

From: [Evans, Timothy](#)
To: [Howard Owens](#)
Subject: RE: WRZA24-003 Public Hearing
Date: Monday, June 10, 2024 4:49:00 AM

Hi Howard,

The public hearing for the project to be heard by the Planning Commission is tentatively scheduled for August 6th.

Feel free to reach out anytime with questions or comments.

Regards,

Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

-----Original Message-----

From: Howard Owens <cz7p4q@gmail.com>
Sent: Sunday, June 9, 2024 1:01 PM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: WRZA24-003 Public Hearing

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

Tim, there is a rumor that the pubic hearing date has been changed from 2 July to maybe 6 August?

Please confirm the actual date and time.

I am concerned because the last zoom hearing was 25 April. As time marches on, progress on the proposed subdivision continues to be made which makes it more difficult to stop.

Is the intention to continually delay until it is too late?

Howard S. Owens
10315 Placerville Dr
989-751-6809
Sent from my iPhone

From: [Howard Owens](#)
To: [Evans, Timothy](#)
Subject: Re: WRZA24-003 Public Hearing
Date: Monday, August 5, 2024 8:48:52 AM

This Message Is From an External Sender

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[Report Suspicious](#)

Tim, has this hearing been delayed yet again or is it still Tuesday night?

Howard Owens
989-751-6809
10315 Placerville Dr
Sent from my iPhone

On Jun 11, 2024, at 11:46 AM, Evans, Timothy <TEvans@washoecounty.gov> wrote:

Hi Howard,

The meeting will be held in the Board of County Commissioners chambers at 1001 E. 9th Street, Reno, at 6pm.

I completely understand the desire to have the question of “Is the intention to continually delay until it is too late?” answered. However, this is not a question I can answer.

Regards,

<image001.png>

Tim Evans

**Planner, Planning & Building Division | Community Services
Department**

CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

Visit us first online: www.washoecounty.gov/csd

From: Howard Owens <cz7p4q@gmail.com>
Sent: Tuesday, June 11, 2024 11:25 AM
To: Evans, Timothy <TEvans@washoecounty.gov>

Subject: Re: WRZA24-003 Public Hearing

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

Tim,

Please provide details on time and place of the meeting on 6 August.

Also, please answer questions in my first email.

Thanks.

Howard S. Owens

989-751-6809

Sent from my iPhone

> On Jun 10, 2024, at 4:49 AM, Evans, Timothy <TEvans@washoecounty.gov> wrote:

>

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>

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>

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> Tim Evans

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> To: Evans, Timothy <TEvans@washoecounty.gov>

> Subject: WRZA24-003 Public Hearing

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> Howard S. Owens

> 10315 Placerville Dr

> 989-751-6809

> Sent from my iPhone

>

RE: Regulatory Zone Amendment Case Number WRZA24-0003 (White Owl and Red Rock Rd.)

Public Comment from Mickey Zimmerman, 12200 Red Rock Road

The Vision and Character Management statement notes, under Land Use Goal One NV1.2 and NV1.3 that the combined policy growth level for the Areas is 2000 new residential units of land use capacity through 2025. The Washoe County Dept of Community Development is responsible for tracking land use to ensure this growth level is not exceeded. How many residential units have already been constructed? The Dept of Water Resources is also responsible for ensuring that growth levels do not exceed 85% water basin sustainability yield. Where is this Area now for capacity usage?

NV1.5 states that the Silver Knolls Suburban Character Management Area's highest density shall be Low Density Suburban of One unit per acre. Modifying LDS from one unit per acre to MDS (3 dwellings per acre) is a huge change and completely ignores the clearly stated Character Management statement. The Comprehensive Plan was developed after years of study of the North Valleys Areas and was written for guidance to educate further decisions regarding development in the Areas. The Vision and Character Management statement for Silver Knolls should not be ignored for the benefit of a land developer and to the detriment of the established Silver Knolls residents.

Goal Two: Common Development Standards provide guidelines that will **implement and preserve the community character**. Adding over 500 residential units would certainly change the community character, something the County Planning Commission and County Commissioners are tasked with preserving.

On page 16 of the North Valleys Area Plan, the Plan Maintenance states that Amendments will conform to the North Valleys Vision and Character Statement. Any amendment will further **implement and preserve** the Vision and Character Statement. And, as noted in NV.20.3 d., the potential increase in residential units will not exceed the Washoe County's applicable policy growth level, as established under Goal One. The Silver Knolls Character Statement has been blatantly ignored with the approval of hundreds of residential units already. Further rejection of the clearly and repetitively stated Silver Knolls Vision and Character Statement, is unconscionable.

The Master Plan amendment WCC Section 110.820.25(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the County Commission.

1. Proposed amendment is in substantial compliance with the policies of the Master Plan.

NO

2. Proposed amendment will provide for land uses compatible with existing adjacent land uses. **NO**

3. Amendment represents a more desirable utilization of land. **NO**

4. There are planned adequate transportation, recreation, utility to accommodate the uses and densities permitted by the master plan. **NO**

5. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides the development of the County based on the projected population growth. **??**

Please follow the Master Plan and Vision and Character Statements for Silver Knolls and do not recommend approval of WRZA24-0003.

Thank you.

Mickey Zimmerman

RE: Regulatory Zone Amendment Case Number WRZA24-0003 (White Owl and Red Rock Rd.)

Public Comment from Linda Zimmerman, resident of 12200 Red Rock Road for 36 years

As stated in the Washoe County Comprehensive Plan – North Valleys Area Plan, the North Valleys Area’s resources of recreational, educational and **lifestyle** opportunities contribute to the area’s character and to its quality of life. The area’s communities enjoy many elements of a more rural character compared to more densely populated neighborhoods. Future growth in the Silver Knolls community will be managed to minimize negative impacts on the character of this community. The Character Statement for Silver Knolls recognizes that Silver Knolls residents value the greater sense of isolation.

Goal Four of the Silver Knolls Suburban Character Management Area says that the land use and site development guidelines will **implement and preserve** the community character. NV4.1 requires that a minimum of 50% of the residential parcels must be at least one acre in size; the minimum size of a residential parcel is .5 acres. Three units per acre clearly violates the intent of the Character Statement. The Dark Sky standard as noted in NV4.7 should also be adhered to.

The significance of ground water resources is huge to the Silver Knolls area residents as most are on domestic wells. NV.17.1 says the Washoe County Department of Water Resources must encourage water purveyors to develop and implement plans to protect groundwater resources. This is of critical importance to be addressed.

The Master Plan amendment WCC Section 110.820.25(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the County Commission.

- 1.The proposed amendment is in substantial compliance with the policies and action program of the Master Plan. **NO**
2. The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not adversely impact the public health, safety or welfare. **NO**
3. The requested amendment represents a more desirable utilization of land. **NO**
4. There are planned adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the master plan designation. **NO**
5. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides the development of the County based on the projected

population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. ??

Please follow the Master Plan and Vision and Character Statements for Silver Knolls and do not recommend approval of WRZA24-0003.

Thank you.

Linda Zimmerman