

Emmanuela Heller

Item #8C

Cannot make Finding a)

- The **proposed use** is **not consistent** with the action programs, policies, standards and maps of the Master Plan and the Verdi Area Plan.



**Department of
Community Development**

**Master Plan
Verdi Area Plan**

Verdi Area Plan

- Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the Verdi area.
- Result: comprehensive vision for the Verdi planning area

Vision: to manage growth and development

- Respecting the scenic, and rural heritage of the area
- Addressing the conservation of natural (...), scenic, and cultural resources



Scenic Resource



Cultural Resource: Historic Marker No. 15





EMIGRANT TRAIL -- TRUCKEE RIVER ROUTE

MARKER # T.R.R. 15

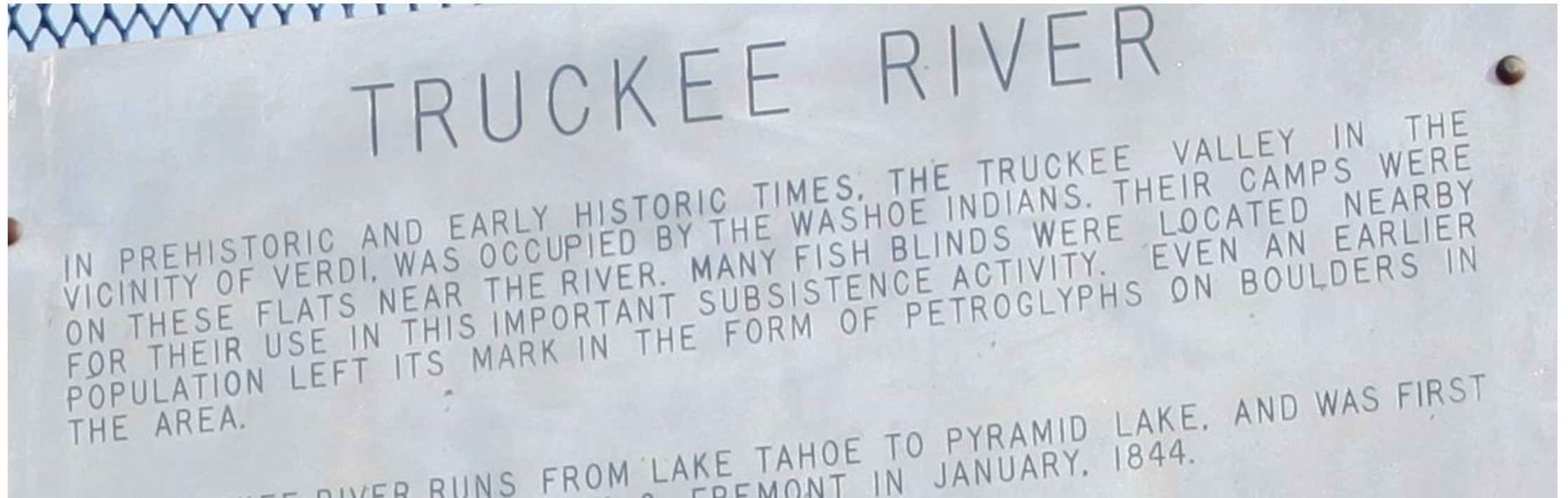
ORIGINAL TRAIL IN SAGE GENERALLY FOLLOWING
RIVER TO VERDI AND A TURNOFF TO DOG VALLEY.



Nevada State Historic Preservation Office Marker #62



Washoe Indians. Petroglyphs. "On these flats"



Cultural Resource: Washoe Indians. Prehistoric Petroglyphs. Sign was illegally removed.



Verdi Rural Character Management Area (RCMA)

Land Use

Goal One: The pattern of land use designations in the Verdi Area Plan Rural Character Management Area will implement and preserve the community character described in the Character Statement.

Policies

- V.1.1 Staff will review any proposed Master Plan Amendment against the findings identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must address each of these findings in order to recommend approval of the amendment to the Board of County Commissioners.

Rural Character Management Area

- (...)The Belli Ranch and Mogul community are suburban developments, but consider themselves rural due to lot size and non-commercial nature. These communities have expressed their desires to remain as they are and to remain part of the Rural Character Management Area.

Character

- “The Verdi community is made up of three distinct neighborhoods including central Verdi, **Mogul**, and Belli Ranch.”
- “Verdi is a small community with a strong desire to retain its historical character, small town nature, and special connection to its mountain and high desert setting. The community would like to retain and expand its connection with the Truckee River and undeveloped open natural areas within the community...”





Goal Four: Public and private development will respect the value of cultural and historic resources in the community.

