

7-26-2023 - Reno City Council Meeting - Item # A.3 Public Comment

[illegible]

(no subject)

1 message

Anna Tyner <Anna.Tyner@nevadacountyca.gov>

Mon, Jul 24, 2023 at
8:21 AM

To: "publiccomment@reno.gov" <publiccomment@reno.gov>

I live in Reno. Just read the City Mission statement and priorities. We are supposed to be creating a community we are proud to call home. Priority #5 Infrastructure, climate change and environmental sustainability, and #6 Arts, Parks and historical resources catch the eye. We appear to be building wall to wall homes with no thought for open space, parks, walking trails, recreation sites like pools, tennis courts, skate parks and exercise facilities. The traffic grows worse every year. It is time to live up to the ideals set forth on your website. STOP RAMPANT TRACT HOMES. Save some space for trees, wildlife and recreation. We are failing to make this community beautiful and to insure sustainability of resources. –Anna Tyner

New form response notification

1 message

Reno City Council Online Public Comment Received

Mon, Jul 24, 2023 at
2:44 PM

<cityclerk@reno.gov>

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

Your Name (First and Last)	Bridget Pincolini
Council Meeting Date	Jul 26, 2023
Agenda Item	A.3
Do you wish to speak in person at the meeting?	No, written comment only (please submit your comments in the field below)
Your Comment (if you are speaking, it is not necessary to complete this field)	<p>As a 58 year resident of the City of Reno, a former member of Lakeridge Tennis Club, and a resident of South Reno, I am not in support of Rancharrah demolishing the Rancharrah Equestrian Center (REC) in order to build homes and/or townhomes.</p> <p>Homeowners and surrounding residents were sold on the idea of preserving the Harrah Estate and property in the tradition of Nevada ranching, which included an equestrian center and open pasture space. The same developer razed Lakeridge Tennis Club, made promises to South Reno residents, and three years later the property sits vacant and overgrown.</p> <p>How is it that developers can submit a master plan to the City, have it approved, and then come back years later and make drastic</p>

	<p>changes to the original plan? The average home in Rancharrah is priced close to a million dollars. What will the additional density do to the property values of the current residents? These homeowners trusted the Reno City Council when the master plan was approved.</p> <p>As a fourth generation Nevadan, open space is important for my children, grandchildren, and all residents. Reno has changed significantly over the past 50 years and it is our responsibility as good stewards of our land to ensure there is sufficient green space available for all to enjoy. I do not support the loss of open and green space, which would result if the REC was to be replaced by homes.</p> <p>Reno Resident, Bridget Pincolini</p>
Which City of Reno Ward do you reside?	Ward 2
Please state if you are in favor or in opposition of the agenda item in which you are commenting:	In opposition
Email Address	pincolini@ymail.com
Address	6695 Evans Creek Dr
Phone Number	7755445330
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	Yes

intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently 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
Do you wish to sign-up for Reno Connect e-newsletters?	No

Rancharrah

1 message

Caryn Swobe <cswoobe@me.com>
To: publiccomment@reno.gov

Mon, Jul 24, 2023 at 11:35 AM

My name is Caryn Swobe, and I am a resident of Rancharrah. I am saddened that the developer is using the same tactics employed on the Lakeridge Tennis site to justify demolition of a community asset that will be difficult to be replicate. The existence of the Equestrian Center preserves some of the western lifestyle that is a significant part of Reno's history. It also will negatively impact our property values, as we were told that Rancharrah's equestrian lifestyle would continue

The original CCRs say that the site will remain equestrian unless the center ceases to exists. The developer is forcing it to close. Those who help manage the center attest to an annual profit, while the developer states that it is not making money. This is the same tactic they used with Lakeridge and it was not true.

This developer has a history of misleading the City Council, while destroying facilities that are important to our citizens. I ask that the Council delay the demolition and work with the residents, county and developer to come up with a possible solution. If the Equestrian Center is demolished, then the developer will be asking for changes to zoning to allow more density. They can't sell what they have in inventory now, many houses at Rancharrah are up for resale and not moving. What will remain is an empty lot, a fire hazard, just like Lakeridge. Please consider the implications of allowing demolition of the Equestrian Center and work with us to find a solution.

Thank you.



