

Hi! I am asking that the city council do NOT approve the ordinance/zoning change (Bill 289--ZMA20001) at tonight's meeting. To reduce parcel size to 6,000 sq. feet would double the number of possible houses causing much more density and public safety and health problems. (APN's 021-041-07 and 021-041-10) This is a total of 95 acres with a potential of 6 homes per acre at 6,000 ft zoning. $95 \times 6 = 570$ homes into an area that would exit on to main street as the only egress/digress unless Stock lane is to be accessed. Not to mention potential flooding as this property is 8 to 10 feet lower as it goes from south to north. APN 021-041-08 should not be rezoned to MDR14/medium density residential. This 34.6 acre parcel could have as many as 484 units. With the demographer figure of 2.6 people per housing unit this equates to over 2700 people jammed into these 3 parcels. That would be almost 13% increase of the current population of 21000. Keeping the Master Plan as is would allow for 285 houses to be built with minor impact from the commercial parcel ($285 \times 2.6 = 741$ people in these parcels as it is currently zoned. As you can see the proposed zoning change would almost quadruple the impact on the area not to mention the health and safety factors. The residents of Fernley deserve integrity and responsibility from the elected officials. I know the council has been lobbied hard by the applicant and their 'voice' but make the best decision for FERNLEY. Do NOT approve the proposed changes. There is too much at stake for the city to have recommendations from people who want to be 'good neighbors' but do not live or work here. Thank you, LeRoy Goodman, resident of Fernley since 1965. DO THE RIGHT THING for the residents of FERNLEY

August 6, 2020

To whom this may concern,

I am writing this to inform you how I feel about the project that is being developed in the 129 acres of alfalfa field south of the main street, west ends of town, across from the Frontier Fun Center Bowling alley. I Personally love this property and it's the reason why I chose to live in this neighborhood, I like not being crowded by all on my neighbors. I left Reno Nevada because all it has become is affordable housing as far as the eye could see, cheaply and quickly built, falling apart within a few years.

When I first moved here 10 years ago I wanted to understand how my arrogation worked, and in doing this I learned the History of Fernley, & what I found was amazing & scary. We are worse off than Reno when it comes to water, the only reason Fernley can exist is because of the canal water that runs every year, without it Fernley can't fill the well system that City of Fernley water treatment facility uses to take water from. With them trying to concrete the canal that means even less water will go into the well system & more house means more water use and this will eventually drain all the water, & our own well is already having problems now getting to the water, a lot of my neighbors have had to drill deeper to get to the already stressed water system.

We have already built to big and this adds stress to our already braking down system, inevitably it will lead to failure, growing is nice but I have always understood that Nevada is mostly shrub lands mixed with large deserts and a sprinkling of very very small grasslands, water is hard to come by & we have never been blessed with rain or snow like California. We always live in drought season, our droughts get so bad that make it hard for everyone living here. In this state our droughts usually last 5-8 years with only one year reprieve. & it never gives us back what we have lost. Nevada could never use water like California does because it is unsustainable to do that here. I always find it funny when California has to go into conservation mode every 8-10 years, we here in Nevada always live in conservation mode because it is always in a drought season. We can not continue to ignore how the desert works we know better than that. This will not change because we live in a desert and we don't have the water & infrastructure to handle any more homes.

I feel like Fernley has become the bedroom community for Reno/Sparks. I don't see why we need to further support this market when the available services we have now (restaurant, retail, fire, police, schools, roads, electricity, sewer, water, trash, etc.) struggle to support the population we currently have.

A single person makes
-94.81 pounds of feces a year.
-7,075.2 pounds of trash a year.
- 3,033.6 gallons of water used just for showers a year. (26,880 gallons of water used a year).
-7396.8 metric tons of carbon dioxide per year.

P.S. I have questions

How long until the system fails after the ditch gets concreted?

Can we wait until we know for sure that the ditch will or won't be concreted?

Will, the developer's fight to keep the ditch unconcealed?

Were will the Fernley Sewer Facility get there water from if they concrete the canal?

Where does the water rights that are for that property go?

Why are we going to build new homes when we have not filled the one we have now? They are not all expensive.

Are the developers going to pay the upfront cost it will take to upgrade our sewer, water, electricity, roads & trash?

Where will we get the extra water, to support these homes?