This development/ grading SUP do **NOT** respect the unique cultural, historic and scenic character of the area

Scenic and cultural resources will be lost

Not conform with Master Plan and Verdi Area Plan

Cannot make Finding a)

Experiences of the Mogul Community with Developers and Government

Dr. Paul MacNeilage

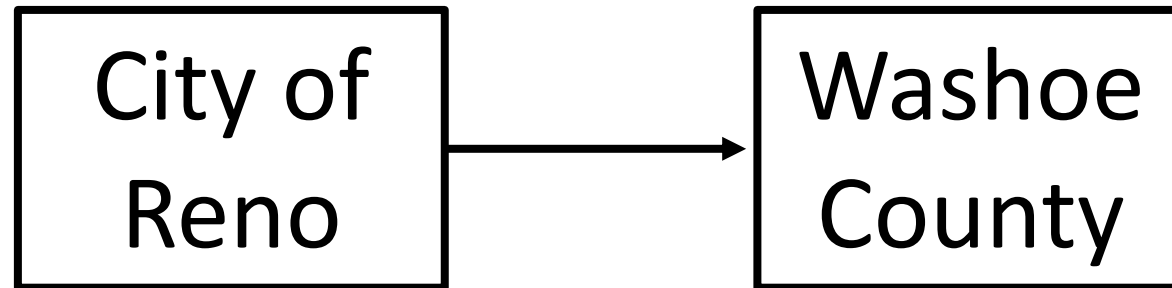
2019 City of Reno denies Industrial Development

- 2019: Reno City Council denied SUP for Industrial development
- Major concerns of City Council (legislative body):
 - Incompatibility with surrounding uses
 - Safety concerns related to truck traffic

Community concerns were validated!!!

Summer 2021 Removal from SOI

- Well-connected developer S3 (not owner) initiates SOI removal
 - \$5 million sale of properties contingent on granting of SOI/SUP/zoning?
- However, community was not informed about the SOI removal



- City council member “Jurisdiction shopping” – bypassing jurisdiction
- The process must start over in the county

Fall 2021 Developer Meeting Records Lost

- S3 meets with the community, shares details of development
- Zoom recording of the meeting was promised
- But the recording was lost

From: Emanuela Heller <EmanuelaHeller@gmx.de>
Date: Wednesday, November 17, 2021 at 3:24 PM
To: Blake Smith <Blake@s3devco.com>
Subject: Zoom recording

Hi Blake,

Would you mind sending me the Zoom recording from our Sept 14th meeting?

I think you said your son Blake Jr. was recording and would send it to me.

Thanks,
Emanuela

- Evidence of “pledges” by the developer lost – nothing is binding!

