

From: [Steven Le Cam](#)
To: [Washoe311](#)
Cc: [Roman, Brandon](#)
Subject: Planning Commission agenda item WAB23-0005 10-16-2023
Date: Monday, October 16, 2023 10:15:29 AM
Attachments: [10-16-2023 Planning Commission meeting agenda item WAB23-0005.docx](#)

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

Please share with the Planning commission the **attached** public Participation comment for WAB23-0005 roadway abandonment.

I intend on being at tonight's meeting. I was out of town so I am a bit late on my submission.

Thank You

Steven Le Cam

760-709-6917

solarlecam@gmail.com

text of attachment

WAB23-0005 Please DENY the request to abandon the Washoe County interest in the sixty-foot wide (60') roadway easement as proposed in WAB23-005. The current 60-foot roadway is a critical Lemmon Valley Road system infrastructure component.

The proposal to remove the well-established 60' roadway should be **denied** due in part to its current fairly heavy use as a roadway between Lemmon Dr. and Estates Dr. in Golden Valley. It is also the only way out of Lemmon Valley, (Chickadee Dr. to Eagle Canyon Rd. as the only other emergency exit path), that uses a road system other than Highway 395. The WAB23-0005 proposed abandonment of a road that currently is a busy dirt road and is traveled by hundreds of cars a week, parents taking their kids to North Valley High in Golden Valley as an example. Today 10-16-2023 I had a Washoe County Building Inspector state he uses the road every day and would like it paved!!

We need good planning! This road is a critical road as it is the only road out of Lemmon Valley when Lemmon Dr. is stopped or filled up due to traffic issues on Highway 395 and Lemmon Dr.

The original WTM18-001 Lemmon Valley Heights proposal (Planning Commission March 6, 2018) stated in 'Tentative Subdivision Map Findings' Item #7 "Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision."

Approving the closure of the 60' roadway would mean the whole subdivision proposal needs reevaluation as the design is in conflict with the original proposal.

In October 2022 I wrote comments asking for a complete traffic study for E Patrician, Kess Way, Palace Dr. to establish a base study for the 500 plus cars per day that will flow out of the Subdivision WTM18-0001. I have asked for a traffic study in person to employees in the Planning Dept. and Engineering/Roads Dept. There is a lack of understanding of the current use and serious needed emergency road access use of the 60' roadway. Now with very active subdivision construction water line infrastructure a traffic the study would be compromised. A significant notable traffic distribution need, is that, maintaining the 60' roadway provides an alternate travel path for the new subdivision. Keeping the 60' roadway

maintains a crucial North Valleys safety infrastructure component and enhances the planned design of traffic increased from the current subdivision traffic increase. The 60-foot roadway must be viewed as a significant component of current planned growth and future planned growth in Lemmon Valley. Please deny the WAB23-0005 roadway abandonment. Thank You

Sincerely, Steven Le Cam, Lemmon Valley Property owner for 22 years

9395 Pagoda Way (six homes off of E Patrician Dr.)

Retired From Washoe County Planning & Building after 22 years in 2018.

Please call, text, EMAIL with questions.

Cell 760-709-6917

Email solarlecam@gmail.com

Art O'Connor Doc Cam Public Comment

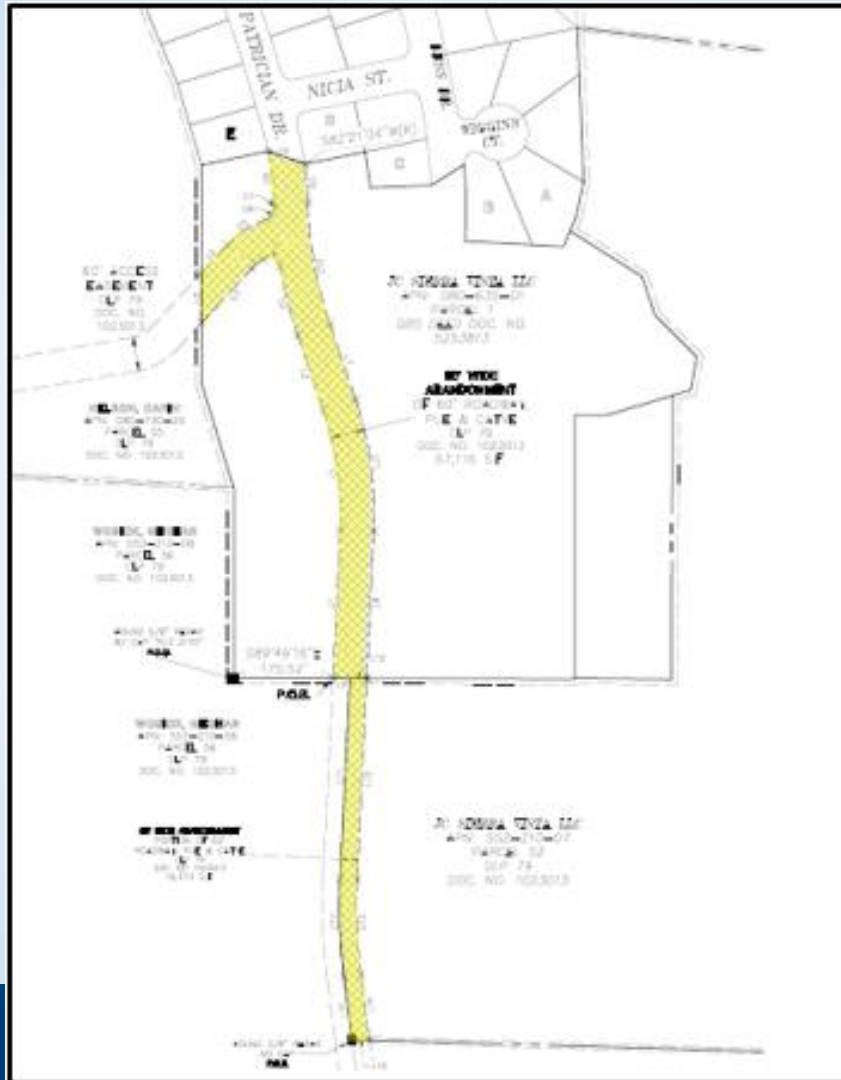
The two links below will navigate any interested parties to the two reference materials, that Mr. O'Connor referred to on the Doc Cam, during his public comment on Item 8A.