Sincerely one of your constituents.
Michelle Bridges

Fernley, NV 89408
August 17, 2020

Regarding: Property Zoning Changes “Jackson Ranch”

Members of the Fernley City Council:

The City of Fernley Planning Commission and the City Council have very difficult and often thankless jobs of shaping Fernley’s future. We implore the Fernley City Council and the Fernley Planning Commission to research and look at factors that need to influence future growth in Fernley. Some of the critical factors that need to be studied include water availability with and without recharge from the Truckee Canal. Budgets in the sheriff’s office and the fire department for added personnel are also critical if the population of Fernley is increased by new housing developments. School capacity and the effects new growth would have on schools in Fernley is also an important factor. Low cost housing typically encourages young families to settle in an area, thus leading to overcrowding in the schools. It goes without saying that an increase in high density housing would require expensive modifications to the current sewer, water and road systems.

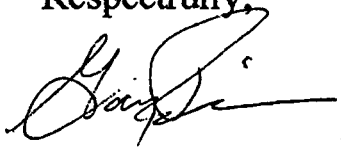
When the prospect of having a development on the 120 acres known as the “Jackson Ranch” was introduced, it was determined that this property is located in a flood plain. This problem needs to be researched before approving a high-density housing development.

We encourage the Fernley Planning Commission and the Fernley City Council to schedule several meetings regarding the zoning change of the “Jackson Ranch”. Fernley residents need to be allowed to give input into the decisions being made that can change their community

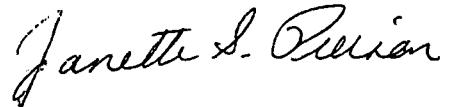
significantly. Fernley's Master Plan needs to be a work in progress. Taking a step-by-step approach is an excellent way to keep on top of the impact of growth in our community. When approved development have been completed, then this impact needs to be evaluated before approving additional developments.

Thank you for your time and consideration.

Respectfully,



Gary Pierson



Janette S. Pierson

Public Input Letter

August 4, 2020

Dear City Council Members,

We are residents of the Stock Lane neighbor that is the subject of tonight's meeting. We have lived in Fernley since 1980 and have lived on Stock lane since 1998 on a two acre parcel. My husband and I have raised 6 children and ran a custom hay company for the last 15 years. Our neighborhood provided and currently provides a safe, quiet, and wholesome atmosphere to raise our large family. We felt confident that our children were safe to play and freely walk in our neighborhood. There are not street lights- so the rule was come home when it's getting dark. Any morning or evening, an observer may see people riding their horses, children riding bikes, people walking/running, livestock being moved, farm equipment moving between fields-all unencumbered. Places like this are far and few between in Fernley anymore.

I feel developers can't stand to see beautiful green spaces that are seemingly unused. The Sarasola family has taken the reins from past farmers to cultivate alfalfa on the land. A beautiful sight when one first enters our small rural community. The field is also home to wildlife that is losing more habitat. On the way to work every morning, the sight of quail, rabbits, skunks, coyotes, yearly migration of geese and even an occasional deer is a wonderful sight to start the day off. In the fall and winter, the cattle are always a reminder of the past ranching days of this community.

We understand progress and growth of our community is inevitable. However, responsible growth must be the PRIORITY! People move to Fernley for many reasons. We like to think the number one reason is the slower rural lifestyle, safer community, smaller schools, and the beauty that Fernley offers. Please stop and think about what this will do to hurt our neighborhood and surrounding areas of our home and town.

Assuming these homes will be similar to Donner Trails, I see the same thing occurring at the proposed sight. Much of Donner Trails has become rental properties. Many vacant houses. Much of the neighborhood is very unkempt. Donner Trails evolved to its current state in a relatively short period of time. How will the city manage the proposed development so the neighborhood does not suffer the same end?

With that said, here are areas of concern my family has regarding the proposed project and the concern of zoning change from 12,000 sq. ft. to 6,000 sq. ft. lots and high density with a 14 unit per acre.

1. Railroad underpass is much too small to safely allow for the increased traffic.
2. Increased students at local schools.
3. Will fire and other emergency services be adequate?
4. While Mayor, Leroy Goodman wrote a letter stating the water treatment plant was built to service 20,000 people.

