

Ron Bell - Public Comment
WMPA18-0001

125 2nd St, 1/2 Block from S.V. BLVD
Vacant lot all utilities in previously double
wide

SA



Help preserve Sun Valley Property Rights...

Hello, I am an affected property owner in the DCMA and or Neighborhood Commercial area of Sun Valley. Please vote in favor of giving us our property rights back so in the future we can add, remodel or replace our mobile/manufactured homes.

This still leaves open the possibility of commercial in the future but leaves me the option to maintain my lifestyle and property value if I decide to remodel or replace my mobile/manufactured home.

Name: *Darlene Lechin*

Address: *PO Box 104, Sparks NV*
125 2nd St

Phone:

775 626-9334

To whom it may concern

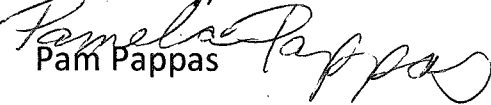
I manage the Natson Mobile Home Park at 5511 to 5545 Sun Valley Blvd. In 2017, we wanted to simply put a manufactured home back on two lots (5525 & 5535) in our park with all hookups in place and had two homes on the lots previously.

I was told I could only put a business there right smack in the middle of the mobile home park. Even if we wanted to, the setbacks and tiny lot would not allow for this anyhow.

This has created the inability to do anything with these lots but sit and be a dumping area for the neighborhood with no compensation from any sources that created and enforce this draconian law.

We still pay taxes on these lots and they are ready to go, please vote in favor of allowing more affordable housing.

Yours Truly,


Pam Pappas

July 1, 2018

Re: letter

kaelin bell

Tue 7/3/2018 9:10 AM

To: Ron Bell <ronbellrealtor@hotmail.com>;

7/3/18

To Planning commission or whom it may
Concern,

My name is Kaelin Bell, my father owns
109 Grumpy. During the great recession, he
lost everything; his car, rental homes,
Our home we lived in and it was a difficult
time for our family.

He bought the lot at 109 Grumpy which is two
blocks away from the Boulevard because it
was all he could afford to work his way
back. It had a manufactured home on it and
all utilities then and now. After three years
of trying to get a permit to put a manufactured
home back on it, he has had no luck except
one meeting after another to try and improve
the neighborhood. This has been a huge
financial burden for our whole family.

Please help to restore not just my Dad's
Property rights but over the 100 affected
by this. Kaelin Bell

Help preserve Sun Valley Property Rights...

Hello, I am an affected property owner in the DCMA and or Neighborhood Commercial area of Sun Valley. Please vote in favor of giving us our property rights back so in the future we can add, remodel or replace our mobile/manufactured homes.

This still leaves open the possibility of commercial in the future but leaves me the option to maintain my lifestyle and property value if I decide to remodel or replace my mobile/manufactured home.

Name: Kathy Cotter

Address: 5557 Sun Valley Blvd
SV. NV 89433

Phone: 775-746-0596

Kathy Cotter

Don Ellis

100 Grumpy Lane

Sun Valley NV.

I have numerous interests in the Sun Valley N.C. (Neighborhood Commercial) area. Some lots are sitting empty for years that have utilities on them and previously had manufactured homes on them.

I or anybody else I know in this area were never made aware that we would not be able to improve our properties and that the Sun Valley Master Plan did not allow for manufactured homes on N.C. lots in 2010 when passed or anytime in the future.

Please do whatever you can to allow a manufactured home back on my lots, they are too small for commercial and a block away from the Sun Valley Blvd.

Don Ellis 6/30/18
Don Ellis

To Planning Commission:

I pass by the area daily that is affected by the inability of property owners to be able to replace their homes or do major improvements on them. Many of the trailers are old and dilapidated and need to be replaced but remodeling or replacing is not allowed under the current zoning. Something (like a new manufactured home) is better than nothing as is currently while these trailers continue to deteriorate. The likelihood of a commercial development in this area to come along and get a group of people to sell and buy them out is unlikely at best. This area is in bad shape and people need to be able to improve their properties, many lots are even vacant with trash, cars, mattresses, homeless etc. on them that are now unbuildable for a manufactured home to go on.

I have first hand witnessed as a handyman the effects of people not being able to improve their properties as it has cost me plenty of work.

