

**From:** [Bernice T](#)  
**To:** [Olander, Julee](#)  
**Subject:** PC mtg 3/1 Case # WMPA22-004 Comments  
**Date:** Friday, February 25, 2022 5:01:14 PM

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Please add to the public Hearing on 3/1.

I am strongly **against** this Master Plan Amendment as a whole package. The SCMA should all be **separate amendments**. The areas are different. What may be good for West Truckee Meadows Wildland Transition SCMA, may not be good for Thomas Creek SCMA, and so on.

Specifically, the Thomas Creek SCMA has property (RCF) that has been denied by this Planning Commission as well as the Board of County Commissioners to go from LDS to MDS. If the above Master Plan Amendment is approved as a whole, then that property in Thomas Creek SCMA can just go ahead and build LDS-2 units? This does not make sense to me.

Sincerely,  
Bernice Taylor  
Southwest Vista  
315 Sangre Cir

PS sorry if you got this twice. Not sure it went through the first time.

**From:** [parker.galena@alumni.caltech.edu](mailto:parker.galena@alumni.caltech.edu)  
**To:** [Olander, Julee](#)  
**Cc:** [Lucey, Robert \(Bob\) L](#); [Tom Motherway](#); [Hartung, Vaughn](#)  
**Subject:** LDS-2 amendment  
**Date:** Monday, February 21, 2022 9:53:08 AM

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We are opposed to this amendment that would allow two homes on a one acre lot in this area. The facilities we have are barely adequate to support LDS-1:

- Fire and EMS stations.
- Road maintenance including snow removal (been to Galena lately? Notice the snow piled on top of the fire hydrants and in people's front yards?).
- Control of speeding and reckless driving.
- Schools and school bus routes.
- Utilities, like sewers, supply of natural gas, and electricity that doesn't fail at the first sign of storms.
- Poorly designed and maintained storm drains.

Fortunately, we have infrequent crime, but with the Sheriff's help we formed a Neighborhood Watch to discourage burglars. If you approve this, you are turning this area into Reno. The reason we moved here was because we didn't want to live in Reno with their high taxes and poor service, crime, and neighbors right on top of one another.

And, having watched other areas of the County, we know that "building additional facilities" per the masterplan amendment is a dream proposed by potential developers to get approval, with no intention of ever building anything. We have heard a current County Commissioner, in a public meeting, say, "we don't have to build anything—fire stations will come after the houses get built" apparently magically, and a Sitting Planning Commissioner say, "you can't ask them to build a fire station; it would cut into their profits".

[Bob and Kat Parker](#)  
[120 Clifrose Circle, Galena Forest](#)  
[parker.galena@alumni.caltech.edu](mailto:parker.galena@alumni.caltech.edu)

**From:** [B & C Clark](#)  
**To:** [Olander, Julee](#); [Lucey, Robert \(Bob\) L](#)  
**Cc:** [Lloyd, Trevor](#)  
**Subject:** WMPA22-0004 - Vote NO  
**Date:** Monday, February 21, 2022 9:15:45 PM

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To Bob Lucey and Washoe County Planning Commission.

I understand that on Tuesday March 1<sup>st</sup>, the Washoe County Planning Commission (WCPC) will consider Master Plan Amendment Case WMPA22-0004, a proposal to increase housing density for the Southwest Truckee Meadows Area Plan by adding a new designation of 'Low Density Suburban 2 (2 houses per acre). Low Density Suburban (LDS) is now designated as 1 house per acre.

I am writing to notify the County that I am adamantly opposed to this new designation, and I encourage the Commission to vote NO on WMPA22-0004.

Adding this new zoning designation will:

- Decrease the quality of life,
- Add to traffic congestion and additional pollution,
- Decrease property values,
- Overburden existing schools,
- Overtax public services, and
- It is NOT in keeping with the 'character' of the semi-rural parts of the County.

WMPA22-0004 does not meet Findings of Fact – Consistency with Master Plan.

