

**From:** [Bronczyk, Christopher](#)  
**To:** [Cahalane, Daniel](#)  
**Cc:** [Lloyd, Trevor](#)  
**Subject:** Notes from tonight's Neighborhood Meeting  
**Date:** Monday, August 23, 2021 6:47:01 PM  
**Attachments:** [image001.png](#)  
**Importance:** High

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Presentation began at 6:03 PM

9 total participants as of 6:04 PM, 5 Staff/Applicants and 4 Public

1. Mike Railey
2. Chris Bronczyk
3. Bob Lissner
4. Peter Lissner
5. Robert Gelu

Public

1. Carmen and Jim Jones
2. Carrie Martin
3. Dolores Atkins
4. Matthew Martin

Bob Lissner spoke afterwards, stated CAB voted for approval.

Bob states that they discovered they could not live with the amount of earthen material they had to bring in. That 20,000 truckloads would be necessary. Redesign was specific to removing the earthen material.

**Carmen Jones** – Been following very closely, read all 473 page plan. On Rainier, first question is why did they choose to put 3 story multi dwellings on the southern most end where the only houses in existence will butt up against these dwellings. This will impact her property and her view.

**Mike Railey** – Topography, the most useable land is in that southern portion of the property. Allows for the most development but that is why they put the most extreme setback due to the privacy of the abutting property owners. Additionally there will be landscaping.

**Matthew Martin** – homeowner to the south of the project. Retired fire chief and currently working the Dixie Fire. 2 Concerns. Bought the home to enjoy the view out the back windows and to have privacy in their backyards. Concerns over people looking into their backyard.

**Mike Railey** – The side of the building is facing you, the buildings with windows has a far greater setback. The primary reason is for protecting the privacy of existing homeowners.

**Part 2 – Matthew Martin** – Will their continue to be access to the hillsides for wildland firefighting. Will it be wide enough for a type 3 apparatus of 100 inches wide or more.

**Mike Railey** – Yes, the trail allows for wildland firetrucks to access the mountains.

**Bob Lissner** – **Commits** to doing a Type 3 Apparatus of 100 inches wide or more for wildland firetrucks to access.

**Bob Lissner** – Does not commit on the following, but Bob says the following is not a promise, but they do not think their will be 3 stories, mostly 2 stories, but that it is a plan at this time. Bob says they can come back and do 3 stories, but they are expensive to build, but 2 stories is the most likely.

**Carmen Jones** – Emergency Access Road abuts along south property, the wildland firefighters would be able to access there.

**Mike Railey** - Access up to the wildland area would require them to go internal to the site to the culdesac. The access is not a primary route, only a secondary route. General Public cannot access this road.

**Carmen Jones** – Project timeframe to start project? Details for each product type and phase

**Mike Railey** – Tentative Map complete, to get Final Map takes an additional 6 months

**Bob Lissner** – Would like to start construction next Summer. Summer 2022, with a couple homes built by end of Summer 2022. Doesn't know what product they are going to start with first. They have a townhome project they want to try out near the village center.

**Carrie Martin** – Married to Matthew Martin. Thanked the applicant for the Zoom neighborhood meeting. What about low income housing or noise concerns?

**Mike Railey** – Not a low income housing development. The goal is more attainable or affordable housing but not section 8 or other subsidized housing. Is the patrol for woodland village going to extend this far? Bob Lissner says he thinks they would extend it down to this site as well. Bob says that 1 home out of 100 will sell a home for 50-100k. This is the extent of their 'low income' incentives.

**Peter Lissner** – Only sell to owner occupied, They have to stay in a minimum of 1 year.

**Dolores Atkins** – Is there 2 entrances to this project? What about RV parking?

**Robert Gelu** – Only 1 entrance, but 2 additional emergency entrances one on the north and south side.

**Bob Lissner** – No RV parking in this location, not enough room.

**Carmen Jones** – Water concerns and availability?

**Bob Lissner** – No concerns with water or water rights.

Missed the following question and Mike's response. Sorry. It's related to traffic after Covid lifts and people start going out. Mike talked about Paul S traffic study.

I commented on RTC and NDOT and lack of Park and Ride

Dolores – Will this project have an HOA?

Mike – Yes it will and they will be responsible for enforcing CCR and maintenance.

Bob Lissner says that Mike is not correct. Woodland Village or Independent could either happen, bob asked Dolores what she thinks.

Dolores thinks it should be independent. She thinks that the HOA may be overwhelmed. Dolores does not like the management companies.

Carmen Jones – Dolores brings up a good point, in our current HOA it depends on who is on the committee.

Peter – Good relationship with the board, they keep landscaping looking great and he would like it to be part of the Woodland Village board.

Bob – We have a management company that is well trained, and the board is doing well. Bob has concerns of a new board/management company. To him its easier for Woodland Village to take it over. It is his preference but either way we will live through whichever route is determined best.

Peter Lissner handed his cell phone number out – 775-813-0046 is his number.

Bob asked Matthew Martin how long is a Type 3 apparatus, Matthew asked for Bobs contact information to provide additional info but generally 23-25 feet.

Bob said what about 25 feet long and 9 feet wide. Would we be safe, and Matthew said yes.

Robert Gelu said the trail they are designing it could fit easily.

No additional questions were asked.

**Meeting ended at 6:47 PM**

Hope this helps.

| Chris Bronczyk

**WTM21-007 VILLAGE PKWY  
NEIGHBORHOOD MEETING  
COMMENTS**



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