Please allow manufactured homes on these lots, they can still be commercially developed so nothing has changed except the ability to improve their property and neighborhood with a remodeled or new manufactured home.

Thank You,



Dave Marr

5869 Leon Dr.

Sun Valley NV. 89433

229-6859

Help preserve Sun Valley Property Rights...

Hello, I am an affected property owner in the DCMA and or Neighborhood Commercial area of Sun Valley. Please vote in favor of giving us our property rights back so in the future we can add, remodel or replace our mobile/manufactured homes.

This still leaves open the possibility of commercial in the future but leaves me the option to maintain my lifestyle and property value if I decide to remodel or replace my mobile/manufactured home.

Name: *Steve Jermier*

*Ben Jermier Prop UC
26425 SE 22nd St
Sammamish, WA
98075*

Address: *Property 103 Grumpy Lane
Sun Valley, WA*

Phone: *425-442-2917*

Heather Cook 3880

Antelope Valley Road Reno, Nevada 89506

July 3, 2018 Washoe County Planning Commission Regarding: Motion to approve Master Plan Amendment Case Number WMPA18-0001

Dear Members of the Planning Commission, Sun Valley has never been the best place for some to live. But it is a decent place to live, with decent folks. Perhaps not the most refined or gentrified, but decent and basically good people, nonetheless. I don't know what pipe dream they had for Sun Valley, but I do know that the denial to allow residential use for the lots in the DCMA effectively condemns those lots to be vacant in perpetuity.

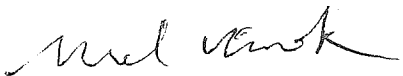
Those lots, on one third of an acre or less, are too small to house a business of any sort in the first place. Secondly, business do not set up shop in the middle of residential neighborhoods. It isn't done in affluent neighborhoods let alone low-income neighborhoods like Sun Valley. The only thing that vacant lots in low-income neighborhoods attract are squatters, drug dealers etc. This is not an indictment of Sun Valley, it is simply a truth of life anywhere. Low income neighborhood + vacant lots ALWAYS = squatters, then drug dealers etc. This is common knowledge as basic as the fact that business don't set up shop in neighborhoods. The squatters are already showing up, the drug dealers are not far behind.

Another life truth is that once the perpetually vacant lots in these neighborhoods are taken over by drug-dealers, thieves, and drug addicts they start preying upon the decent residents of those neighborhoods who have nowhere else to go because they lack the resources or the will to move their homes.

But why should they be forced to suffer at all due to the folly of the S.V. Master Plan? I am sure there were good intentions in doing this but it backfired. Thus, blight takes hold of a vulnerable population.

And another point that I haven't even touched on is the property rights of the owners of these lots? What about them. Where are the rights of these property owners? Their property was effectively confiscated without compensation or representation. This is not the America that our forefathers fought and died for. This is far more like the despot they fought against.

Sincerely, Heather Cook

A handwritten signature in cursive script, appearing to read "Heather Cook".

Help preserve Sun Valley Property Rights...

Hello, I am an affected property owner in the DCMA and or Neighborhood Commercial area of Sun Valley. Please vote in favor of giving us our property rights back so in the future we can add, remodel or replace our mobile/manufactured homes.

This still leaves open the possibility of commercial in the future but leaves me the option to maintain my lifestyle and property value if I decide to remodel or replace my mobile/manufactured home.

Name:

William W. Cook

Address:

5151 SUN VALLEY BLVD

Phone:

747-677 1

To whom it may concern:

I am writing this to express my concern regarding properties in the DCMA. Because of the DCMA these properties are zoned commercial, which does not allow for a manufactured, even though many are not large enough by city standards to construct a commercial building on. This leaves the property owner without any choices. Why would a property owner pay to keep the lot clean and weed free if the only thing he can do with it is pay the taxes and fees?

Most of these properties were formerly zoned for manufactured housing and are vacant or have abandon mobile or manufactured homes on them. The stated goal of Sun Valley is to encourage low income housing and to clean up the area. Allowing manufactured homes on these lots would do both. An investor or owner of a new manufactured home would find it in his best interest to keep the property in excellent shape either for pride of ownership or to get excellent tenants. At the same time this would increase the value of these properties and increase taxes collected.