New form response notification

1 message

Reno City Council Online Public Comment Received

Wed, Jul 19, 2023 at
11:48 PM

<cityclerk@reno.gov>

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

Your Name (First and Last)	Dana Miller
Council Meeting Date	Aug 09, 2023
Agenda Item	A3
Do you wish to speak in person at the meeting?	Yes (Check-in with the City Clerk upon arrival)
Which City of Reno Ward do you reside?	Ward 1
Please state if you are in favor or in opposition of the agenda item in which you are commenting:	No position stated - Concerned or Neutral
Email Address	lmcnutt@river-currents.com
Address	9400 west 4th street
By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information	Yes

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.	
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
Do you wish to sign-up for Reno Connect e-newsletters?	No



Public Comment <publiccomment@reno.gov>

Fwd: LDC234J0041 Rancharrah Equestrian Center Master Plan Amendment - Glenn Gray #2

1 message

Mikki Huntsman <huntsmanm@reno.gov>
To: Public Comment <publiccomment@reno.gov>

Tue, Jul 25, 2023 at 12:40 PM

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
1 E. First St., Reno, NV 89505

[Reno.Gov](https://www.reno.gov) | Connect with us:

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

From: **Naomi Duerr** <duerrn@reno.gov>

Date: Tue, Jul 25, 2023 at 8:09 AM

Subject: Fwd: LDC234J0041 Rancharrah Equestrian Center Master Plan Amendment - Glenn Gray #2

To: Mikki Huntsman <huntsmanm@reno.gov>

Naomi S. Duerr
Reno City Councilmember-Ward 2
duerrn@reno.gov

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

From: **Glenn Gray** <glenn@cncexchange.com>

Date: Tue, Jul 25, 2023, 7:42 AM

Subject: RE: LDC234J0041 Rancharra Equestrian Center Master Plan Amendment

To: Hillary Schieve <schieveh@reno.gov>, brekhusJ@reno.gov <brekhusJ@reno.gov>, Naomi Duerr <Duerrn@reno.gov>, mar□nezMi@reno.gov <mar□nezMi@reno.gov>, ebertM@reno.gov <ebertM@reno.gov>, Taylor <taylorK@reno.gov>

Dear Mayor and City Council Members,

I have met personally with the developer's representatives about their plans and made my thoughts known directly to them. Unfortunately, it appears to have fallen on deaf ears as they have insisted upon a path of destruction and then this idea that can increase the density of the current PUD. Perhaps if they heard from the enough City Council members that they will not automatically rubber stamp the increase in density they desire, it may cause them to rethink their planned demolition. I understand that since the newspapers published plans to demolish the Equestrian center, several potential buyers have emerged and are

exploring the purchase and preservation of the center. Time is very short as the notices to vacate the premises are out to vacate by 7/31. The developers have not yet submitted for a demolition permit, as they are exploring the sale to these newly emerged potential buyers. Perhaps if they know that their ultimate plan to build 24 small homes on the property will be met with some resistance, it may encourage them to negotiate in earnest with these newly emerged interested parties. Saving the Equestrian Center would be a good event for all involved and the community would be very appreciative.

Pamela and Glenn Gray

[730 Canter Way](#) (Rancharrah)

Reno, NV 89511

847-951-7701 (C)

glenn@cncexchange.com

Re: Subject: RE: LDC234J0041 Rancharrah Equestrian Center Master Plan Amendment

1 message

Reno City Clerk's Office <cityclerk@reno.gov>

Tue, Jul 25, 2023 at 9:58 AM

To: Devon Reese <reeseed@reno.gov>

Cc: Glenn Gray <glenn@cncexchange.com>, CityClerk <CityClerk@reno.gov>, Public Comment <publiccomment@reno.gov>

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.

*Please note, for consistency in record keeping please email all future comments to Publiccomment@reno.gov.

Regards,



CITY OF
RENO

City Clerk's Office

775-334-2030 (o)

CityClerk@Reno.Gov

1 E. First St., Reno, NV 89501

[Reno.Gov](https://www.reno.gov) | Connect with us:

On Tue, Jul 25, 2023 at 5:27 AM Devon Reese <reeseed@reno.gov> wrote:

Dear Glenn and Pamela,

Thank you for reaching out to us with your concerns regarding the proposed changes to the Rancharrah development and the potential demolition of the equestrian center. Your letter has been received, and I want to assure you that your voice matters, and

your input is essential to us as City Council Members.

I understand your deep attachment to the Rancharrah community and the impact that the proposed changes may have on the residents, especially concerning property values and traffic congestion. It is important for us to carefully consider the consequences of any alterations to the existing development plan.

We acknowledge your concern about the potential increase in density within the area and the possible effect on the quality of life for those living nearby. Traffic congestion is a significant issue affecting many communities in Reno, and we share your commitment to finding sustainable solutions to address this challenge.