5. Currently, the city is fighting the concreting of the TCID canal because it will decrease the water supply of Fernley. If the canal is concreted, the city has said our water supply will decreased-is that an issue with so many new homes?
6. The project sight was determined to be a flood zone in past years and needed to be filled to 8 ft. Where is that addressed?
7. Increased traffic on Main Street, will impact the roundabout and the first Fernley exit.
8. I don't see an impact statement requirement.
9. Covid-19 has limited the people allowed to take part in this meeting. Being able to participate via of the internet is not the same to fully take part in the democratic process.

Thank you,

Michele and Kevin Jeakins

August 5th City Council Meeting

1 message

valerie hoff

Wed, Aug 5, 2020 at 3:17 PM

To: "ssevera@cityoffernley.org" <ssevera@cityoffernley.org>

My name is Valerie Roberds, and I live at 1125 Margaret Way. This is right down the road from the Jackson Ranch located at Main & Truckee Lane and Stock Lane.

I would like to voice my concerns over the proposal to rezone the property to SF6 from SF12.

The last thing Fernley needs is another high density housing development in this area, when the available services (restaurant, retail, etc) struggle to support the population we currently have. Also struggling to support our existing population are fire, school, police and infrastructure resources.

As currently proposed at SF12, the project will add approximately 800 more homes to the City of Fernley. That will double under SF6, putting further strain on the already at capacity sewer and septic systems.

Lets talk traffic. With SF12, 800 homes x 2 vehicles per home is 1600 vehicles. Assume ¼ of these vehicles use Truckee Lane to Stock Lane to access their residence. 400 extra vehicles per day through a very quiet neighborhood. If you vote to rezone to SF6, it pretty much doubles. This neighborhood and access to the Main street and to Interstate 80 pretty much becomes a nightmare. Cul-de-sacs and side roads to mitigate flow to different areas will end up like the accesses on Hwy 50, east of the roundabout.

While I understand the development is inevitable, please help keep the zoning to SF12.

Regards,

Valerie Roberds

Kimberly Swanson

From: Dana Uhlhorn
Sent: Saturday, August 15, 2020 11:11 AM
To: City Clerk
Subject: Jackson Ranch Development

Hi City Council Members,

I have been following the process on the Jackson Ranch Development, and would like to put in my two cents. As a Realtor in this area for more than a decade, I can tell you that one of the bigger problems we have in this area, and we're not alone in this, is the availability of affordable housing. There are many jobs coming to this area with the development of the Victory Logistics Industrial Park, as well as the continued growth at the Tahoe Regional Industrial Center. The people that fill these positions, are not all going to be in a position to buy a home right away, nor may all of them want to. There is a lack of rental units in this area that is inflating the rental pricing of any available units to the point that we are pricing people out of the possibility of living here.

This development looks to be a good fit for this community, it seems to me that it has addressed the concerns of the neighbors, in that it is providing a buffer zone, and larger lots where it abuts the more rural properties. It will provide much needed additional multi-family rental units, which will take the upward pressure off of the housing market, and allow a less volatile appreciation curve. I am fairly sure that a new development will have design standards that will keep it from appearing to be an instant slum, or bad area. It is in the developer's best interest to make sure that the project is aesthetically pleasing so as to draw in potential customers for their product, so I have no doubt that it will be acceptable to the eyes.

This will be a good addition to the gateway to Fernley, and will bolster the west end of town so that it becomes a more vibrant part of the city. I imagine it will raise the values of all of the properties around it.

Thank you for your time, Dana Uhlhorn

Kimberly Swanson

From: Kelly Brye
Sent: Tuesday, August 18, 2020 11:19 AM
To: City Clerk; Ray Lacy; Shellie Severa; Stan Lau; Albert Torres; Fran McKay; Roy Edgington
Subject: RE: Second reading and public hearing of Bill #289, ZMA 20001, August 19, 2020

Mayor and City Council;

I am expressing an opinion supporting the approval of this zoning request. A favorable action by the City Council would allow for the applicant to develop a plan consistent with the adopted plan of the City of Fernley as well as respecting the surrounding neighborhoods,

I believe that the orderly development of this property over the next 8-10 year would allow for a combination of high quality and diverse housing to meet the needs of our community as it grows. We are in dire need of additional modern, contemporary middle class homes and even more desperate to establish attractive multi-family luxury units. I am concerned that the term "affordable" in our community is often mistranslated as "entry level". My understanding of the project is that there will not be "entry level" single family homes, but in addition to single family homes/parcels, the opportunity exists to develop townhomes/condos, which our marketplace requires now and well into the future.

