

TO: Washoe County Board of County Commissioners

Vaughn Hartung

Alexis Hill

Bob Lucey

Kitty Jung

Jeanne Herman

DATE: February 28, 2022

SUBJECT: Resolution of the Washoe County Planning Commission

For the sake of density (WRZA20-0003), Planners voted unanimously to deny the rezoning of 12+ acres proposed for development by Christy for Reno Christian Fellowship Church (RCF).

I bought my house in 1999 because I loved the large lots, distance of neighbors and absence of fencing for open space.

What is now being proposed in Washoe County, Code Section 110.820.15(d) Master Plan Amendment, is totally ignoring the unanimous decisions by the Planners, Commissioners, CAB, et al. to respect the LDS zoning. If the planners persist in telling us that MDS-3 is already in existence, please tell us where it is in the West Truckee Meadows Wildland Transition Suburban Character Management Area.

For those who want big houses on small lots, we propose that potential homeowners buy houses on city size lots in the city and not impose their standard on those of us who choose the large lots for our homes. What exactly is the proposed "more desirable utilization of land" and by whose opinion? In our opinion More Desirable Utilization of Land is not more houses .

As long as the Resolution reviews the history and geography of the Amendment findings I am requesting that the Resolution be developed to include actual area zoning that exists more than on an unmarked map or as Item 3 on page 1 of the Resolution Draft. There is no reason to close in on open lands that supposedly live on paper.

Ellen Shaw

5120 W. Acoma Road, Reno 89511

775-852-1557

From: [Kathryn Nelson](#)
To: [Lloyd, Trevor](#); [Kerfoot, Lacey](#)
Subject: Fwd: NO! on WMPA22-0004 Amendment to Southwest Area Plan Zoning Change
Date: Monday, February 28, 2022 7:19:28 PM

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

Sent from my iPhone

Begin forwarded message:

From: Kitty Downs <kdowns3170@gmail.com>
Date: February 28, 2022 at 11:57:18 AM PST
To: larrypeyton@comcast.net, katenelsonpe@gmail.com, f.donshick@att.net, rmflick@washoecounty.us, chviliceks@unce.unr.edu, lchesney@washoecounty.us, pataphillips@yahoo.com, ken@kraterconsultinggroup.com
Subject: NO! on WMPA22-0004 Amendment to Southwest Area Plan Zoning Change

NO ZONING CHANGES TO UNINCORPORATED WASHOE COUNTY MASTER PLAN

February 28, 2022

The LDS-2 (2-homes per acre) proposal is unacceptable to me as a resident in the unincorporated area of Washoe County for the following reasons:

- 1. Not enough water**
- 2. Not enough or unavailable sewage capacity**
- 3. Not enough roads/freeway capacity**
- 4. Not enough fire protection**
- 5. Not enough sheriff's deputies**
- 6. Not enough schools**

The Washoe County Master Plan designates the Mount Rose Highway area as a "Scenic Corridor".

Covering the area with twice the number of houses will change the

lifestyle of the current residents and owners and destroy this fragile, beautiful area.

This proposed change is for the profit of developers only.

Katherine M. Downs

From: [Kathryn Nelson](#)
To: [Lloyd, Trevor](#); [Kerfoot, Lacey](#)
Subject: Fwd: No Zoning changes to the Washoe County Southwest Master Plan; Case # WMPA22-0004
Date: Monday, February 28, 2022 7:19:12 PM

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Sent from my iPhone

Begin forwarded message:

From: William Downs <horsesx5@aol.com>
Date: February 28, 2022 at 11:50:11 AM PST
To: larrypeyton@comcast.net, katenelsonpe@gmail.com, f.donshick@att.net, rmflick@washoecounty.us, chviliceks@unce.unr.edu, lchesney@washoecounty.us, pataphillips@yahoo.com, ken@kraterconsultinggroup.com
Subject: No Zoning changes to the Washoe County Southwest Master Plan; Case # WMPA22-0004
Reply-To: William Downs <horsesx5@aol.com>

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February 28, 2022

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- <!--[if !supportLists]-->**3.** <!--[endif]-->**Not enough roads/freeway capacity**
- <!--[if !supportLists]-->**4.** <!--[endif]-->**Not enough fire protection**
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William J. Downs, Sr.