Your investment in your home and the understanding you had about the development plan, including the possibility of the equestrian center being demolished and six large lots being built in its place, is essential to consider in the decision-making process. It is understandable that any significant changes to the original plan would cause concern among residents who have made their investments based on the agreed-upon development.

Rest assured that we take your sentiments very seriously, and we will include your letter in our discussions and decision-making processes regarding the proposed changes. We strive to uphold transparency and open communication, and we appreciate your active involvement in expressing your views on this matter.

It is our intention to ensure that all stakeholders are part of the decision-making process, and we will carefully consider the concerns and perspectives of the Rancharrah community before any decisions are made.

Please know that your letter will also be shared with the planning committee, as you have requested. Your engagement and input are invaluable as we work together to build a vibrant and thriving community that addresses the needs and interests of its residents.

If you have any further information or updates on the situation, please do not hesitate to share them with us. We are committed to taking all relevant factors into account as we move forward.

Once again, thank you for sharing your thoughts with us, and please rest assured that we will continue to be mindful of the best interests of the Rancharrah community in our deliberations.

--



CITY OF
RENO

Devon Reese

([He/ Him](#))

Vice Mayor

Reno City Council

775-334-2014 (o) or 775-560-6294 (c)

ReeseD@Reno.Gov

1 E. First St., Reno, NV 89505

[Reno.Gov](#) | Connect with us: [f](#) [t](#) [@](#) [in](#) [d](#)

On Mon, Jul 24, 2023 at 8:11 PM Glenn Gray <glenn@cncexchange.com> wrote:

Dear Mayor and City Council Members,

It has come to my attention directly from the developer the following:

1. In approximately one week the equestrian center will be vacant.
2. They intend to demolish the center shortly thereafter.
3. They are trying to have a work around to change the planned development without involving the city council and the Rancharra residents. They will

approach the planning committee to change the “entitlement” in the PUD from 6 Large lots to 24 smaller lots in the area of the demolished Equestrian center. I was shown the plan they intend to submit by the developer.

There are many of us in the community that are against this proposed change for the following reasons:

1. There are significantly larger lots to the north and south bordering the equestrian property where the residents have made substantial investments in their homes. The presence of 24 smaller homes bordering on these larger homes substantially and **negatively impacts those residences property values**. Our property rights should not be inconsequential or subverted to those of

the developer. We made our investments based upon this body passing the planned development which limited the development to one home per acre in the equestrian center area.

2. Increasing the density of Rancharrah at this point will add more traffic to an already **highly stressed traffic environment**. We are already overdue for a new traffic study. Shortly, 66 town homes are coming online soon adding 132 more cars, the pasture “area G” is planned for 75 homes adding 150 more cars of the 53 existing custom lots only 14 homes are complete therefore adding 78 more cars when completed, and the Tool Brothers development is not finished and will add approx. 80 to 100 more cars in the near future. Changing the current planned 6 lots to 24 lots in the Equestrian area adds 36 more cars. Traffic already backs up thru the roundabout at the Kietzke exit. Try to

make a left-hand turn from Talbot onto McCarren between 3:00pm and 5:00pm, you will wait through 3 light cycles. (And no doubt the developers will be back to increase the density of the pasture area G. Knowledgeable developers have analyzed the current asking price vs the number of homes permitted in pasture G and the density would need to double in order to pay the existing price.) We have **472 more cars being added to Rancharrah** at this time (assuming two cars per household), and potentially 186 more (36 more in the Equestrian area and 150 more in area G). That's 658 possible more cars in Rancharrah. This is a community disaster in the making, we can't handle our current traffic. Please do not increase the density of development in Rancharrah, in our case more density will **substantially harm our community**.

3. This requested change to the PUD is **not beneficial to the Ranchharrah community in any way**. It is solely motivated by the greed of the developer. I invested in my home knowing that the equestrian center might be demolished in the future. I have been told for 4 years that, if the equestrian center is demolished, 6 large lots/ homes would be build next to mine. I would not have bought a lot or built a home if I new the developers were planning on building 24 smaller homes (approx. 2,000 sq ft) directly next to me. This is an example of this developer perpetrating **another bait and switch** tactic which I understand they are well known to have done in other Reno developments. This needs to stop. Please!

I will send this to the planning committee as well. The Ranchharrah community would like to be part of your decision-making process. The developers are trying to do this without

our involvement, and this is wrong. This future requested **change should be denied**, and we want the planning committee and City Council to know exactly how we feel.