2021 NV State Historic Marker Goes Missing

- Historical Marker # 62 at I-80 scenic overlook goes missing



2020



2022



- Evidence relevant to finding a) is missing

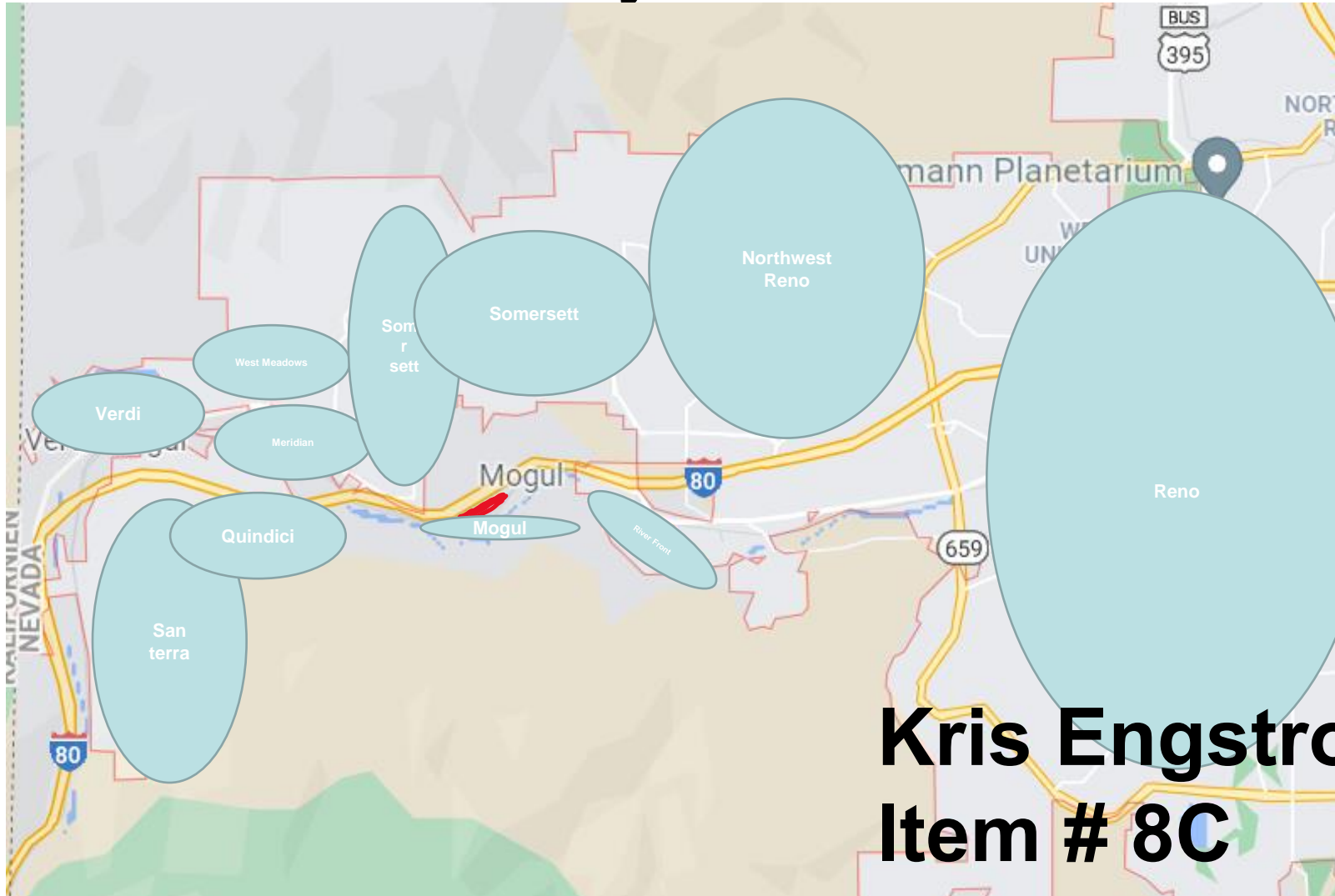
2022 Irregularities in this SUP

- Putting the cart before the horse - lots have commercial overlay
 - Industrial zoning is not guaranteed!
- SUP request is for grading only – bypass community concerns?
 - No traffic study required
 - Are concrete details of proposed development binding?
- Possibly the last chance for the community to express concern