- What is the value of a Master Plan when Washoe County can just amend it in future years to allow more intensive development?

WMPA22-0004 does not meet Findings of Fact – Compatible Land Uses.

- People moved to this area for the quality of life, for the open space, buffer areas, for the large lots, scenic values, and for the rural nature of the area.
- The proposed amendment would change the zoning and increase the density of the so called "government lots", located off of Mt. Rose Highway (2.5 + 5 acre lots). The proposed amendment to allow 2 houses per acre is not a compatible land use to 1 home per 2.5 acre or 1 home per 5 acre. The proposed amendment will further adversely contribute to and adversely impact the public health, safety, and welfare.

WMPA22-0004 does not meet Findings of Fact – Response to Change Conditions.

- The proposed amendment does not represent a more desirable utilization of land for the current residents of this area.
- The County Planning Staff (Julee Olander) reached out to the community and obtained public comment (attached to the Planning Commission Staff Report). [All public comments](#)

received to date are in opposition to this amendment. ALL public comments received indicate they do not want a more intensive housing density (All are in opposition to WMPA22-0004).

WMPA22-0004 does not meet Findings of Fact – Availability of Facilities.

- There is not existing water, sewer, or electrical infrastructure located throughout the so called “government lots”, located off of Mt. Rose Highway.
- If greater density is allowed on these lots, then infrastructure would be needed. I have a concern that additional easements will be needed to extend such sewer, water, and electrical; further damaging and infringing on neighboring parcels.

WMPA22-0004 does not meet Findings of Fact – Desired Pattern of Growth.

- As demonstrated throughout this public comment and comments made by others, this is not the desired pattern of growth desired by the current residents.
- We moved to this part of town 30 years ago because we loved the rural nature of the area and the large lots.
- Larger lots in this area provide valuable open space; important for the quality of life (mentally and physically) as well as providing valuable wildlife habitat.
- Water resources are also limited in this area (necessary to sustain development, as well as existing wildlife). Additional development would put a further stain on water resources and would future pollute existing waterways (runoff from asphalt, increased erosion and sedimentation).
- Sensitive cultural resources are also present in the area, and should be protected per Section 106 National Historic Preservation Act.
- Most importantly, the larger lots provide a buffer between the existing suburban residential and the open space USFS lands to the west. These parcels should remain as open space and/or have a regulatory zone of 1 unit per 2.5 acre or 1 unit per 5 acre minimum.
- Should these lots be developed (2 units per acre), I have a concern that all would be on septic; potentially impacting the groundwater resources.

The Washoe County Commissioners need to recognize that resources (land and water) within southern Washoe County are becoming limited. As such we need to start governing responsibly; protecting the limited resources that we have.

I strongly encourage the Commission to vote “NO”, do not reduce existing zoning, do not vote to increase the home density.

Having a buffer of open space / no development is important for all aspects of quality of life in Washoe County. This was made evident over the past two years during the Covid-19 pandemic, where people (for their mental and physical health) sought out nature trails, open space, and scenic values.

Under the existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County.

The County has already approved developments in this area that have not been built. This demonstrates there is not a need for a more intensive zoning, therefore, the proposed amendment

to the Southwest Master Plan to LDS-2 zoning category is simply not needed.  
Adding a higher-density zoning category will only enable an expansion of the county's malfeasance.

People moved to this area for the quality of life, for the rural nature and open space, buffer areas, and for the large lots.

Please do not increase the density.

The proposed amendment (WMPA22-0004) is not the desired pattern of growth.

Please forward this public comment to all other members of the Washoe County Planning Commission.

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I respectfully ask that you vote No on WMPA22-0004.

Thank you for your time.