Sincerely,

Glenn & Pamela Gray

[730 Canter Way](#)(Rancharrah)

Reno, NV 89511

847-951-7701 (C)

glenn@cncexchange.com



New form response notification

1 message

Reno City Council Online Public Comment Received

Sun, Jul 23, 2023 at
7:57 PM

<cityclerk@reno.gov>

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

Your Name (First and Last)	James Crowder
Council Meeting Date	Jul 26, 2023
Agenda Item	A.3
Do you wish to speak in person at the meeting?	No, written comment only (please submit your comments in the field below)
Your Comment (if you are speaking, it is not necessary to complete this field)	Here here, the intersection at Virginia St. and Mt Rose St. should have a protected left turn for North bound traffic. All naysayers are encouraged to attempt this turn without the grace given by the yellow light and casual encroachment during the signal cycle.
Which City of Reno Ward do you reside?	Ward 1
Please state if you are in favor or in opposition of the agenda item in which you are commenting:	In favor

Email Address	j@mescrowder.com
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
Do you wish to sign-up for Reno Connect e-newsletters?	Yes

New form response notification

1 message

Reno City Council Online Public Comment Received

Mon, Jul 24, 2023 at
11:44 PM

<cityclerk@reno.gov>

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

Your Name (First and Last)	Jennifer Jaquish
Council Meeting Date	Jul 26, 2023
Agenda Item	A.3- Rancharrah Equestrian Center Eviction and Demolition
Do you wish to speak in person at the meeting?	No, written comment only (please submit your comments in the field below)
Your Comment (if you are speaking, it is not necessary to complete this field)	<p>Good morning City Council,</p> <p>My name is Jennifer Jaquish and I have been a boarder at the Rancharrah Equestrian center since 2017. I wish I could be in person today because I am deeply passionate about the equestrian center at Rancharrah, but I had prior commitments today that I could not cancel.</p> <p>I would like to open my public comment with the following quote from Andy Durling, Project Planner with Wood Rogers. This summarized statement is from the February 21, 2023 NAB meeting when discussing the Rancharrah development:</p>

“The original plan for Rancharrah included 722 homes on 140 acres. It also included an “event center” that is now the “Club at Rancharrah” that reused John Harrah’s former mansion, and then there is the Equestrian Center. When this was approved back in 2014, there was an acknowledgment that an equestrian center was an opportunity we wanted to explore. The idea being that people lived in Rancharrah could board horses there and have a riding club; but that’s not panned out the way we originally anticipated. We are looking into different reuse options for it. This was kind of anticipated back in 2014. In the PUD currently, there is ability to build up to 7 homes on that parcel. That in essence, is what we are looking at right now; options for that property. Unfortunately, we don’t have a lot of details at this point. We will be submitting the PUD amendment next Monday. So, the plan at this point is to be back at the NAB March 21. We will also host a neighborhood meeting as required by state law at Rancharrah. Postcards will be sent out. We are planning on going to the planning commission in April or May. We aren’t anticipating going over 500 or so homes”.

I have concerns with Mr. Durling’s statement about demolition of the center that, “this was anticipated back in 2014”. Toll Brother’s was heavily marketing the center as a part of the development and knowingly false advertising for years starting in 2018? Horses on brochures, roads in the development with equestrian references, horse head logos on signage, and horse images on model home T.V.’s? Management of Rancharrah removed any references to the Equestrian center off Facebook and the Rancharrah.com website around 2020. Despite trying to slowly erase the center, we remained at capacity with over 50 horses. The 4th amendment PUD for Rancharrah in 2018 states, “Should any portion of the Equestrian Center cease to operate as an equestrian use, the acreage may be developed as single family residential, not to exceed 1

dwelling unit per acre density". So, the blindsided eviction notices and erasing the center make sense. No horses, no center, and no opportunity for the residents to try and intervene. This is a repeat of the Lakeridge project- kick everyone out and bulldoze everything down. Once the horses are out of the facility, they can demolish it per the PUD because it "ceases to operate as an equestrian use" but this is not because it is empty and not being utilized. I have no understanding why the community who pays HOA dues is stripped of the right to an opinion about what happens in the development they are living in.

After the public outcry at the February NAB meeting, Rancharra LLC went quiet for months. Boarders received our eviction notices at the end of June 2023 from Joel Grace. We were given a date of July 31 to vacate. In the RGJ in late June 2023, Joel was quoted as reasons for demo of the equestrian center are, "Difficulties in finding a buyer as well as the cost of running the facility, which is losing money". There was a cost analysis completed by the "Save the REC" group, which is comprised of residents of Rancharra and equestrian boarders. The analysis revealed that the Equestrian Center is self-sustaining, running at about \$150,000 a year profit. There was then an unsolicited proposal prepared by the group and submitted to Washoe County to help find solutions to keep the center and avoid demolition, potentially tying the center into Bartley Ranch and doing a land swap with Rancharra LLC, so they can develop more homes somewhere else in the city. This proposal should be taken seriously.

