

**From:** sally russell <sallybates@gmail.com>

**Sent:** Tuesday, June 14, 2022 4:19 PM

**To:** Stark, Katherine <KRStark@washoecounty.gov>; Herman, Jeanne <JHerman@washoecounty.gov>; Markey, Mitch <MMarkey@washoecounty.gov>

**Subject:** Keighley Garage WADMIN22-0013

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

We submit the following objections. We just found out today that there was a deadline for comments. We have others who wish to sign, but we submit this today. We have original signed documents that we can mail or deliver.

### **Objection to Proposed Structure Application**

Date:

June 14, 2022

To:

Katy Stark, Planner

---

Washoe County Planning and Building Division

1001 E. Ninth Street

Reno, NV 89512

[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)

(775) 328-3618  
District 5 Commissioner Jeanne Herman  
1001 E. Ninth Street  
Reno, NV 89512  
[jherman@washoecounty.gov](mailto:jherman@washoecounty.gov)

Re: Keighley Garage  
WADMIN22-0013

We object to the proposed structure application on the following grounds:

- 1.
- 2.
3. Unrestricted use
- 4.

The use of this building would not be restricted to any particular activities. Once erected, commercial use is unrestricted. It would be used for more purposes than those listed in the proposal.

The hours of operation are un-stated in the proposal and may be substantial. Large machinery and vehicle use would be all hours.

Under *subsequent* ownership there would be no restrictions on commercial/industrial use. There would be no way to control planning on future use.

This would never again be rural residential use property

- 2.
- 3.
4. Property values
- 5.

Property values would be hurt by proximity to unrestricted usage commercial activity. This real loss in value could be significant. [Appraisal Institute]

Our properties would lose value because views of unsightly junkyard and visual clutter are unattractive to buyers.

3.

4.

5. Precedent

6.

This building would create a precedent that would make it difficult to object to similar proposals on other properties in the future, a further detriment to our community.

The building would enable and legitimize our quiet residential community transitioning to a busy commercial area.

4.

5.

6. Junk yard

7.

A better solution to junk and debris is to remove it rather than to increase capacity to store it.

The accumulation of junk can reduce property values, be an eyesore and an attractive hazard to children, and be a potential health risk.

At the very least a junkyard should have a barrier that substantially screens the contents of the junkyard from outside view.

Historical behavior by owners indicates continued salvage and junker accumulation

5.

6.

7. Environmental impact

8.

Concomitant activity with a large building will impact soil, water, wildlife and habitat beyond normal traditional rural residential use and activity. The environmental impact should be assessed.

Ground water impact from waste water, chemicals, debris

*“The salvage yard represents the final waypoint in the cradle-to-grave cycle of the automobile. Residual amounts of petroleum hydrocarbons, heavy metals, and acids used in automobiles can be extremely harmful to human health and the environment if not managed correctly.” [Dively 2014]*

6.

7.

## 8. Traffic

9.

The proposed building would increase traffic, which would be substantial compared to the current residential use of our roads and streets. The numbers of customers and workers would have an impact on traffic getting in the neighborhood. Roads in and out of the neighborhood are limited, easily overwhelmed by increases in traffic.

7.

8.

## 9. Lighting

10.

Lighting would constitute a nuisance and intrusion into neighboring homes. Exterior lighting will not be “minimal” and will be motion activated. Local wildlife, active at night, would also set off the lighting as well as the business activity will. The commercial lighting will be invasive, whether in continual use or when activated repeatedly by motion.

The structure would contribute to light pollution. The use of artificial outdoor lighting disrupts the natural patterns of wildlife, contributes to the increase in carbon dioxide in the atmosphere, disrupts human sleep, and obscures the stars in the night sky.

8.

9.

## 10. Noise

11.

The propagation of noise with ranging impacts on the activity of human or animal life are harmful to a degree.

Noise pollution is the disturbing noise that harms the activity or balance of human or animal life. The source of most outdoor noise is caused by machines, motor vehicles, etc. Poor urban planning may give rise to noise pollution, since side-by-side commercial and residential buildings can result in noise pollution in the residential areas. [labroots]

Harmful noise is frequently independent of decibel levels as humans adapt to noise subjectively and culturally. [Schafer]

- 9.
- 10.
- 11. Loss of community and neighborhood culture
- 12.

A large commercial building would impact our rural residential neighborhood and sense of community. The size and scale of the proposed structure would be incompatible with rural residential use. Commercial activity would have a detrimental impact on our quiet neighborhood and shared sense of community.

Signed:

Linda Sifling  
11845 Fir Drive  
Reno NV 89506

Sally Russell Bates  
11865 Fir Drive  
Reno NV 89506