of such a valuable piece of real estate. The North Valleys doesn't need more housing or warehouses. We have plenty of both!!

**WE NEED SERVICES!!**

We need more grocery stores, nice sit-down restaurants, gas stations, furniture stores, clothing stores, electronic stores, car maintenance businesses....you name it!! What few stores we have cannot service our fast growing & burgeoning population. I have gone into any one of our four grocery stores, only to be told that many things, especially fruits & vegetables, are sold out. Too many people, not enough services. These stores can't handle the population expansion. It is not FAIR to expect North Valley residents to continue to go outside the area!!

4. This complex would crowd a WCSD school....Alice B. Smith Elementary school. This is so unnecessary, and probably not healthy. A business complex would not have near the density that a 192 unit apartment complex would have.

**PLEASE...please do not approve this development!!** The residents, who know of it, don't want this complex, for all the reasons I mentioned and more.

I hope you will consider this wisely. I appreciate and thank you for your time!! My neighbors and I will be watching carefully to see what action you take!!

**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



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

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## External - Funding for Reno Tennis Center

1 message

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**Catherine Carlson-Croke** <carlsoncroke@yahoo.com>  
To: "Publiccomment@reno.gov" <Publiccomment@reno.gov>

Wed, Mar 8, 2023 at 8:03 AM

I wish to express my support for investing \$2.3M into the Reno Tennis Center on Plumas, managed by Randy Reynolds.

As a Reno resident and tennis player (and now pickleball!), it is important to me to have a well maintained tennis facility with courts available for recreational players, competitive USTA and high school players as well as for disabled and junior players, and pro-taught lessons. Many of whom support RTC through memberships and court fees.

Since the loss of Lakeridge courts, demand has increased and availability is getting more limited. Competitive USTA teams are finding it increasingly difficult to find courts for matches. We need more tennis and pickleball courts to meet the demand and we need yearly maintenance of the court surfaces to keep them playable and reduce the risk of injury to players. It would be a gift to have a few indoor/covered courts to replace those lost at Lakeridge!

I understand that many local parks have courts and we have played on them recreationally when our "home" courts at Plumas are not available, however, they are not appropriate for competitive play. As a senior, the USTA teams are a source of my social and mental well-being as well as part of my physical fitness. Many of us play at all age levels and enjoy the camaraderie and competition with the younger players.

In addition, I would love to see the Reno Tennis Center provide a place for community to gather with an area set aside with tables, chairs and food service. It has always been a part of our USTA matches to offer social time after a match with teammates and competitors with refreshments. Currently we are set up at a table in the walkways between the courts. This can block the walkway and distract players on the nearby courts.

There is nothing like healthy competition to foster a deep understanding of and respect for fellow players! Please help us foster our community by providing the resources to expand and improve our facility.

Respectfully,  
Catherine Carlson-Croke



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

## New form response notification

1 message

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

Wed, Mar 8, 2023 at 9:36 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>	Cesar Minera
<b>Email Address</b>	<a href="mailto:Cesarminera@hotmail.com">Cesarminera@hotmail.com</a>
<b>Address</b>	<a href="#">9313 Mayfair Way</a>
<b>Phone Number</b>	7757622530
<b>Which City of Reno Ward do you reside?</b>	Ward 2
<b>Council Meeting Date</b>	Mar 08, 2023
<b>Do you wish to speak in person at the meeting?</b>	Yes (Check-in with the City Clerk upon arrival)
<b>Agenda Item</b>	Public comment
<b>Please state if you are in favor or in opposition of the agenda item in which you are commenting:</b>	In favor
<b>Do you wish to sign-up for Reno Connect e-newsletters?</b>	No
<b>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</b>	Yes

**exempted from public inspection.**

**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





Public Comment <publiccomment@reno.gov>

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## Voice Message From: Cisco Unity Connection Messaging System (917758430800)

1 message

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publiccomment@reno.gov  
<publiccomment@reno.gov>  
Reply-To: DonomaUnity@reno.gov  
To: publiccomment@reno.gov

Wed, Mar 8, 2023  
at 8:29 AM

Voice Message delivered by Donoma Unify

From: 917758430800  
Click to Call 917758430800

**Hello, my name is Ed Shaw. I'm a resident here to Reno and I'm calling to support project. LDC 23 Dash, 000 18. It's a apartment complex and the North Hills area. I'm calling in support for it because I do think we still in need of homes here in Reno houses house unit for the many people coming here for work, I think it's also a great in fill project. I think there's that property has develop an all around it. Certainly, as Apartments being close to the amenities shopping Library. It's all good thing. And again, I just think it's a good fit for the property and I'll be a great project and I'm in support of it. And again, my name is Ed Shaw, thank you.**  
(Transcription with medium 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.