Horse boarding in our area is difficult to find, and finding something comparable to what Rancharra offers is impossible. The city and county need to come together with Rancharra LLC and produce a solution to help preserve the most amazing equestrian boarding facility in Reno; just like the original project promised.

	<p>Please, do the right thing and help preserve what is left of the legacy of Rancharrah.</p> <p>Thank you for your time, Jennifer Jaquish</p>
Which City of Reno Ward do you reside?	Ward 2
Please state if you are in favor or in opposition of the agenda item in which you are commenting:	In opposition
Email Address	bjaquish@gmail.com
Address	2125 PHEASANT LANE
Phone Number	7023245396
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	Yes

the agenda for today's meeting.	
Do you wish to sign-up for Reno Connect e-newsletters?	No

New form response notification

1 message

Reno City Council Online Public Comment Received

Tue, Jul 25, 2023 at
5:10 AM

<cityclerk@reno.gov>

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

Your Name (First and Last)	John Maddalon
Council Meeting Date	Jul 26, 2023
Agenda Item	Rancharrah new zoning
Do you wish to speak in person at the meeting?	No, written comment only (please submit your comments in the field below)
Your Comment (if you are speaking, it is not necessary to complete this field)	<p>I am writing to you in implore you to reject the RHH LLC (aka Developer) rezoning scheme in Rancharrah and demolishing the equestrian center. I'm a homeowner in Rancharrah and fervently oppose this plan.</p> <p>When the Developer applied in 2018 to demolish the Equestrian Center they put forth a plan for six homes. Now five years later they are asking you to rezone the land for 24 homes. This was not the original agreement to the city and it certainly wasn't the agreement when my wife and I bought our house in Rancharrah. More homes in the community will inevitably lead to our homes being devalued not to mention the increase in traffic.</p> <p>When we bought our home it was never disclosed to us that the Equestrian Center would</p>

	<p>be demolished nor more homes would be built in it's place. This is clearly a "bait and switch" by the developer and should not be allowed. The Developer doesn't care about the community but rather building more homes just to increase their revenues. They claim this is best for the community, but how can this be the case when they are destroying the home of beautiful horses, eliminating open space and adding more homes.</p> <p>It is your public duty to listen to your constituents and not those of big business. We as community members and voters in your district don't want this to happen. It is thus your civic duty to reject their new request to build more homes.</p>
Which City of Reno Ward do you reside?	Ward 2
Please state if you are in favor or in opposition of the agenda item in which you are commenting:	In opposition
Email Address	jmaddalon@deloitte.com
Address	200 Criollo Court
Phone Number	9256836202
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	Yes

submitted by you will not be maintained in a confidential manner, or subsequently 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
Do you wish to sign-up for Reno Connect e-newsletters?	No

New form response notification

1 message

Reno City Council Online Public Comment Received

Tue, Jul 25, 2023 at
3:13 PM

<cityclerk@reno.gov>

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

Your Name (First and Last)	Laura McDowell-Boyer
Council Meeting Date	Jul 26, 2023
Agenda Item	A.3
Do you wish to speak in person at the meeting?	No, written comment only (please submit your comments in the field below)
Your Comment (if you are speaking, it is not necessary to complete this field)	<p>When first contemplating a move to Reno (we moved here in 2021), I remember looking down on the Rancharrah area, which was partly under construction in 2019. I remember being told by a real estate agent that the beautiful Equestrian Center and main lodge were not destined to be removed, and that the barn was full. Those two structures, and the grounds surrounding them were so beautiful from the Audrey Harris Park overlook. I thought “wow – there are horse people here. And Reno is not driving them out to the hinterlands– like California does. They are taking steps to preserve the heritage of the area – with a nod to the horse – the icon of the American West”. I liked that.</p> <p>I don’t have horses here (yet) – I have a mare and 3-month-old colt in California – eventually I</p>

had hoped to move them closer to my husband and me here in Reno. I am so opposed to the removal of the state-of-the-art Equestrian Center at Rancharrah. From local news articles going back to 2015, it appears there was a “Master Plan” that indicated the preservation of the two iconic structures built on the Rancharrah property. But I don’t see mention of the Equestrian Center on the Rancharrah website now. I look for a revised Master Plan, but I don’t see one. How can that be? Look at the names of the streets in that development – Silver Charm Way, Falabella Way, Canter Way, etc. I wonder how the city allows a neighboring community to believe that the time they spent providing input into this Master Plan was meaningful, when it rather seems their input is now considered irrelevant.