This seems like a win for everyone. The city, the county, and the investors and owners. Please consider the above in your decision tonight.

Thanks for your consideration.


John Spinola
Realtor, Investor, Property owner

Don Ellis

104 Grumpy Lane

Sun Valley NV. 89433

775-781-7827

My name is Don Ellis, I have owned property in Sun Valley for over 20 years. I own and have an interest in two lots on Grumpy Lane that are affected by the Sun Valley Master Plan prohibiting manufactured homes in the DCMA/Neighborhood commercial area. I rely on these lots for my retirement income, the current zoning has de-valued them and jeopardized my investment.

Please vote in favor to approve the appeal of the denial of Master Plan Amendment # WMPA18-0001 and restore our street back to its original intention; to allow manufactured homes. I and all my neighbors do not want any commercial buildings or businesses of any type on our street. We bought in this area to enjoy it as a quite residential street, not to have a business a block away from Sun Valley Blvd. in an area of only manufactured homes and families.

775-781-7827

Sincerely,

Don Ellis

Don Q. Ellis

Retired Gen. Contractor and Developer, Sun Valley has developed nicely, 109 Grumpy has been caught in a catch 22. Can't be developed, needs a variance, this rezoning to neighborhood commercial came as a complete surprise to me as I was never notified.

Don Q. Ellis

Public Comments 8/7 meeting, mine et al, Sun Valley Moratorium-Area Plan WMPA18-000

Ron Bell

Tue 8/7/2018 12:09 AM

To: Ron Bell <ronbellrealtor@hotmail.com>;

Bcc: phoran@washoecounty.us <phoran@washoecounty.us>; mlawson@washoecounty.us <mlawson@washoecounty.us>;
tbruce@washoecounty.us <tbruce@washoecounty.us>; fdonshick@washoecounty.us <fdonshick@washoecounty.us>;
chviliceks@unce.unr.edu <chviliceks@unce.unr.edu>; jib2424@sbcglobal.net <jib2424@sbcglobal.net>;
lchesney@washoecounty.us <lchesney@washoecounty.us>;

📎 2 attachments (667 KB)

Sun Valley Moratorium Property Owners Comments Part 1.pdf; Part 2 Sun Valley Moratorium Property Owner Letters.pdf;

(2 PDF's attached with public comments that were handed to me from the last meeting that moved the WMPA18-00 to the 8/7 meeting.)

Madam Chair and respective members of the Washoe County Planning Commission,

I am the appellant who appealed the 4 to 3 decision of the Planning Commission meeting on April 3. That decision was overturned 5 to 0 by the B.C.C. We are about 2/3rd of the way through the process of 9 meetings ending at the TMRPA.

We currently can't put new manufactured homes on lots that previously had them even though we have all our utilities in and even mailboxes. Others, can't remodel 1960s dilapidated mobile homes or replace them due to the 90s era Master Plan done back in the boom days of retail and before Amazon.

Affordable housing is needed more than retail and our lots at 1/8th to 1/4 acres are way too small for commercial which has created a useless-worthless scenario. Our lots and dilapidated mobile homes serve as dumping grounds and homeless camps and create a burden for law and code enforcement.

I need your unanimous support this time around to support lifting the moratorium (without compensation) in Sun Valley and to allow manufactured homes back per their original zoning. I respectfully ask that you recommend acknowledgment of the report with no remarks or conditions that could jeopardize future property rights and property improvement/replacement of Sun Valley property owners please.

Going forward, the TMRPA needs to know that they have your support as well

*Thanks,
Ron Bell*











All Utilities in on 6th St. Vacant Property
Similar Scenario As Others; Mfg. Neighbors