The pending job creation at the Victory Logistics District as well as other job creating projects in our community requires a comparable match in available housing. Only on a project of this magnitude can the City address having a full spectrum of housing within the context of a planned community with interconnections, a trail system and a park built out over time and even land dedicated to a potential elementary school to serve this section of our city.

While I understand the fears and concerns of certain community members, which are primarily based on looking at our shaky past in regards to planning, I truly believe that this potential development will be a tremendous asset to the community so please consider supporting this application.

Thank you for the time and energy you all invest into our community.

Kelly Brye

Carpet King Interiors Inc.

775-575-1212

<http://carpetkinginteriors.com>



Kimberly Swanson

From: Trisha Starkey, m>
Sent: Wednesday, August 19, 2020 2:35 PM
To: City Clerk
Cc: Kimberly Swanson; Brenda Gosser; April Homme
Subject: The Jackson Ranch Property

Good evening Mayor and Council,

My neighbors and I are not in favor of the City Council approving additional density on these parcels for the Jackson Ranch property. To be clear, we are not against development on this property; however, we are not in favor of doubling the allowable density on this property. The property owner bought this property with a 12,000 square foot zoning and can come in with a project for 12,000 square foot lots at any time.

We fear that increasing density in this area will have a detrimental impact to property values, infrastructure, groundwater resources, animal and human safety, traffic flow and the general quality of life for the area.

Any development on this property should be required to install an eight-foot masonry wall with at least a 25-foot of landscaping around the entire perimeter. The perimeter lots should be larger and should not be allowed to construct homes or structures greater than one story in height so that they don't rise above the wall and landscaping.

We have been frustrated by the restrictions on participating in a public meeting but understand the Governor's regulations on public meetings due to the COVID-19 pandemic and respect that. Nevertheless, we have sent in our comments to the Clerk's office and listened to the meeting on behalf of our neighbors because they are not able to do so. We had many questions in our email and were looking forward to them being answered but it was difficult to hear when some of the commissioners were talking and impossible to hear when someone called in with zoom or on a telephone. There is also no way of seeing anything that is being presented.

This whole process has left us confused and frustrated. It seems as though our concerns are continually being put off until the next meeting or next part of the process and we get the feeling that approval of this item has already been decided. We do not feel like the resources that have been provided to the residents are adequate or our voices are being heard.

In closing, we would like to ask, does the City Council understand that they can vote no on this? You are not obligated to approve every zone change that is brought to you. You have an obligation and duty to make decisions that are in the best interests of the citizens of Fernley, not to the pocket books of the developers.

It was only February of this year that the City Council was not in favor of passing the new development code because it had 6,000 square foot lots included as an option for development. What happened to the Council's concerns about density? You eliminated this lot size from the Development Code for years but now it seems you can't approve smaller lots fast enough.

Fernley is becoming the center of development in northern Nevada and the City Council needs to control and direct that growth and stop this habit of accepting anything and everything. Please ask the important and hard questions and keep in mind that this project is not going to save the City's finances. Not one project in Fernley has ever made the City's financial situation any better in the long term. You are only adding more demand on limited resources and facilities that you already can't afford to maintain.

Stand up and be the voice of the citizens of Fernley.

Thank you for your time,

The new and longtime residents of Woodchuck Drive

Kimberly Swanson

From: michael.knaus@
Sent: Wednesday, August 19, 2020 3:32 PM
To: Ray Lacy; Shellie Severa; Stan Lau; Albert Torres; Fran McKay; Roy Edgington
Cc: City Clerk
Subject: RE: Second reading and public hearing of Bill #289, ZMA 20001

Mayor and City Council;

I am expressing an opinion supporting the approval of this zoning request. A favorable action by the City Council would allow for the applicant to develop a plan consistent with the adopted plan of the City of Fernley as well as respecting the surrounding neighborhoods.