 - No public hearing required for “accepted uses”

Please Protect Community Interests

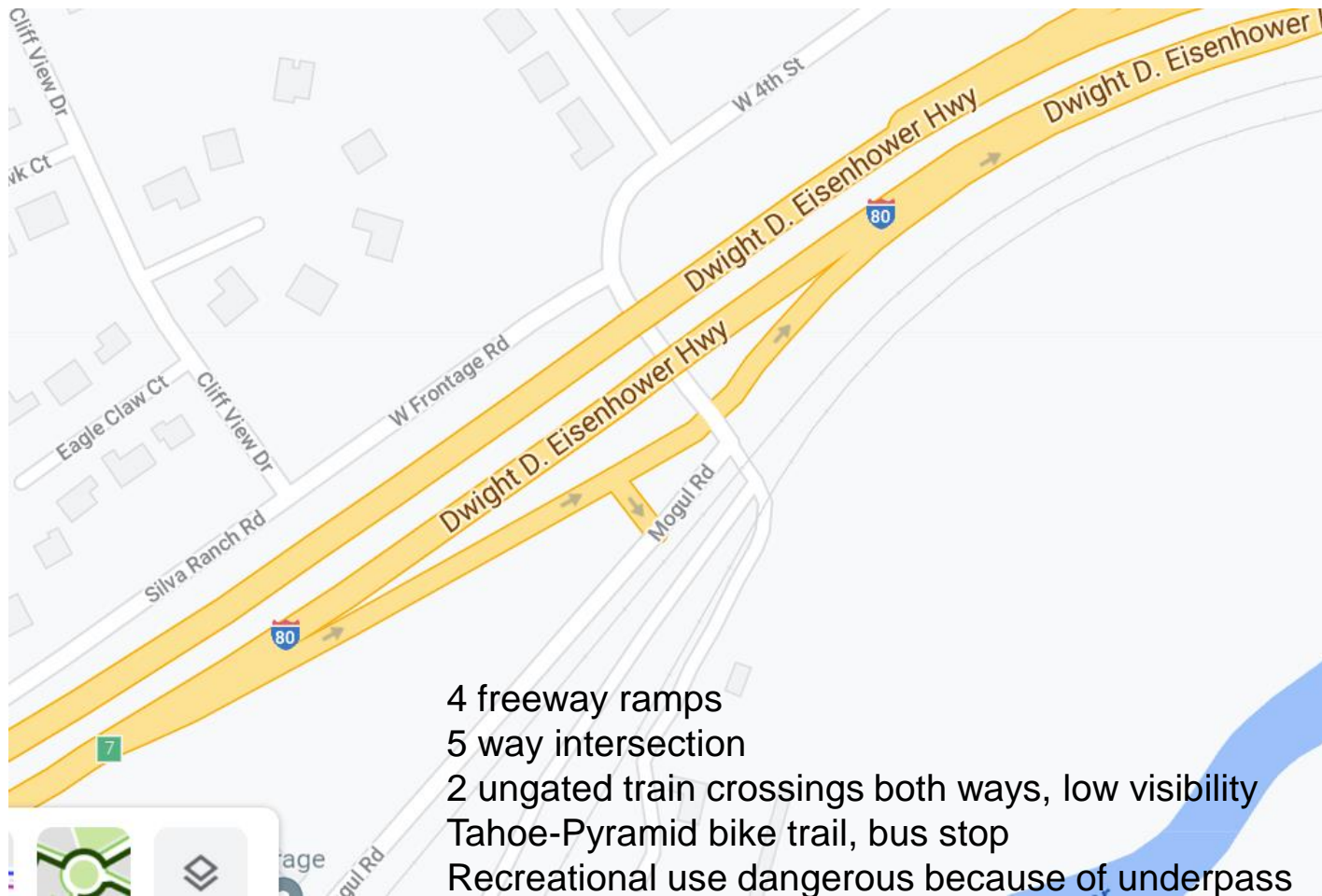
- Government should work for all of us, not just wealthy landowners.
- Help us protect the precious resources and safety of our community.
- Washoe County has the power to steer this development in a direction that is best for everyone!!!
 - 1) Place legally binding conditions on the exact development
 - 2) Make sure traffic infrastructure is improved BEFORE development proceeds