Sincerely,

Catherine Clark  
13190 W. Saddlebow Drive  
Reno, Nevada 89511

From: [mcwjfamily@aol.com](mailto:mcwjfamily@aol.com)  
To: [Olander, Julee](#)  
Subject: Opposition-Master Plan Zoning Amendment  
Date: Sunday, February 27, 2022 11:12:28 AM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

This email is in opposition to the proposed Regulatory Zoning Change to add LDS-2 to *the master plan amendment to add low density suburban-2 (LDS/2 units per acre) to certain suburban character management areas- in the West Truckee Meadows Wildland Transition Suburban Character Management Area (SCMA), Foothill SCMA, Thomas Creek SCMA and Lower Galena SCMA.*

The residents and homeowners are adamantly opposed to this zoning amendment! In the past, we have presented 350+ signatures of people opposed to a zoning change.

It is not about siding with developers and the financial gain to be achieved by building more houses per acre.

**It IS about doing what is right for the neighbors and homeowners who live in this area for years and want to preserve the area as it was intended to be – keeping consistent zoning with the current surrounding properties.**

Thank you,

Cheryl Jordan  
5121 West Acoma Road  
Reno, NV 89511

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: Zoning  
**Date:** Sunday, February 27, 2022 12:58:25 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Cheryl LaFond <c1lafond@att.net>  
**Date:** February 25, 2022 at 10:57:59 AM PST  
**To:** katenelsonpe@gmail.com  
**Subject:** **Zoning**

I am totally against the proposal to amend the zoning categories in the unincorporated county master plan to include a category for 2 homes per acre (LDS-2).

As you know, currently, 1-home-per-acre is the highest density zoning allowed for master plan amendments. I feel that this proposed change favors developers for whom higher densities allow for greater profit. Plus, this proposal runs counter to the original intent of the county's area plans that specify a rural or pastoral setting outside the City of Reno.

I realize that the Reno area is in need of more housing, but to put that burden on those of us who chose to and paid dearly to live in the unincorporated area of the count is unacceptable. Many residents of the unincorporated county live there specifically because they don't want the urban-density development.

Cheryl LaFond  
5505 Goldenrod Dr  
Reno, NV 89511  
775 849-2368

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: Zoning changes  
**Date:** Sunday, February 27, 2022 6:31:37 PM

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Begin forwarded message:

**From:** Clare Holland <clareholland1958@gmail.com>  
**Date:** February 27, 2022 at 4:46:43 PM PST  
**To:** katenelsonpe@gmail.com  
**Subject:** **Zoning changes**

I am a resident of Washoe Valley and I am writing to ask that you leave the current zoning of 1 home per acre in unincorporated areas intact. Higher density sprawl will detract from the present rural setting, and it was this rural setting that drew me to purchase a home in Washoe Valley. Thank you

Sent from my iPhone



**From:** [dreifert@wmjenkins.com](mailto:dreifert@wmjenkins.com)  
**To:** [Olander, Julee](#)  
**Subject:** OBJECTION  
**Date:** Thursday, February 17, 2022 8:26:29 AM

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“Ms. Olander,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of “Low Density Suburban 2”. I have the following concerns.

- Higher density zoning will 100% detract from the quality of life for existing residents and may affect property values.
- The county has been irresponsible in the approval of developments to the detriment of the character of this area. Consider the impact in fire sensitive areas and the lack of ability to safely leave in the event of a fire. I.e. Callahan Ranch/ Galena area
- 
- Under existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County. The addition of the LDS-2 zoning category is not needed.

I ask you to relay my opposition to WMPA22-0004.

Diane Reifert

**From:** [ellenshaw@aol.com](mailto:ellenshaw@aol.com)  
**To:** [ellenshaw@aol.com](mailto:ellenshaw@aol.com)  
**Subject:** WMPA22-00004  
**Date:** Saturday, February 26, 2022 11:16:46 AM

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**TO: Planning Commissioners and Board of County Commissioners:**

There seems to be a lot of confusion about the proposed Resolution lumping everything into one policy amendment of the Master Plan to be enacted on March 1, 2022. It appears that this Master Plan change has come about because of a private property request to changing the zoning of certain properties without the desired changes having an existing zoning.