I believe that the orderly development of this property over the next 8-10 year would allow for a combination of high quality and diverse housing to meet the needs of our community as it grows. We are in dire need of additional modern, contemporary middle class homes and even more desperate to establish attractive multi-family luxury units. I am concerned that the term "affordable" in our community is often mistranslated as "entry level". My understanding of the project is that there will not be "entry level" single family homes, but in addition to single family homes/parcels, the opportunity exists to develop townhomes/condos, which our marketplace requires now and well into the future.

The pending job creation at the Victory Logistics District as well as other job creating projects in our community requires a comparable match in available housing. Only on a project of this magnitude can the City address having a full spectrum of housing within the context of a planned community with interconnections, a trail system and a park built out over time and even land dedicated to a potential elementary school to serve this section of our city.

While I understand the fears and concerns of certain community members, which are primarily based on looking at our shaky past in regards to planning, I truly believe that this potential development will be a tremendous asset to the community so please consider supporting this application.

Thank you for the time and energy you all invest into our community.

Michael Knaus

Fernley Resident



Michael Knaus Senior Account Executive
Rick's AEC Reprographics
O: 775.324.7425 | C: 775.420.9910
www.RicksAECRepro.com
488 Kietzke Lane | Reno, NV 89502



Public Input Form

Name: DB-BB Investments 1, LLC

Address: Reno Nevada

Phone: _____ Email: kmatzoll@mdc-krush.com

Mark the meeting(s) where your concern should be expressed:

- City Council Meeting Fernley Planning Commission Budget Meeting
 Fernley Convention & Tourism Authority Board of Appeals

On what date should your concern be addressed: 8/19/2020

CONCERN: To the Council members: DB-BB has been in discussions with the developers representative concerning the rezoning of the Jackson ranch/ Red Hawk Ranch. DB-JB owns the remaining portions of the Jackson Ranch and fully supports the application being presented by Relief Springs LLC Series C. The location of the property to downtown, existing utility and the freeway is a unique location for this type of zoning. The City and I believe the master plan encourages in fill properties like this one.

(Should you require more room use back)

Signature: Karl A Matzoll Date: 8/19/2020
Karl A Matzoll (Representative)

Kimberly Swanson

From: Joe Reisenauer
Sent: Wednesday, August 19, 2020 8:15 AM
To: City Clerk; Ray Lacy; Shellie Severa; Stan Lau; Albert Torres; Fran McKay; Roy Edgington
Subject: Second Reading and public hearing of Bill #289, ZMA Case No. 20001, 8/19/2020

Mayor and City Council,

I am in favor of the zoning request in ZMA Case No. 20001. As most of you know, I am a full time licensed NV REALTOR in Fernley. Additionally, I currently serve as Fernley Director for the Reno/Sparks Association of Realtors. My comments and opinions in favor of ZMA Case No. 20001 are my own as a licensed NV Realtor and citizen of Fernley, and not that of Reno/Sparks Association of Realtors.

I compiled a breakdown of residential housing through the Northern Nevada Multiple Listing Service (NNRMLS) over the past 30 days, and the need for increased housing in critical areas is overwhelmingly apparent.

1. Quality entry level housing neighborhoods for young families to either purchase or rent. Low inventory of housing with high demand has this segment of real estate sales the highest of any other segment of our real estate market. Our children, grandchildren and great grandchildren deserve the same opportunities we had as young people and we are not supplying that opportunity to them.
2. In all of 2020, condos/townhouses transactions are at 0. Quality condos/townhomes in a planned community is good for all of Fernley's residents. Again, what is needed for our community is not being provided.
3. Our 1/4 acre (12,000 square foot) or larger inventory is insufficient for those moving to our community who desire a larger lot. Due to lack of inventory, prices go up and they are becoming unaffordable for those who prefer them.

In real estate, shortages in key areas cause problems across the real estate market. Being proactive to the needs of the real estate market in the City of Fernley will create balanced, affordable housing and sustained revenue for our community. ZMA Case No. 20001 has the potential to do just that.

Last week, I participated in City of Fernley's Strategic Planning workshop. Our population is poised to grow to 40,000 by 2040. It is time to be proactive to the needs of our city's future, and partner with those who can impact its growth and development. ZMA Case No. 20001 has the potential to do just that.

ZMA Case No. 20001's request is consistent with the newly adopted Master/Comprehensive Plan and complies with the new zoning regulations. This project has the potential to provide diverse housing in a carefully planned and approved setting that any city our size wants and needs. It will improve the west side of Fernley and provide quality housing that meets the needs of Fernley's future.