The 2 lots on Mogul Road are surrounded by Residential Areas



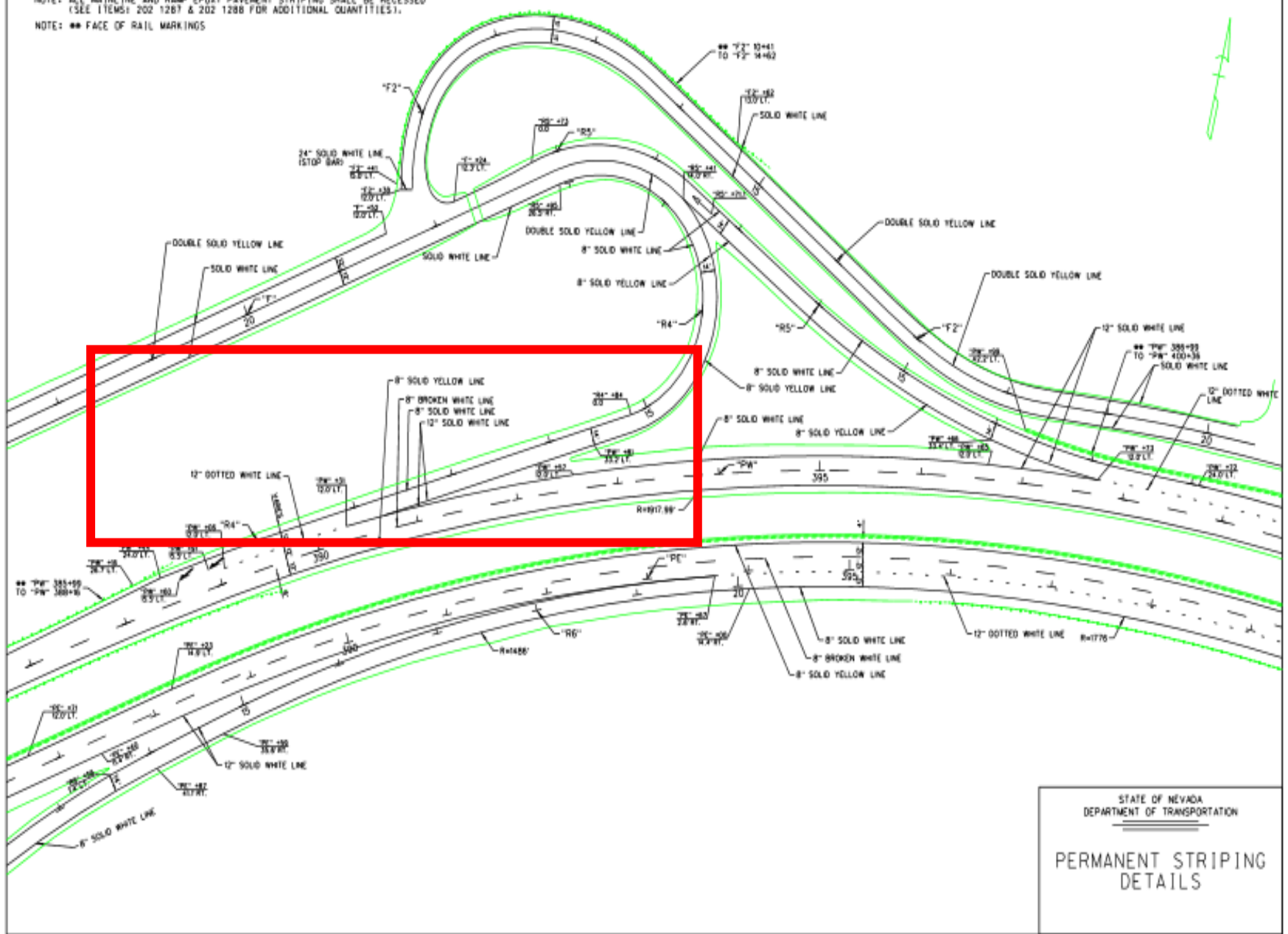
Kris Engstrom
Item # 8C

Complex, dangerous and outdated intersection



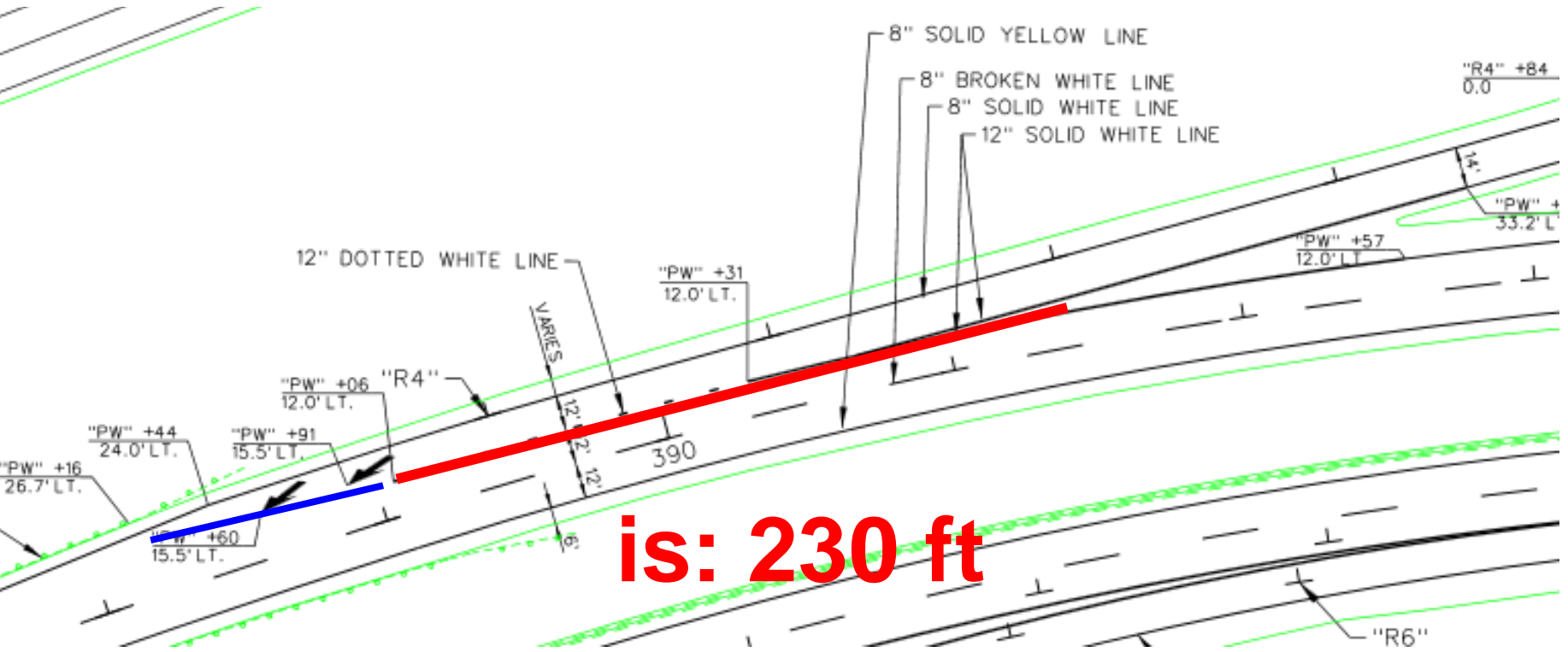
STATE	PROJECT NO.	COUNTY	SHEET
NEVADA	SP1-080-11(0751)	WASHOE	51