There is a very large population of your "public" who were never informed of these proposals regarding the Master Plan Amendments . Without maps it is impossible for me to determine exactly what you are proposing as compared to what exists.

I do not approve of this Master Plan Amendment in one Resolution and without notification to our public.

Ellen Shaw  
5120 W. Acoma Road, Reno 89511

**From:** [janice Melena](#)  
**To:** [Olander, Julee](#)  
**Subject:** against proposal for 'Low Density Suburban 2 (2 houses per acre)  
**Date:** Monday, February 21, 2022 10:08:04 AM

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hello,

As a resident in district 2, I would like to submit my opposition to additional density proposal. More dense housing only adds to our existing problems.

The traffic is already horrific in the Mt Rose corridor and additional density building would only make it worse.

We have been waiting for Ndot to improve the area road congection & street improvement since the deathly crash several years back. Todate no improvements have been made to improve the safety of our roads, and no solutions are advertised for the foreseeable future.

The newer charter school additionally has added extensive new traffic & it's associated hazard.

Allowing additional density housing isn't the solution and only exasperates these existing problems.

Also, it adds to the noise pollution, light pollution & increase the road hazardous conditions in our neighborhoods.

Janice Melena

**From:** [jim.reifert](#)  
**To:** [Olander, Julee](#)  
**Subject:** Zone change for SW Reno  
**Date:** Tuesday, February 15, 2022 8:20:29 AM

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Ms. Olander,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of “Low Density Suburban 2”. I have the following concerns.

- Higher density zoning will detract from the quality of life for existing residents and may affect property values.
- The county has been irresponsible in the approval of developments to the detriment of the character of this area. Some of these developments undermine public safety to a scandalous degree. Adding a higher-density zoning category will only enable an expansion of the county’s malfeasance.
- Under existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County. The addition of the LDS-2 zoning category is not needed.

I ask you to relay my opposition to WMPA22-0004.

Sincerely  
Jim Reifert  
15619 Fawn Lane  
Reno  
Sent from my iPhone

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: LDS-2  
**Date:** Sunday, February 27, 2022 12:58:53 PM

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Begin forwarded message:

**From:** karenandchris@charter.net  
**Date:** February 26, 2022 at 1:51:31 PM PST  
**To:** katenelsonpe@gmail.com  
**Subject:** LDS-2  
**Reply-To:** karenandchris@charter.net

We are Karen Critor and Chris Critor. We have lived in Washoe County since 1985 and in Washoe Valley since 1986. We are writing in regards to the upcoming agenda item WMPA22-0004 for review on March 1st, 2022. The proposal requests higher density planning in the South West Area Plan. We are asking you to vote AGAINST this proposal. We, like many others, moved to this area for the rural life style. Increasing the number of housing units permitted will change the character of the area.

Thank you for your consideration,

Karen Critor  
Chris Critor  
445 Puma Dr.  
Washoe Valley, NV 89704

775 849-2375

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: Zoning proposal for LDS -2  
**Date:** Sunday, February 27, 2022 12:59:07 PM

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Begin forwarded message:

**From:** Marian Samuelson <[iondesigns@gmail.com](mailto:iondesigns@gmail.com)>  
**Date:** February 26, 2022 at 5:01:46 PM PST  
**To:** [katenelsonpe@gmail.com](mailto:katenelsonpe@gmail.com)  
**Subject:** **Zoning proposal for LDS -2**

Dear Commissioner Kate,

For the record, I am against this proposal due to the impacts on infrastructure and safety. June 16, 2021 revealed the lack of planning regarding evacuation during a wildfire. Law enforcement was not adequately prepared/present to control traffic flow when both 395 south and south Virginia street were closed due to approaching flames. Fortunately this fire did not spread to threaten vehicles stalled in gridlock. We can't and should not count on that in the future.