With approval by City Council, the specifics of the development can be ironed out like any other development via tentative maps and documentation.

Please be proactive when looking at ZMA Case No. 20001. Our community's future will benefit from it.

**Joe Reisenauer, Coldwell Banker Select Real Estate
NV # S.0170373
Fernley Director, Reno/Sparks Association of Realtors
Phone: 775-835-1148
Email: joe.reisenauer@cbselectre.com
Website: www.joe.reisenauer.cbselectre.com**

I do NOT send wiring instructions for real estate transactions via email. Please contact your title company for wiring instructions. Please do not convey your financial information via email to me. Contact me via telephone regarding any suspicious or inconsistent communications you receive from my email. The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation to the contents of this information is strictly prohibited and may be unlawful.

Greg Evangelatos' request for zoning change

fernley2@yahoo.../inbox



Marty Hanna

To: rlacy@cityoffernley.org, ssevera@cityoffemley.org, slau@cityoffernley.org, atorres@cityoffernley.org, fmckay@cityoffernley.org more.

Aug 19 at 6:26 AM

Good morning,

I want to voice my support for the zoning change requested by Greg Evangelatos that will allow his developer/land owner to move forward with their project.

Fernley needs more housing at all levels. This project is a good mix of multi-family units and single-family housing designed to blend in with the upscale neighborhood. I'm impressed by the design that will blend in so well with the existing neighborhood.

Greg Evangelatos has an excellent reputation. He has presented the City with a plan that will set the standard for further developments. It is in his interest and that of his developer/owner to present the highest quality of design and function if they hope to proceed with their other planned projects in our city.

I understand review and planning are essential, but the City needs to take that first big step into the next phase of Fernley's growth. Housing, good quality, planned development, is needed now. Five years ago, we were told we needed to be ready for growth.

I'm asking for zoning changes to be approved in order for this project to move forward.

Marty Hanna,

Fernley Rotary Club

Freedom Plumbing, LLC Office Manager

April Homme

From: Cynthia Miller
Sent: Wednesday, August 19, 2020 8:55 AM
To: City Clerk
Cc: Roy Edgington
Subject: 2 Approvals of the Greg Evangelatos planning for Fernley August 19
Attachments: greg-evangelatos-sample-emails.pdf

My husband and I, Fernley residents, approve the attached message.

Cynthia Miller
John Miller

August 2020

**Mayor Roy Edgington,
City of Fernley
595 Silverlace Boulevard
Fernley, Nevada 89408**

Re: Second Reading and Public Hearing of Bill #289 ZMA 20001, August 19, 2020

Mayor and City Council:

I am writing this letter in support of the Rezoning of the proposed Red Hawk Ranch Rezoning, a significant portion (129.94 acres) of the former Jackson Ranch.

I believe that the request is consistent with the adopted Comprehensive Plan and that our community needs a development such as this with a full spectrum of high quality housing.

Since this is a Zoning request, the conditioning and insuring that the public health, safety and welfare of the community will occur during the Tentative Map process and I believe that these issues can be resolved. Also the City of Fernley needs to build its tax base to provide needed public services over the near future. A planned community such as this allows for any major concerns to be addressed comprehensively.

Regards,

August 2020

Mayor Roy Edgington
City of Fernley, Nevada
595 Silverace Boulevard,
Fernley, Nevada 89408

Re: Second Reading and Public Hearing of Bill #289, ZMA 20001, August 19, 2020

Mayor and City Council:

I am expressing an opinion supporting the approval of this zoning request. A favorable action by the City Council would allow for the applicant to develop a plan consistent with the adopted plan of the City of Fernley as well as respecting the surrounding neighborhoods.

I believe that the orderly development of this property over the next 8-10 years would allow for a combination of high quality and diverse housing to meet the needs of the community as it grows.

The pending job creation at the Victory Industrial Project as well as other job creating projects in the community requires a match in available housing. Only on a project of this magnitude can the City address having full spectrum of housing within the context of a planned community with interconnections and a trail system and a park built out over time.

I understand the concerns of the community, but truly believe that this potential development would be an asset to the community so please consider supporting the application.

Best Wishes,