

BILL MEYER

just received "NOTICE OF PUBLIC HEARING".

1. 6000 SQUARE FOOT LOTS ARE TOO SMALL. 12,000 is what the land is zoned for and it should stay that way.
2. Neighborhood commercial is a good idea if confined to the northern part of the property.
3. Medium density residential, 14 units calculates to 3100 square feet. Not sure what this is, but sounds like a lot of people and traffic in a small space. I am not in favor.
4. Realizing that this is a VICINITY MAP AND ASKING FOR A ZONE CHANGE, I have other questions not related but important to this project.
 1. What happens to the remainder of the property that borders miller lane, will it remain a hole in the ground as it has for the last 10 years or so.
 2. Where will the streets connect?
 3. What improvements will be made to miller lane.
 4. What is the estimated car count, and how many people will this area house.?

This is a big deal and it is time for something to happen there, but if it is not planned well, we will have to live with it forever. I understand the need to structure a project that is profitable for a developer, but it needs to be in the best interest of the town. Some of these things are not in the best interest of the town. I would hope the planning commission will think carefully about this and not pass it on for the city council to adjust.



This email has been checked for viruses by AVG antivirus software.

www.avg.com

Date: June 28, 2020

To: cityclerk@cityoffernly.org

Topic: Notice of public hearing

Subject: ZMA20001

Title: Disenfranchising Fernley Citizens.

It is my opinion that neighboring Fernley citizens will be left out of this important ZMA2001 hearing process and ultimately be disenfranchised based on the governments/city leaders making the decision that "In-person attendance is not available as of the date of this notice."

Writing comments such as this or making a phone call prior to this proposed meeting is an unacceptable option to many Fernley citizens that could rethink their position if they were attending an open public meeting. There are people who choose not to engage in virtual meeting technologies or to compose written comments or make a phone call. These open public meetings laws are in place as an option for a fair outlet for citizen involvement and should always be looked upon as a priority.

The Governments response to Covid-19 has put the burden and expense to many Americans at great cost and sacrifice. To help maintain a healthy relationship of trust between city leaders and the citizens of Fernley, I am requesting a postponement of ZMA2001 hearings for such a time the city can resume regular open meetings.

I will continue to canvas neighboring citizens on this subject and confirm that my opinions are shared and not totally bias.

Final words: This is an important area of land in that it will be one of the first areas people will see entering Fernley. This land is one of the few large areas left on main street to be developed and should be well thought out between the citizens and city officials before development. What is the long-term theme of Fernley? How do the decisions of today enhance the visions of tomorrow?

Please consider my request to postpone ZMA2001 hearings until Fernley citizens can have an active role participating in an open meeting so there will be accountability for both the citizens and city leaders.

Regards,

Stan Gibbons
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Fernley, NV 89408
775.560.3479

From: Tony Ilardi <tnd6214@sbcglobal.net>

Sent: Monday, July 6, 2020 6:20 PM

To: City Clerk <cityclerk@cityoffernley.org>

Subject: ZMA20001 Zoning Map Amendment change request for APN 021-041-10 and APN 021-041-10 requested by Relief Springs LLC Series C

To: Kimberly Swanson City Clerk

From: Miller Meadows Homeowners Association

The homeowners in Miller Meadows are very concerned about this proposed project. There are many questions that must be addressed before any decisions are made regarding zoning changes. These questions cannot be answered via email and must be taken up in an open meeting that we can attend. This cannot be done until the City Hall reopens and we are allowed public review and comments.

We request that this matter be continued until an open meeting can be held.

Some of our concerns are as follows:

- Multiple water drainage problems
- Road access problems
- Increased traffic on Miller Lane
- Property value impact on lots and homes in our subdivision
- Sound abatement problems

Please take these matters into consideration and table this meeting until we can have a public question and answer session when City Hall reopens.

Thank you in advance.

Sincerely,

Robert C. Bannon

Robert C. Bannon

President

Miller Meadows Homeowners Association

Fernley Planning Commission
Fernley City Council

July 28, 2020

Dear Members,

This letter is being submitted as 'public commentary' regarding the Zoning Map Amendments proposed by "Relief Springs, LLC". If passed by you, those changes would occur on property known historically as the Jackson Ranch.

As a long-time Fernley resident, I agree with my neighbors who object strenuously to these changes. Many of you who will preside over this decision also agree with us that this parcel happens to be the "*Gateway To The City*". Given that it is most often the first impression visitors will embrace when they arrive in our community, isn't it incumbent upon all of us to make sure we get this decision right?

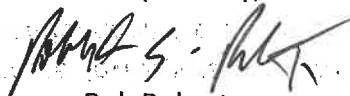
As Tech Industry employees continue to pour into the Reno/Fernley Corridor, the definition of "affordable housing" has taken on an entirely new meaning; like it or not, home buyers from Silicon Valley, Washington, Oregon and Colorado have redefined entry-level prices for homes—And they have certainly turned our real estate holdings into a "Seller's Market"—Why then, do we need to build any structure here that amounts to *the 'least common denominator'*? You need only look at the houses along McCart and Cedar Streets to appreciate the failure of that ages-old vision...And believe me, a 20 foot "Buffer Zone" between this abomination and the beautiful development of Miller Meadows (or the homes in Country Lane Estates), will not amount to a *contiguous zoning* remedy.

**It is also not surprising that these developers, who are fond of talking about benefits to our infrastructure, have not once mentioned that they will be paying for traffic lights at Miller and Main, or Truckee and Main.

**For those new members of either the Commission or Council, I hope you will also take this opportunity to research the status of easements along the western border of Stock Lane. It has long been known that the road has deviated off of its legal path; any future incorporation of it into the City's infrastructure will require condemnation of land portions existing within the lots that border Stock Lane.

I will end by saying that I actually believe in affordable housing, but it must exist in a different form than what is being proposed here. Planned communities (now being built in Reno and Sparks) have developed around Condominium and Apartment complexes; these incorporate the availability of parks and genuine open space, and particularly, their nearby access to public schools—For my way of thinking, that will need to happen *east and southeast* of downtown Fernley—In the meantime, let's figure out how to do something beautiful with Fernley's 'Gateway to the City'.

Respectfully,



Bob Robertson

955 Carol Way
Fernley, Nevada