Destroying this Center is not for the “good” of the community, and not just the directly neighboring community. Our country is going through tough times. It seems we are abandoned by our elected bodies. We are experiencing a mental health crisis - in our cities especially – with the more vulnerable people hit hardest. Why do we just keep doing the same things? Why aren’t we putting our resources into helping the communities that already exist in our cities, rather than constantly disrupting and changing their environment, enriching a few, including city coffers. A robust city is one that works together.

There are many credible non-anecdotal studies of how horses help those experiencing mental health challenges to develop insights into themselves, and learn effective ways to communicate with others in their own “herd”. Sometimes simply by watching horses’ interactions up close helps. They take care of each other – clue in to each other’s anxieties and fears. In the Reno area, there are a number of horse “specialists” already who work with veterans, autistic children, and others. Why can’t the Equestrian Center and its grounds be seen as playing a part of the healing of a community, rather than being a divider. Perhaps

the role of the Center could be expanded toward that end, or just be a place where residents can experience horses. It sounds impossible, but it shouldn't be. I think just the act of allowing the Center to be destroyed, with short notice, is a symbol of disrespect for the community at large, and basically, lost hope. Rezoning it for housing would be a significantly worse transgression.

Which City of Reno Ward do you reside?

Unincorporated Washoe County

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

In opposition

Email Address

mcdboyerl@gmail.com

Address

[6020 Mountain Shadow Ln, Reno, NV 89511](#)

Phone Number

9254851566

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

Yes

information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

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

Yes

New form response notification

1 message

Reno City Council Online Public Comment Received

Mon, Jul 24, 2023 at
2:25 PM

<cityclerk@reno.gov>

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

Your Name (First and Last)	Michael Gawthrop-Hutchins
Council Meeting Date	Jul 26, 2023
Agenda Item	A.3
Do you wish to speak in person at the meeting?	No, written comment only (please submit your comments in the field below)
Your Comment (if you are speaking, it is not necessary to complete this field)	<p>In the days leading up the the Pride parade, the City of Reno Facebook page was being very blunt and very direct in their responses to commenters on statuses related to the parade and the rainbow crosswalk under the arch. I must say, I have never been more proud of my city than reading the responses from the city's social media team on those posts. I'm proud that our city has taken a stand and said, "we are a city that believes that all are equal, bigotry has no place here."</p> <p>Now, more than ever, as we see a new rising tide of homophobia and bigotry in this country, it is so incredibly important that we stand up and fight back against the hate. Again, thank you City of Reno, you have truly made me proud to call myself a Renoite.</p>

Which City of Reno Ward do you reside?	Ward 4
Please state if you are in favor or in opposition of the agenda item in which you are commenting:	No position stated - Concerned or Neutral
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
Do you wish to sign-up for Reno Connect e-newsletters?	No

Save the Ranchharrah Equestrian Center

1 message

Michelle Connelly <slpmichell@gmail.com>
To: publiccomment@reno.gov

Mon, Jul 24, 2023 at 2:51 PM

I am a homeowner in the Ranchharrah development. I want to express my desire for the planning commission and city council to stop the demolition of the equestrian center and any further home development of the property.

When we bought our homesite through Toll Brothers and their on-site realtor, Heather Houston, we were led to believe the horses, equestrian center, and pasture near the east end of the property near Talbot would all remain.

It was only after we moved into our home that we learned of the proposed changes. We feel very strongly that this was a bait and switch by the investors and developers. They went very deep to deceive buyers. The marketing material for the development included horses and pastures. Street names have equestrian references. Multiple articles given by Chip Bolby discussing the vision for Ranchharrah leading you to believe they were keeping this part of history and legacy.

We would never have purchased our home knowing we were complicit in destroying this part of Reno history.

Please do not support the demolition or further development of this property.

Additionally, these investors purposely over planned this development with a higher than actually planned number of lots for the purpose of maintaining control of our HOA. We've been told by the HOA board President, Robert Culliard, (appointed by the developer) that we homeowners will "never have control of our HOA" until the investors are completely out of here. They purposely over-estimated the number of lots so they would never have to turn operational control of the HOA until they left. Nevada HOA law requires 75% occupancy before the developer turns over management to the homeowners. Because their documents show over 800 homes (never planning to build that many), we will never reach the required 75%. Please do not give these greedy billionaires and in some cases convicted felons what they want.

You should also know that after the first ward meeting when homeowners spoke out against this proposed change, the investors through their proxy, Mr Culliard, threatened homeowners with a lawsuit for supposedly violating our contract. He relayed to us that we are specifically prohibited from speaking out against any further development. This demonstrates the maliciousness of these individuals.