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**VoiceMessage.wav**

444K



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

## New form response notification

1 message

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

Tue, Mar 7, 2023 at 4:33 PM

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>	Joy Nelson
<b>If you are representing someone other than yourself, please indicate who you are representing.</b>	N/A
<b>Email Address</b>	<a href="mailto:joynelsonart@gmail.com">joynelsonart@gmail.com</a>
<b>Address</b>	<a href="#">2161 Riviera St</a> , Reno, NV 89509
<b>Phone Number</b>	5416217468
<b>Which City of Reno Ward do you reside?</b>	Ward 1
<b>Council Meeting Date</b>	Mar 08, 2023
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	Agenda Item I.1, Case No. LDC2300025 (Riviera Planned Community)
<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>The proposed condo subdivision plan does not take overall look of the neighborhood into consideration.</p> <p>For the following reasons, I am opposed to the planning commission's decision to approve the Riviera Planned Community (Case No. LDC23-00025).</p> <p>First, the proposed condo subdivision plan does not match the overall look of the neighborhood. The homes and apartments surrounding the proposal are historic, quaint and homey. The proposed design is garish and institutional.</p> <p>Second, it also is not designed in a way that respects neighbors' privacy and properties with balconies and windows that look into, and shadow, our yards. The other multi unit properties in the area have privacy windows facing adjacent properties, and do not have balconies or rooftops that overlook other properties.</p> <p>Third, increased stormwater runoff from the property will overflow our street's capacity, because the building will cover almost the entire lot. In past years, stormwater runoff has almost surpassed curbs.</p> <p>Fourth, parking is already vastly inadequate on Riviera St due to the existing</p>

apartments and events at Idlewild park. We commonly have our driveways blocked by visitors to Idlewild park and by tenants and guests of the existing residences. Providing only 2 guest parking spots for 5 units is inadequate. Underground parking for residents will be difficult to use when there is ice and snow. Lastly, there is not enough room on the street in front of the units for 5 trash cans and 5 recycling cans on pick-up days.

**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



Public Comment <publiccomment@reno.gov>

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## External - Comment on # LDC23-00018

1 message

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**Lisa McB** <lisamcb1@yahoo.com>

Tue, Mar 7, 2023 at 9:00  
AM

To: publiccomment@reno.gov

This is a plea to please PLEASE do not approve the apartment complex near Raleys Golden Valley. the traffic congestion is already a terrible mess as well as congestion near Alice Smith Elementary. You cannot even get through that area during drop off and pick up. It would add so much traffic to an already antiquated freeway system. Build roads to handle all this development FIRST then build houses not the other way around, I have lived out here since 1987 and deal with the growth, but the amount of growth in the last few years is ridiculous. It is too much for our small community. Sometimes growth is not the only thing to strive for. Peace should also factor in. Not squishing us in so tight we suffocate.

Lisa Barrera



Public Comment <publiccomment@reno.gov>

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## External - Allocation of \$2.3 million to Reno Tennis Center

1 message

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**Reta Austin** <austinreta@gmail.com>  
To: publiccomment@reno.gov

Tue, Mar 7, 2023 at 4:37 PM

Thank you for reviewing my comments

I am a member of RTC, have been for years. This money is badly needed for the repair and ongoing upkeep of these courts. It has been some years since the last resurfacing which is a costly endeavour but much needed as many courts have serious cracks in them.

These courts are always in use. Much more so than other courts in the city that just got facelifts. It seems prudent to allocate this money to this much used and loved facility.

And we as financial members of this facility would like to have input where this money is being spent.

Thank you,  
Reta Austin



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

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**External - Aspire at North Hills development**

1 message

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**Sheila Coster** <sheroxs@hotmail.com>  
To: publiccomment@reno.gov

Tue, Mar 7, 2023 at 4:31 PM

My family and I live in the North Valleys not far from this development. We totally object to the 192 apartments to be built on that parcel of land. What we need in the North Valleys is commercial space for shops and restaurants which are sadly lacking.

Placing apartments in that already congested traffic area will just increase the horrific traffic we have out here already. Please appeal this decision. We do not need additional housing out here, we are being inundated with housing developments as it is and traffic will be a disaster. Pretty sad when it takes a half hour to get 3 miles to get on the highway at Lemmon Drive.