- [South Valleys Area Plan](#)
- [Washoe Valley Scenic Byway Corridor Management Plan](#)

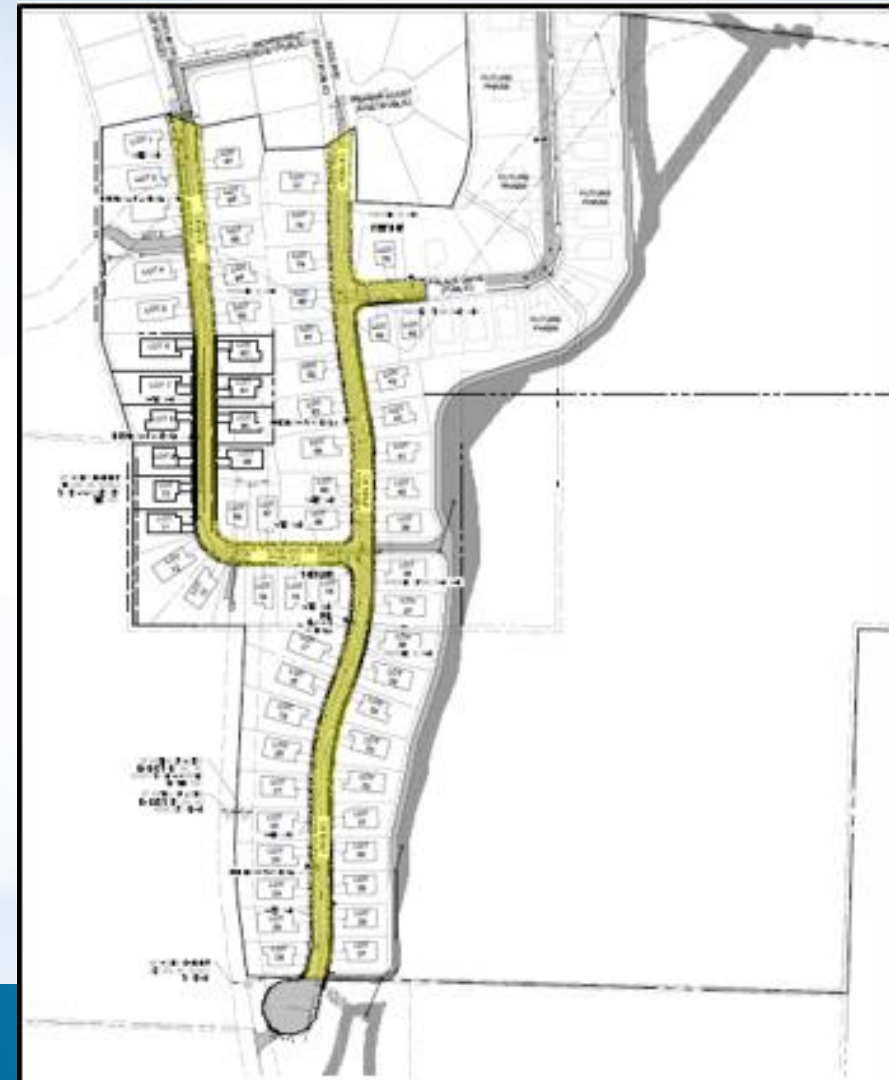
Site Plan



Proposed Abandonment



Proposed Right of Way



#Item 81A
Pat Davison

October 16, 2023

Washoe County Planning Commission
1001 East Ninth Street
Reno, NV 89512-2845

RE: Master Plan Amendment Case # WMPA 23-0007

Chair Pierce and Commissioners:

My name is Pat Davison. I live in Rancho Haven, a small residential community at the far northern end of Red Rock Road between Petersen Mountain and the Sand Hills. My interest is in increasing the supply of affordable/attainable housing for existing and future residents.


My only substantive comment on the draft Master Plan relates to Chapter 3, the Implementation Matrix. While I understand that the Implementation Matrix is not intended to be a list of actions and deadlines, I do think more emphasis should be given to the Master Plan actions associated with Housing.

I am respectfully requesting that you add a new overall "MASTER PLAN HOUSING PROGRESS REPORT" as an annual feature of Planning Commission and County Commission meetings. The annual report can start in the Fall of 2024 to give staff time to schedule this in with other planning reports.

Giving this report some prominence sends a stronger message and sense of urgency about the County's commitment to increasing the supply of needed housing. Making this report date certain notifies staff, decision makers, the media, housing advocates, and the public that you are serious about measuring progress and taking corrective action.

Any plan is only as good as its implementation. Knowing where we have met our Master Plan goals and where we have not is, in my opinion, a pretty important piece of information for all of us to have on a yearly basis.

Thank you for considering this request for an annual "MASTER PLAN HOUSING PROGRESS REPORT." I am happy to answer any questions you may have.



Pat Davison
35 Clydesdale Drive
Reno, NV 89508
775.969.3398