Please stop this greed.
Michelle Connelly

Sent from my iPhone

New form response notification

1 message

Reno City Council Online Public Comment Received

Mon, Jul 24, 2023 at
2:53 PM

<cityclerk@reno.gov>

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

Your Name (First and Last)	Michelle Connelly
Council Meeting Date	Jul 26, 2023
Agenda Item	Rancharrah Equestrian Center
Do you wish to speak in person at the meeting?	No, written comment only (please submit your comments in the field below)
Your Comment (if you are speaking, it is not necessary to complete this field)	<p>I am a homeowner in the Rancharrah development. I want to express my desire for the planning commission to stop the demolition of the equestrian center and any further home development of the property.</p> <p>When we bought our homesite through Toll Brothers and their on-site realtor, Heather Houston, we were led to believe the horses, equestrian center, and pasture near the east end end of the property near Talbot would all remain.</p> <p>It was only after we moved into our home that we learned of the proposed changes. We feel very strongly that this was a bait and switch by the investors and developers. They went very deep to deceive buyers. The marketing material for the development included horses and</p>

pastures. Street names have equestrian references. Multiple articles given by Chip Bolby discussing the vision for Rancharra leading you to believe they were keeping this part of history and legacy.

We would never have purchased our home knowing we were complicit in destroying this part of Reno history.

Please do not support the demolition or further development of this property.

Additionally, these investors purposely over planned this development with a higher than actually planned number of lots for the purpose of maintaining control of our HOA. We've been told by the HOA board President, Robert Culliard, (appointed by the developer) that we homeowners will "never have control of our HOA" until the investors are completely out of here. They purposely over-estimated the number of lots so they would never have to turn operational control of the HOA until they left. Nevada HOA law requires 75% occupancy before the developer turns over management to the homeowners. Because their documents show over 800 homes (never planning to build that many), we will never reach the required 75%. Please do not give these greedy billionaires and in some cases convicted felons what they want. You should also know that after the first ward meeting when homeowners spoke out against this proposed change, the investors through their proxy, Mr Culliard, threatened homeowners with a lawsuit for supposedly violating our contract. He relayed to us that we are specifically prohibited from speaking out against any further development. This demonstrates the maliciousness of these individuals.

Please stop this greed.

Michelle Connelly

Which City of Reno Ward do you reside?

Ward 2

Please state if you are in favor or in opposition of the

In opposition

agenda item in which you are commenting:	
Email Address	slpmichell@gmail.com
Address	213 Criollo Ct
Phone Number	4087610104
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
Do you wish to sign-up for Reno Connect e-newsletters?	Yes



New form response notification

1 message

Reno City Council Online Public Comment Received <cityclerk@reno.gov>Tue, Jul 25, 2023 at 2:19 PM

Reply-To: cityclerk@reno.gov
To: publiccomment@reno.gov

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

Your Name (First and Last)	Tom wulf
Council Meeting Date	Jul 26, 2023
Agenda Item	A.3
Do you wish to speak in person at the meeting?	No, written comment only (please submit your comments in the field below)
Your Comment (if you are speaking, it is not necessary to complete this field)	Equestrian Center Destruction: Community concerns range from excessive traffic and housing density to misrepresentation of the intent to preserve the equestrian center for the purpose of benefit to the community. Residents depend on elected leaders to pass judgement on these issues in the best interest of the community, sometimes siding with the residents and sometimes with the developers... but always with a longer term perspective as to the greater benefit to the community. The destruction of the Rancharrah equestrian center will be

detrimental to the immediate community and the broader interests of Reno. There is plentiful evidence suggesting the developer intended an equestrian center... evidence that buyers depended upon as they purchased their Rancharra property, whether they intended to board a horse, see the stable as value add to their property or simply enjoy the equestrian environment.

The Rancharra declarant HOA President is the only known window the community has to communicate with the developer. The story as to the fate of the equestrian center has changed frequently, seemingly intended to keep the HOA community at bay, but has yet to match the documentation published on the HOA (Associa) website suggesting the presence of an Equestrian Center within Rancharra.

The developer seems unreachable to discuss alternatives and appears to have interests that have little or no consideration as to what was promised or to what is in the best interest of the Rancharra community or Reno in general.

In addition to the initial misrepresentation of the property, it appears the developer intends to increase the housing density of the planned development. While we were not expecting the destruction of the equestrian center, we understand there has been a subsequent approval for six homes on larger lots. We further understand the developer intends to amend this approval to include 24 patio homes. Approval of this request will negatively impact the property value of Rancharra residents and further frustrate the already heavy traffic in the community.