High density housing in the corridor is already taxing our roads. We need to pace growth to align with infrastructure. Let's preserve the current zoning and preserve our quality of life.

Marian Samuelson  
15348 Brushwood Way  
Reno, NV 89511

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: Master Plan Amendment Case Number WMPA22-0004  
**Date:** Sunday, February 27, 2022 6:31:15 PM

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Begin forwarded message:

**From:** naylorhome@charter.net  
**Date:** February 27, 2022 at 3:16:39 PM PST  
**To:** katenelsonpe@gmail.com  
**Subject: Master Plan Amendment Case Number WMPA22-0004**

Good afternoon Commissioner,

Please deny Master Plan Amendment Case Number WMPA22-0004 (Southwest Area Plan).

The Amendment does **NOT** conform to the SWTM Vision and Character Statement found on page four of Southwest Truckee Meadows Area Plan and therefore does **NOT** meet Findings A and B.

"The Southwest Truckee Meadows defines itself as an area characterized by mature communities, evoking a pastoral sensibility in a suburban setting. As evidenced by their dedication to and interest in their neighborhoods, residents of the Southwest Truckee Meadows are proud of their communities and the rural lifestyle they are afforded. **This plan aims to support the ongoing investment made by the residents of the Southwest Truckee Meadows in the preservation of this area's rural residential character.** For the most part, the area is, or is planned to be, built out. The potential for any change in land use is limited. **Therefore, the focus of this plan is not on growth, but on maintenance and support of already mature communities.** "

Thank you,

Marilyn Naylor  
District 2 Constituent

From: [Jordan, Mike](#)  
To: [Olander, Julie](#)  
Cc: [Michael Jordan](#)  
Subject: Opposed - Regulatory Zoning Change to Add LDS-2  
Date: Monday, February 28, 2022 8:47:10 AM

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Good Morning Julie,

This email is in **opposition** to the proposed Regulatory Zoning Change to add LDS-2 to the master plan amendment to add low density suburban-2 (LDS/2 units per acre) to certain suburban character management areas- in the West Truckee Meadows Wildland Transition Suburban Character Management Area (SCMA), Foothill SCMA, Thomas Creek SCMA and Lower Galena SCMA.

Residents in my neighborhood are adamantly opposed to adding LDS-2 as a zoning option to the Master Plan Amendment for Washoe County. This opposition within my neighborhood (to zoning changes within the Master Plan) was well-evidenced during Regulatory Zone Amendment Case Number WRZA20-0003, where **thankfully, the Washoe County Board of Commissioners voted 5-0 against the request to alter historical LDS zoning** and preserve the low-density semi-rural neighborhood that we have enjoyed for over 22 years, not allowing greedy landowners and developers to negatively alter our long-standing neighborhood.

I'm aware of the growth challenges facing Washoe County and the need for both affordable and higher-end housing in the region, however we are VERY QUICKLY losing the quality of life that generations have enjoyed in Northern Nevada, and agreeing to add LDS-2 as a zoning option opens the flood gates further to greedy landowners and developers looking to line their pockets at the expense of Washoe County residents, and the quality of life we have historically enjoyed here in Northern Nevada.

Please support long-established neighborhoods and homeowners within Washoe County and don't add a LDS-2 Zoning option to the existing Master Plan.



Thank you,

Mike Jordan

5121 West Acoma Road

Reno, NV 89511

(22 Year Washoe County Resident and Taxpayer)

**From:** [orionbobo@yahoo.com](mailto:orionbobo@yahoo.com)  
**To:** [Olander, Julee](#); [KateNelsonPE@gmail.com](mailto:KateNelsonPE@gmail.com); [katenelsonpe@gmail.com](mailto:katenelsonpe@gmail.com); [larrypeyton@comcast.net](mailto:larrypeyton@comcast.net); [Donshick, Francine](#); [Flick, Michael](#); [Chvilicek, Sarah](#); [Chesney, Larry](#); [Phillips, Patricia](#)  
**Cc:** [ken@kraterconsultinggroup.com](mailto:ken@kraterconsultinggroup.com)  
**Subject:** Fw: Against Higher Density Zoning at Planning Comm. 3/1  
**Date:** Monday, February 28, 2022 8:14:04 AM