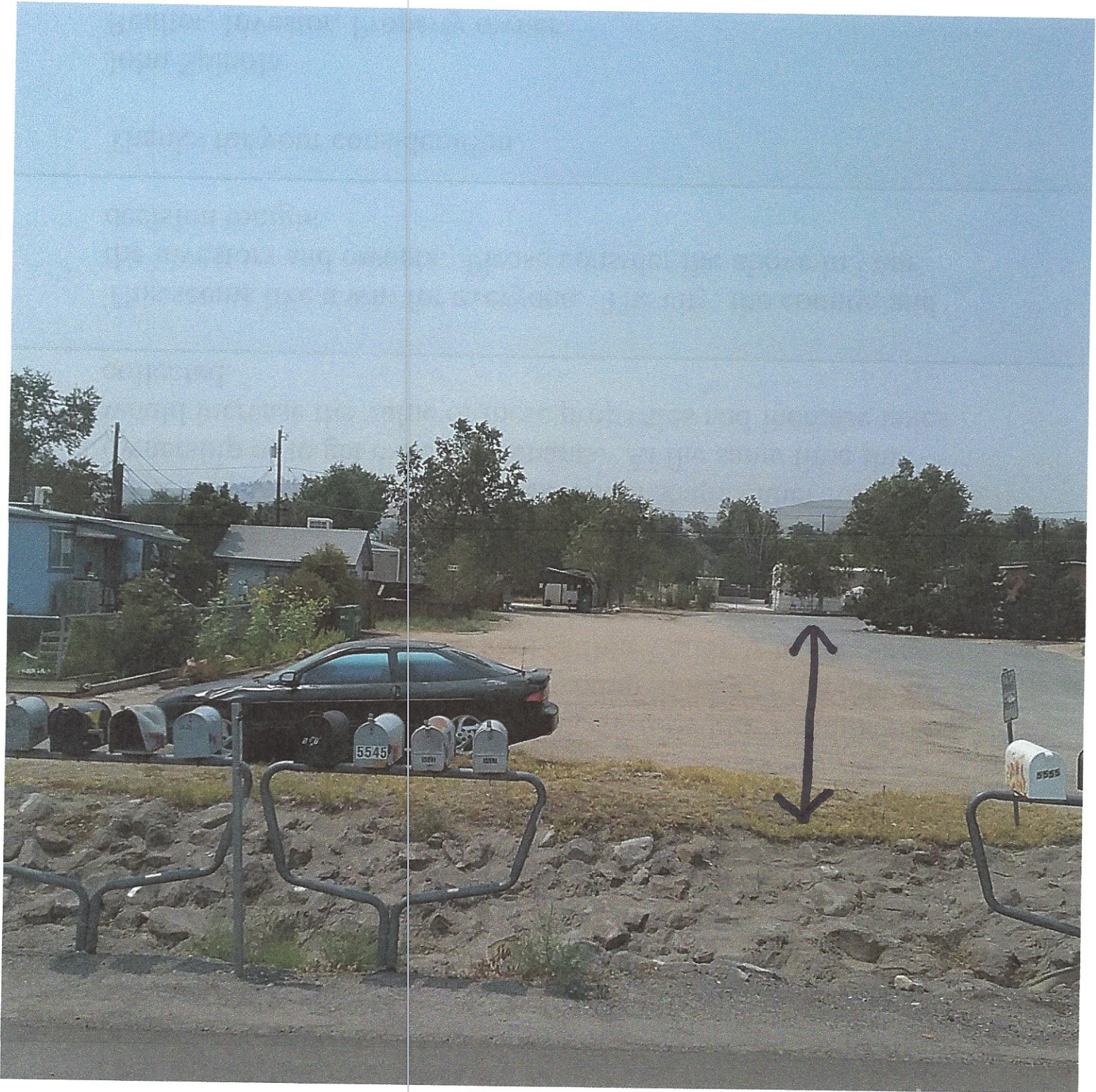


My Vacant Lot Now, My Mailbox



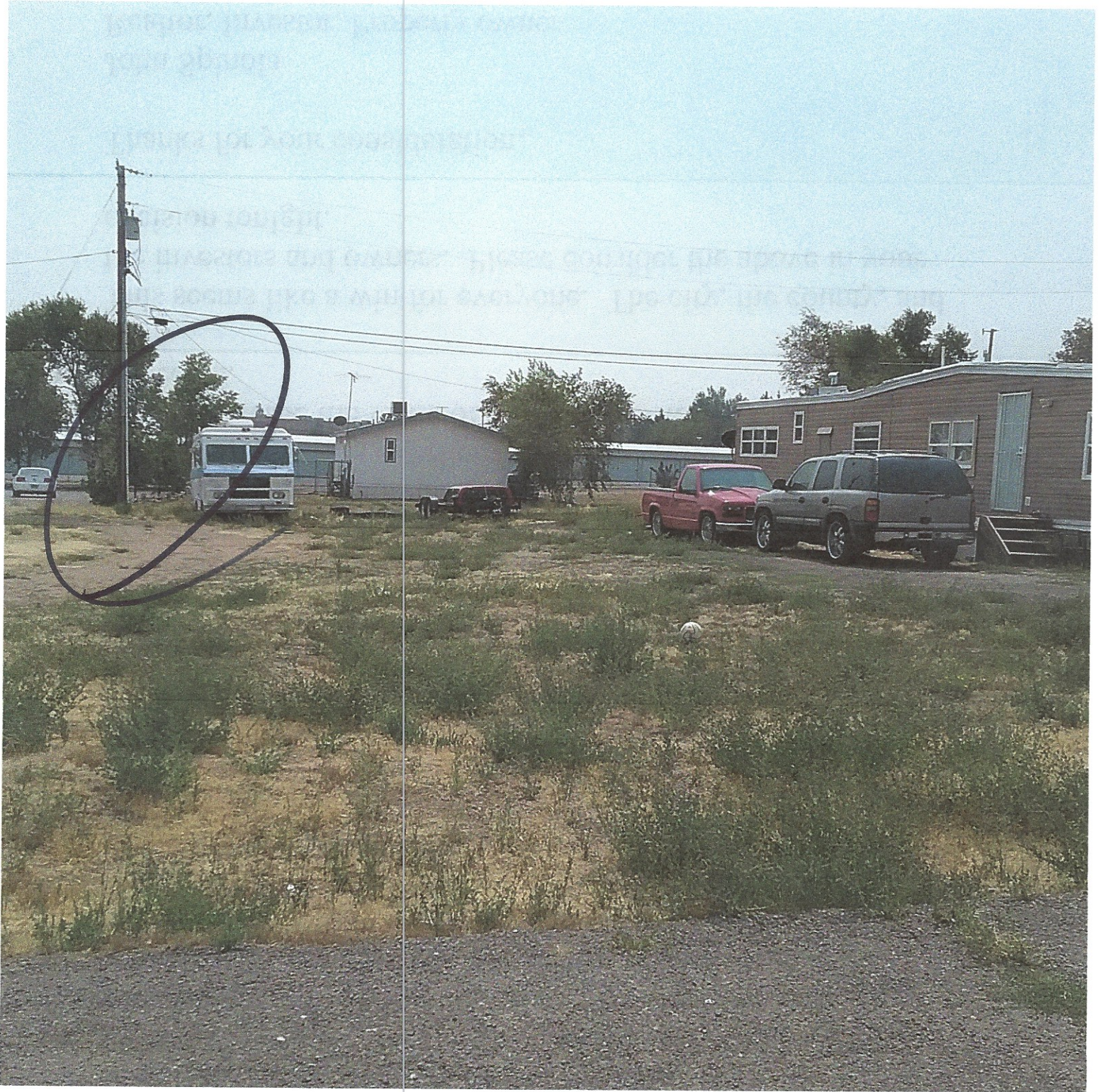
My Lot Looking Back To Sun Valley Blvd





Trailer Park







UNRESERVED

PSP

6TH

6TH

HDS

MDS

MDS

MDS

MDS

DUCLERQUE

NC ↓

X X X

X

GC ↓

MDS

MDS

NC

NC

NC

NC

GC

GC

MDS

MDS

MDS

MDS

NC

NC

GC

GC

MDS

SLOPE

MDS

MDS

MDS

NC

NC

GC

GC

MDS

↓

SUN VALLEY

↑

NC-GRUMPY

NC

NC

GC

GC

MDS

MDS

MDS

MDS

NC

NC

GC

GC

MDS

NC

NC

NC

GC

GC

MDS

MDS

MDS

MDS

NC

NC

NC

GC

GC

MDS

X X

X

X

GC

GC

MDS

MDS

MDS

GC

GC

GC

GC

GC

MDS

HIGHLINE

MDS

MDS

GC

GC

GC

GC

GC

MDS

Sun Boulevard

↓

X

GC

GC

MDS

LACY

NC ↓

X

X

X

↑

MDS

MDS

GC

GC

MDS

MDS

Jim Klipp - Public Comment
WMPA18-0001



Commercial Example Sun Valley



Example of Vacant Commercial

Since Built!