NOTE: SHOULDER DIMENSIONS ARE FOR REFERENCE ONLY
 NOTE: ALL MAINLINE AND RAMP EPOXY PAVEMENT STRIPING SHALL BE RECESSED (SEE ITEMS 202 1287 & 202 1288 FOR ADDITIONAL QUANTITIES).
 NOTE: ** FACE OF RAIL MARKINGS



STATE OF NEVADA
 DEPARTMENT OF TRANSPORTATION
 PERMANENT STRIPING
 DETAILS

Westbound on-ramp not up to minimal safety standards, can't be elongated



is: 230 ft

<300-500 ft requirement

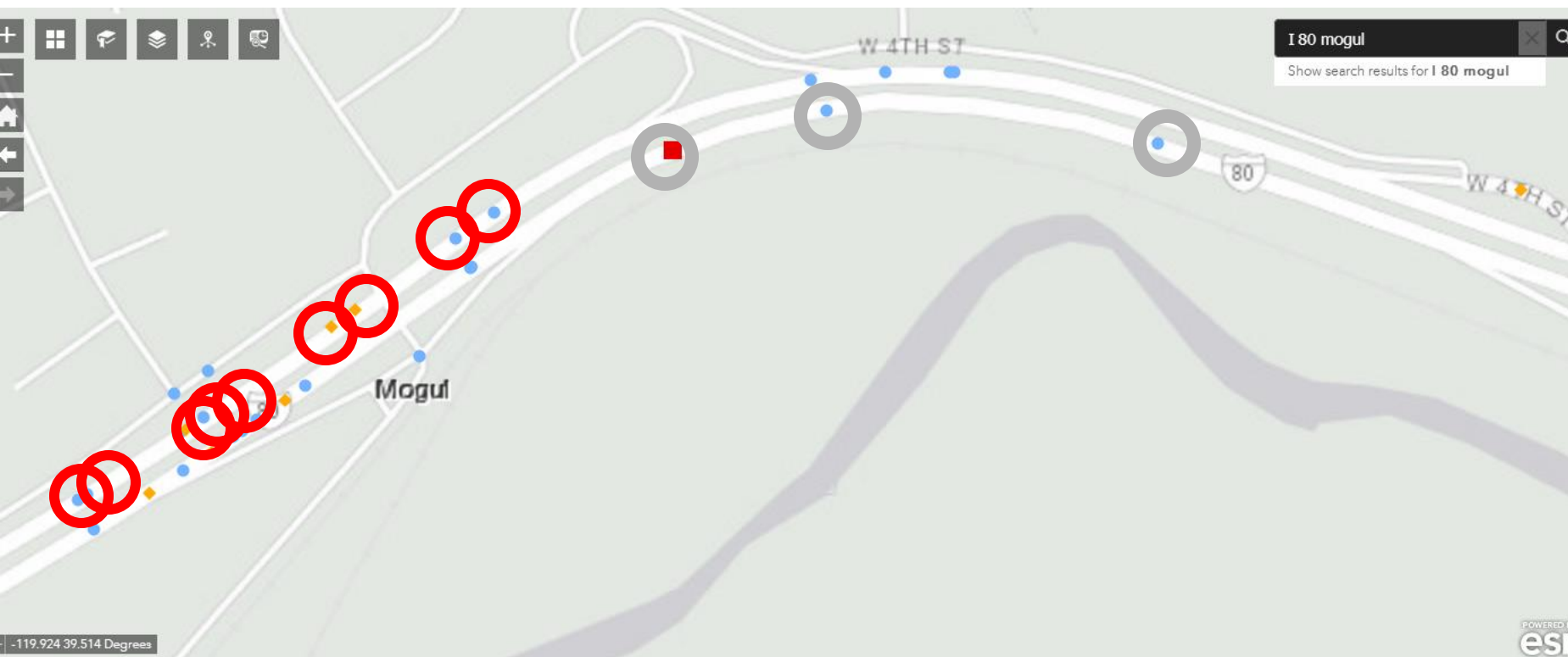
Trucks merging onto I-80 west at **30** mph