The City Council and Planning Commission are respectfully requested to take action necessary to delay the destruction of the barn and development of the property pending further hearings and discussion of alternatives.

Respectfully submitted,
Tom Wulf

Which City of Reno Ward do you reside?

Ward 2

Please state if you are in favor or in opposition of the

In opposition

agenda item in which you are commenting:	
Email Address	wulf.tom@gmail.com
Address	6122 S Pleasant Oak Trl
Phone Number	5306136176
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	Yes

the agenda for today's meeting.	
Do you wish to sign-up for Reno Connect e-newsletters?	Yes

New form response notification

1 message

Reno City Council Online Public Comment Received

Sat, Jul 22, 2023 at
7:27 PM

<cityclerk@reno.gov>

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

Your Name (First and Last)	william griggs
If you are representing someone other than yourself, please indicate who you are representing.	people in general
Council Meeting Date	Feb 02, 2023
Agenda Item	this doesnt make sence. please respond to the unwashed pooper behind the thrift store
Do you wish to speak in person at the meeting?	No, written comment only (please submit your comments in the field below)
Your Comment (if you are speaking, it is not necessary to complete this field)	again,, its everybodys favorite informant. . this black (not racial issue) homeless guy named mike is sitting there behind the thriftstore in golden valley and the neighborhood smells like piles of excrimant. hes been there for more than a year buddy. i was riding by the little kids playground at that school and you can smell it there. the police said its not illegal. but you know sometimes im riding by that school and the kids are sitting there looking morbidly depressd. its the poop smell. its not just the little sewage

runoff .dude its the hobo. im not trying to be mean , but im sick of smellin it every morning i get home and its accually in my clothes and lungs for a while. kayy i accually had to go to the store just now and im choking on it.. at night he treks over to the dollar store and sleeps on the side. last time i had an issue w/ this other dude cant remember his name,, dude was bothering me at the jacksons on lemmon he got out in a couple weeks and was right back harrasing me about how i wasnt an informant ????? . anyway it stinks

Which City of Reno Ward do you reside?

Unincorporated Washoe County

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

No position stated - Concerned or Neutral

Email Address

Gilly.infamous2@Gmail.com

Address

7117 mustengo dr.

Phone Number

7757374051

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

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

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

No

Voice Message From: Cisco Unity Connection Messaging System (917753266378)

1 message

publiccomment@reno.gov <publiccomment@reno.gov>

Tue, Jul 25, 2023 at
10:21 AM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 917753266378

Click to Call 917753266378

Hello. I'm this is concerning Virginia Lake. I live near Virginia Lake, and for the last 2 years, somebody has been breaking the trees, killing the trees there than the new little trees that I've been planted. That's one thing. Nothing is being done. I've called about it and leave handles keep you know, keep going around. I was wondering if some kind of video surveillance can be put around there that's for one reason. Another reason is people right around the lake. They're not supposed to ride around the lake on bikes, skateboards motorcycles. I'd say you know nobody does anything about that. I've almost been run into several times you know that everybody just you know they don't they don't know by the rules you know they let their dogs poop all over the place. I took pictures of three dog boots so far this morning and this is Tuesday, July 25th. You know, let you know there's it there's no Rhyme or Reason to this anyway. Thank you goodbye.

(Transcription with high 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.



VoiceMessage.wav

522K

Voice Message From: Cisco Unity Connection Messaging System (917752230870)

1 message

publiccomment@reno.gov <publiccomment@reno.gov>

Thu, Jul 20, 2023 at
1:10 PM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 917752230870

Click to Call 917752230870

Ohh. Hi my name is Randy short. I am one of the owners of 4400 Alexander's Lake Road better known in the area as Rattlesnake Mountain. Just thought I'd throw this out there. I kind of represent the family that we don't it on the short family about, maybe we can some kind of deal for us. Citicards Door, County City County Airport park, it does but open to open space right now for Washoe County and is, well, used actually in this area. You and some Publications around with some misinformation about whether it is Infect BLM land or County, own land, and so forth which it is not. It is actually privately owned. So anyway, I thought I'd throw it out there. I know you guys got some constraints as far as financing goes and everything else that we just doing stuff that you all the time. So just thought, I'd throw it out there. Let me know if you have any interest and I'd be happy to come in there and actually talk to you about it. If it needed to Anyway, that's great. Thank you for taking my call and message and I appreciate it. Have a great day.

(Transcription with high 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.



VoiceMessage.wav

646K