PLEASE APPEAL THIS DECISION!

Sheila Coster



Public Comment <publiccomment@reno.gov>

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## New form response notification

1 message

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**Reno City Council Online Public Comment Received** Wed, Mar 8, 2023 at  
<cityclerk@reno.gov> 10:34 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>	Susie Lewis
<b>Email Address</b>	<a href="mailto:Susieh.lewis@me.com">Susieh.lewis@me.com</a>
<b>Address</b>	<a href="#">7445 Pebble Beach Drive</a>
<b>Phone Number</b>	7757722763
<b>Which City of Reno Ward do you reside?</b>	Ward 4
<b>Council Meeting Date</b>	Mar 08, 2023
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	Budget Allocation to RTC



**Please state if you are in favor or in opposition of the agenda item in which you are commenting:**

In favor

**Your Comment**

RTC is in desperate need of funding. The bathrooms and office are unacceptable in every way. The courts are in dire need of repair. There is no seating for watching events. It is not representative of the city of Reno that we all love.

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

No

**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



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

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**External - New permit for Apartment Building on North Hills Blvd**

1 message

**Tracy Ladd** <tracysladd@yahoo.com>

Wed, Mar 8, 2023 at 9:19 AM

To: "Publiccomment@reno.gov" &lt;Publiccomment@reno.gov&gt;

I wish to state my concern about building an apartment building next to Raley's. The North Valleys are already congested and we already have plenty of building of new residences in the North Valleys. Please don't cause our roadways to be even more congested with the building of this 192 unit apartment building in an area of businesses. It isn't good for the area as the freeway exit gets backed up for that left turn as it is. With new residents in that area this would cause gridlock. Please don't approve this permit. It isn't good for our community. I oppose this planned development. I've lived in that area for 17 years and every year more and more houses and apartments are being put up without any thought to the infrastructure of the streets and the load of those streets. Please don't make our small community a nightmare to live and commute from any more than it already is at the moment. I am referring to the case listed below.

Staff Report (For Possible Action): Case No. LDC2300018 (Aspire at North Hills) Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow a 192 unit multifamily development. The ±8.64 acre subject site consists of four parcels with ±308.63 feet of frontage on North Hills Boulevard and ±179 feet of frontage on East Golden Valley Road. The subject site is located within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban MixedUse (SMU). Appeals were filed by Michael D. Burke, and Garrett Gordon on behalf of Selective Real Estate. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 4]  
J Public Comment (This item is for either public comment

Sincerely,

Tracy Ladd

7540 Gold Dr

Reno, NV 89506

775-830-8580



Public Comment <publiccomment@reno.gov>

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## Voice Message From: Cisco Unity Connection Messaging System (917755306046)

1 message

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publiccomment@reno.gov  
<publiccomment@reno.gov>  
Reply-To: DonomaUnity@reno.gov  
To: publiccomment@reno.gov

Wed, Mar 8, 2023 at  
7:17 AM

Voice Message delivered by Donoma Unify

From: 917755306046  
Click to Call 917755306046

**Hi. My name is Brian Gardner. I'm calling it support project. LDC 23 Dash, 000 18 regarding 200. Units for housing in the North Valleys. Reno. and just supporting the project, because It will deliver it needed housing boost for residence in the North Reno area. In addition, it will likely be less traffic than the previous to approve use. So we support it, 100%. Thank you for your time. Have a great day. Bye now.**

(Transcription with medium confidence)

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**VoiceMessage.wav**  
457K



Public Comment <publiccomment@reno.gov>

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## Voice Message From: Cisco Unity Connection Messaging System (917758430800)

1 message

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publiccomment@reno.gov  
<publiccomment@reno.gov>  
Reply-To: DonomaUnity@reno.gov  
To: publiccomment@reno.gov

Wed, Mar 8, 2023  
at 8:29 AM

Voice Message delivered by Donoma Unify

From: 917758430800  
Click to Call 917758430800

**Hello, my name is Ed Shaw. I'm a resident here to Reno and I'm calling to support project. LDC 23 Dash, 000 18. It's a apartment complex and the North Hills area. I'm calling in support for it because I do think we still in need of homes here in Reno houses house unit for the many people coming here for work, I think it's also a great in fill project. I think there's that property has develop an all around it. Certainly, as Apartments being close to the amenities shopping Library. It's all good thing. And again, I just think it's a good fit for the property and I'll be a great project and I'm in support of it. And again, my name is Ed Shaw, thank you.**  
(Transcription with medium confidence)

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**VoiceMessage.wav**

444K