Recommended speed: 60 mph

Photo: 10-15-19 at 3 pm

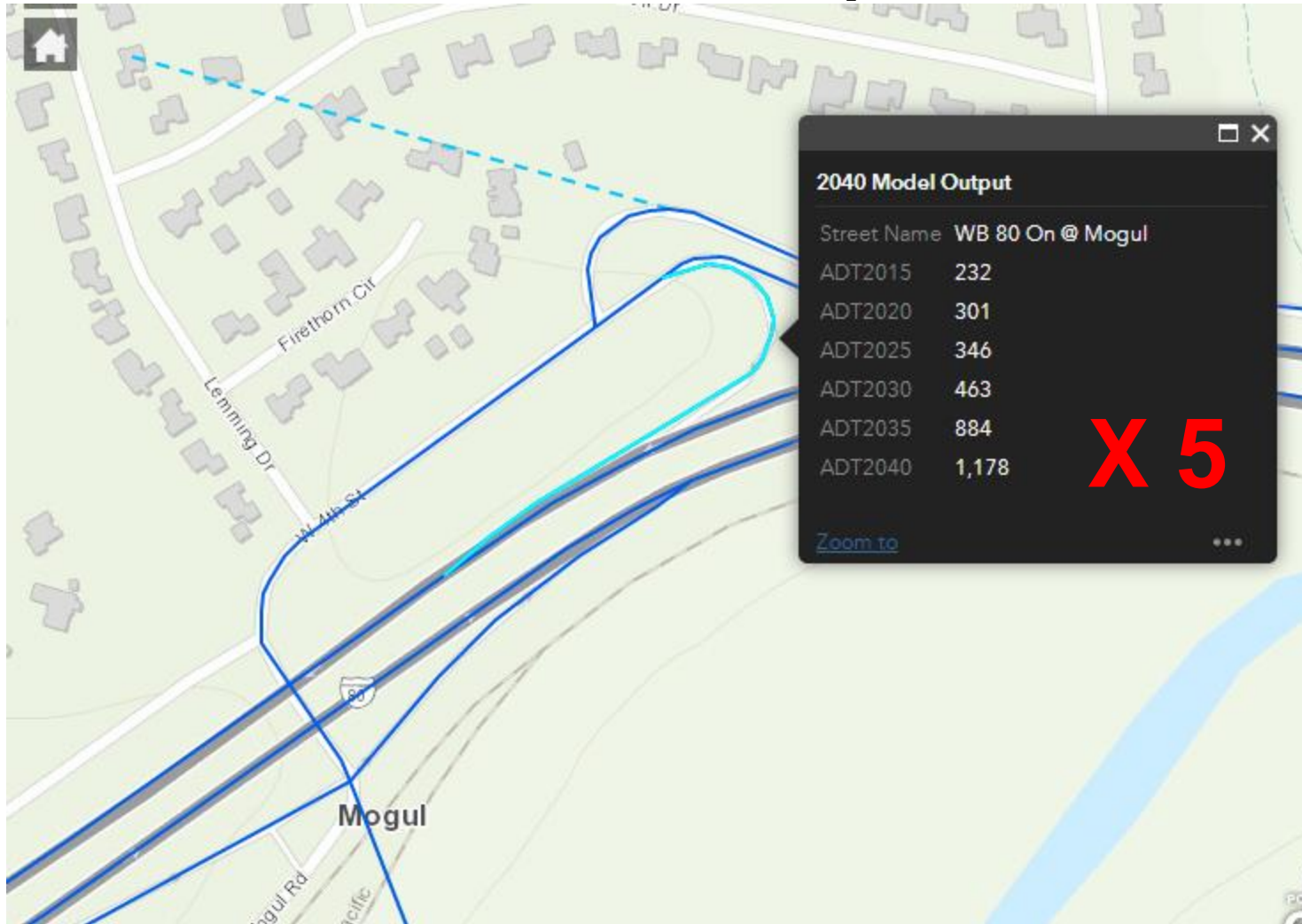


Crash data exit 7 2015-2017



Cluster of crashes around this ramp, 3x more than on the opposite on-ramp

RTC (Regional Transportation commission) predicts 5 fold traffic increase of the westbound on-ramp



Solve traffic before granting grading SUP

- West bound on-ramp needs to be elongated
- Underpass needs to be updated to avoid future liability
- Who's going to pay for this? Not the developer
- County: federal relief money?
- => We need independent, non-biased traffic study FIRST to properly decide about development

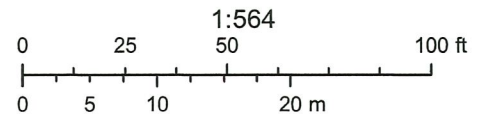
Intersection 4th Street, Mogul Road, Exit, Entrance, Railroad



March 19, 2022

Barbara Fenne
Item # 8C

1/4



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

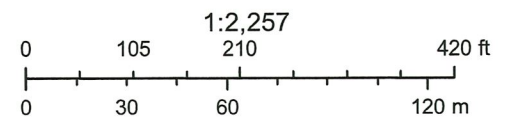
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West bound entrance Mogul