~~5-10~~ yrs

SINCE MASTER
PLAN CHANGE

Affordable Housing Needed!

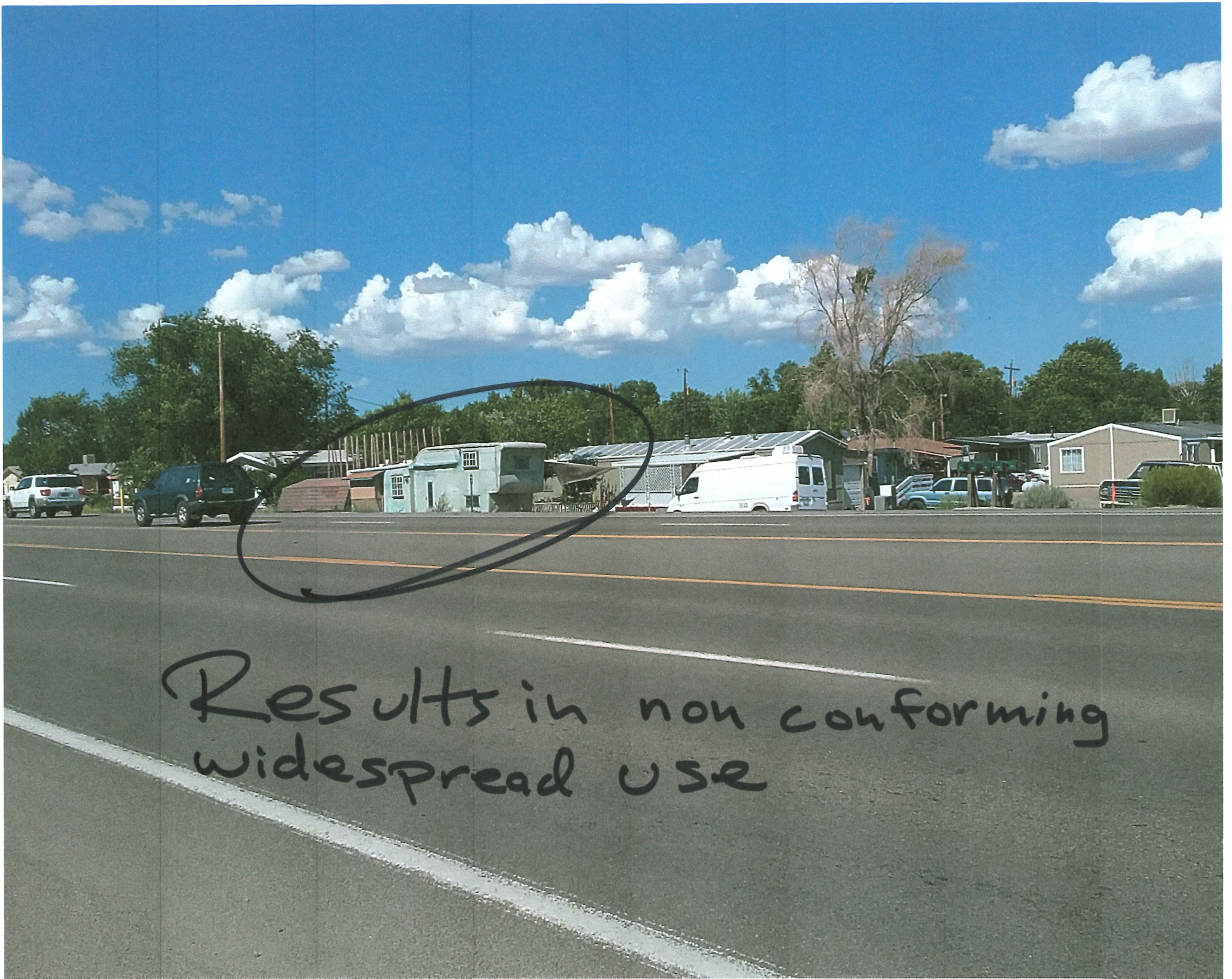


Plenty of commercial

Example of Street affected by moratorium



1 Block away from Siv. Boulevard



Results in non conforming
widespread use

The Results ↓

