

From: [Roman, Brandon](#)
To: [Roman, Brandon](#)
Subject: FW: Case Number: WRZA24-0004 Osage Road
Date: Tuesday, December 3, 2024 2:13:00 PM

From: <uvogedes@charter.net>
Subject: Case Number: WRZA24-0004 Osage Road
Date: August 5, 2024 at 12:25:26 AM PDT
To: <rpierce@washoecounty.gov>

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Dear Commissioner Pierce,

I attended a neighborhood meeting on the case number below. I have not been able to submit my comments/concerns with the link I found on line. I am not sure who all should get a copy of this email.

My concerns on:

Case Number: [WRZA24-0004 Osage Road](#)
Planner: Tim Evans, tevans@washoecounty.gov
Planning Area: North Valleys
Tentative Hearing Date: August 6, 2024
Reviewing Body: [Planning Commission](#)

From the Supplemental Information Questions

Question 5 Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

On Jan. 11, 2017, an atmospheric river started dumping rain; by the next day, Silver Lake was full and flooding properties around it. In the past 28 years the lake has filled from completely dry to full in a 24-to-48-hour period. With the 2017 resulting in flooding and damage to private properties. There are no outlets for this lake. To have medium density housing in the area in question takes away from natural ground absorption capabilities and adds to the potential of measurable run off water which may cause devastation to the homes to be built as well as to their adjacent neighbors. The majority of the area in question is within the FEMA flood zones as posted by Washoe County. Being within a flood zone may add a significant amount of money to purchase flood insurance for homes that are meant for affordable housing.

There is now a Flood Action Plan for Silver Lake. To my understanding, it is monitored by the City of Reno. If they see the water is rising there are three stages of action the plan goes through. If this plan had been in place in 2017, by the time stage 1 may have been implemented the flooding would most likely have already occurred due to the amount of water that came down. Please consider the flood potential in this area before increasing the density allowed.

I have attached the FEMA Flood Zone Map and aerial photos of the flooding in 2017.

Question 7 Are there sufficient water rights to accommodate the proposed amendment? **and 8** Please describe the source and timing of the water facilities necessary to serve the amendment.

There are not currently sufficient water rights for the density being asked for. If water must be imported, will the current residents have to connect to the supplier? The community is mostly made up of young couples starting families and retirees. The cost to connect into the service may be more than most residents could afford.

Question 9 What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

If sewer services must be brought in will the current residents have to connect to the supplier? Again, the community is mostly made up of young couples starting families and retirees. The cost to connect into the service may be more than some residents could afford.

From the Regional Significance Information

Question 6 Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

While this development will not increase traffic by 6,250 trips per day, it will have a significant impact on Osage Road, our private road. All the dirt roads in our area are designated as private and are not maintained by Washoe County. This is due to the contractor who built the area years ago did not upgrade the roads to code when he completed his work. The cost involved to bring them up to code is prohibitive for the residents in this area. The county has on occasion assisted with the maintenance of Osage Road due to damage caused by traffic diverted onto Osage due to flooding on Red Rock Road. The maintenance is up to the property owners. The construction trucks and delivery trucks alone, for the proposed zoning area, will create huge maintenance issues. If 126 residents are built, the potential for an increase of 252 to over 400 cars using the road at least twice daily is very high which will cause measurable maintenance issues.

From the Regulatory Zone Amendment Findings

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

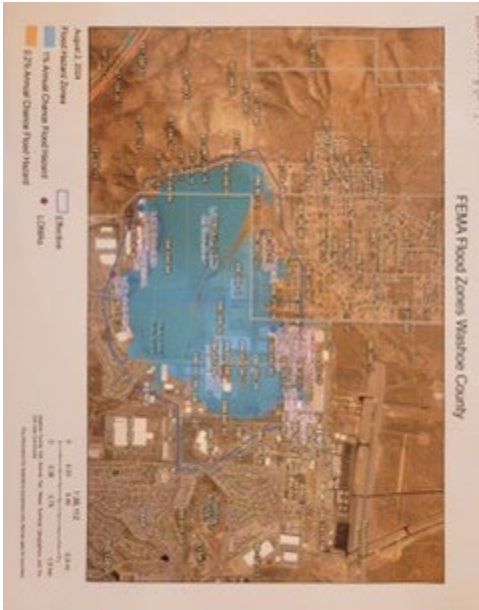
Health- our ground water may be impacted. My understanding is that the water company may have the right to pull ground water in amounts that relate to imported water used that goes back into the ground water table. How might this impact the wells currently being used?

Safety- with the potential increase in traffic, Osage Road becomes a dangerous roadway. Today residents can take family walks together, walk their dogs, and ride their horses down the road. There's been families whose kids raised 4-H animals that would walk their pigs to get them fit. Kids ride their bikes to their friends. The increase in the number of cars would seriously impact their safety on the road.

Livestock: Cows, pigs, sheep, goats and horses cannot be maintained on less than 1/2-acre in Washoe County. The 1/3-acre lot size has the potential to draw residence not familiar with livestock and their behavior. This could potentially create dangerous situations for riders or handlers taking their animals for exercise.

My husband and I purchased our property and built our home here 28 years ago to raise our kids where they might have opportunities to be involved in things living in town couldn't offer. We love this area. We purchased our property knowing that the minimum size of parcels in the area was one acre. Rezoning the properties to the requested medium density would affect the lifestyle that we and all our neighbors originally moved into this area for. South Osage Road from the intersection of Red Rock Road to the proposed zone change is approximately one mile. On this section of road there are currently 23 homes with 3 more in the process of being built, and only two parcels left that have not yet been built on. The zone change would increase housing on this one mile stretch by 5 times the number of homes and as stated above potentially over 400 cars (+/- 800 daily trips) using the road daily. I ask you to please consider the rural lifestyle we chose years ago and how the rezoning of these parcels in an already established rural neighborhood/community will impact all of us.

Sincerely,
Linda Vogedes
lindavogedes@gmail.com
775-771-1945



Memo to File

Date: December 2, 2024

To: File

From: Tim Evans, Planner

RE: Comment from Amy Baker, Owner of 11575 Osage Road

Comment received via phone on November 30, 2024, from Amy Baker stating she received a notice in the mail on November 22, 2024, that the Regulatory Zone Amendment WRZA24-0004 was to be heard by the Planning Commission on November 22, 2024. She explained that she is opposed to the project and that she wanted to know how the meeting could be 'recalled' as she received the notice on November 22, 2024, which is the same day the meeting was held.

On December 2, 2024, Planning staff called and left a voicemail message explaining that the meeting for Regulatory Zone Amendment WRZA24-0004 will be heard by the Planning Commission on December 3, 2024, at 6:00 PM in the Washoe County Board of County Commissioners chambers at 1001 E. 9th Street, Reno. Planning staff further explained that she her comments have been noted and she is welcome to attend the meeting to provide comments or she may email or call to provide comments.

Memo to File

Date: October 28, 2024

To: File

From: Tim Evans, Planner

RE: Comment from Public Commenter Concerning WRZA24-0004 Osage Road

Comment received via phone on October 28, 2024, from a public commenter stating he is a neighboring property owner and has concerns with the regulatory zone amendment and there not being an open space buffer proposed between his property and the subject parcels.

Planning staff explained that there is no open space buffer proposed and his comments are noted in the record.