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Washoe County Planning Commission,

Amending the zoning categories in the unincorporated county master plan to include a category for 2 homes per acre (LDS-2) favors developers for whom higher densities allow for greater profit. This runs counter to the original intent of the county's area plans that specify a rural or pastoral setting outside the City of Reno. Many residents, including myself, of the unincorporated county live there specifically because they don't want the urban-density development. This plan will ruin the way of life in our lovely quiet area here in and around Washoe Valley.

I am against the plan to amend the zoning categories in the unincorporated county master plan to include a category for 2 homes per acre; please do not approve this plan.

Thank you.

Orion Bobo  
1580 Brenda Way  
Washoe Valley, NV 89704

**From:** [Tench Page](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Page Tench](#)  
**Subject:** Low Density Suburban 2 designation should be denied  
**Date:** Tuesday, February 22, 2022 11:08:44 AM

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The proposed new designation of low-density suburban 2 should be denied as it does not adequately protect the transition to exurban parts of the County - PLEASE DENY

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: LDS-2 Comment WMPA22-0004  
**Date:** Sunday, February 27, 2022 12:58:14 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Rob Pierce <rlkkkst1@yahoo.com>  
**Date:** February 25, 2022 at 9:30:09 AM PST  
**To:** larrypeyton@comcast.net, katenelsonpe@gmail.com, f.donschick@att.net, rmflick@washoecounty.us, chviliceks@unce.unr.edu, lchesney@washoecounty.us, pataphillips@yahoo.com, ken@kraterconsultinggroup.com  
**Subject:** LDS-2 Comment WMPA22-0004

Dear Commissioners

I have heard there is a proposal out there for your consideration that will allow developers to build 2 homes on 1 acre of land going forward. (LDS-2) In the South part of town. I know this possibility already exists as a large developer has changed the land use out in Silver Knolls to accommodate numerous homes per acre already. So it is not needed.

*Please do not approve this amendment* as it could open the door for more developers to not only build more homes, but then again challenge the zoning and build even more. It's just a matter of time before it is requested that the North Valleys be amended also.

We are short on land, yes; we are all aware of that. But allowing development to exceed the current LDS-1 plan and the current RTC plan for roads and land use differs, and therefore should not be allowed. RTC cannot keep up with the current changes and numerous people are suffering right now. The old slogan that infrastructure will be put in place after the building goes up doesn't apply to the North Valleys. Does it apply to the South Valleys area?

Just look at the North Valleys for example. It is suffering the effects of over growth in a short period of time as we speak. RTC cannot keep up and the residents are paying for it.

With all due respect please *do not* approve this request at this time. Let RTC get caught up then relook at it. Numerous lives depend on it.

Thank you for your time

Rob Pierce

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: PlanComm higher density zoning meeting  
**Date:** Sunday, February 27, 2022 12:58:41 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Steve Weatherly <[wthrly@gmail.com](mailto:wthrly@gmail.com)>  
**Date:** February 26, 2022 at 8:59:03 AM PST  
**To:** [katenelsonpe@gmail.com](mailto:katenelsonpe@gmail.com)  
**Subject:** PlanComm higher density zoning meeting

Dear Commissioner Nelson,

I reside at 2769 Sky Horse Trail in Arrowcreek, in District 2 of Washoe County, and write to voice my opposition to the proposed amending of the zoning categories in the unincorporated county master plan. Please do not include a category for 2 homes per acre (LDS-2).

Sincerely,

Steve Weatherly

2769 Sky Horse Trail,

Reno NV 89511

[wthrly@gmail.com](mailto:wthrly@gmail.com)

775-750-3673