March 19, 2022

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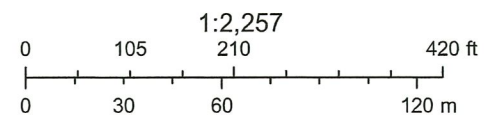
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Mogul Underpass West and West Entrance I-80 Exit 7



April 5, 2022

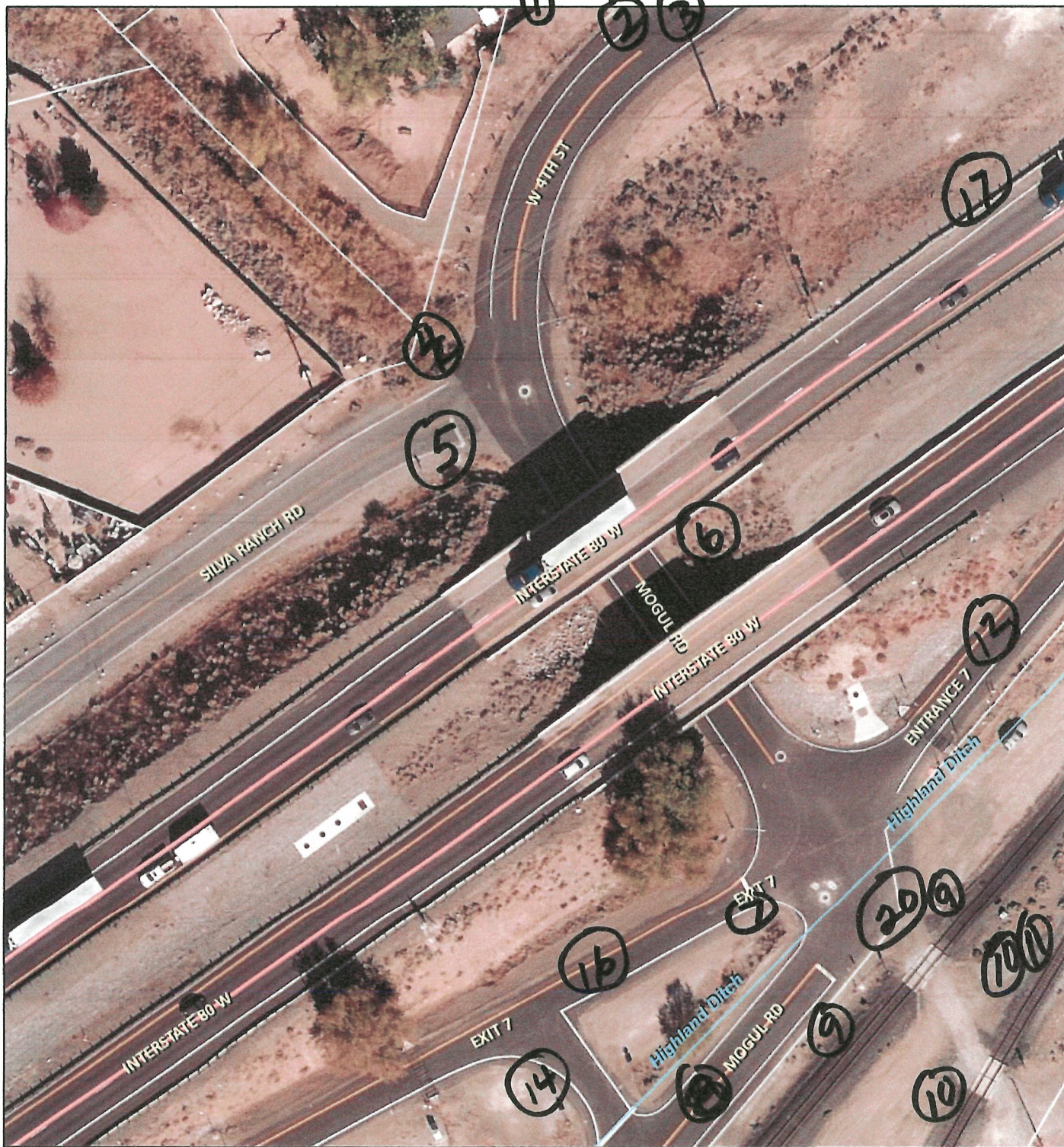
3/4



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

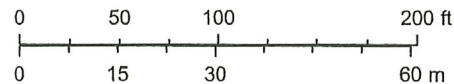
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Mogul Underpass West and West Entrance I-80 Exit 7



April 5, 2022

1:1,128



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Washoe County GIS