

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
SEPTEMBER 7, 2022**

Mayor Roy Edgington called the meeting to order at 04:59 PM at Fernley City Hall, 595 Silver Lave Blvd., Fernley, NV 89408.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Lau, Councilwoman McKay, Councilman Torres, Councilman Lacy, Acting City Manager Patrick Marsh, Assistant to the City Manager Trisha Connor, City Attorney Brandi Jensen, Deputy Public Works Director Barry Williams, City Engineer Derek Starkey, Director of Finance Denise Lewis, City Clerk Kim Swanson, Planning Director Tim Thompson (via zoom), Administrative Specialist Tiffany Wood, Building Inspector Charity Birkel. **Absent:** Councilwoman Zoberski.

1.2. Public Forum

Tammy Dittman said she was going to miss Planning Director Tim Thompson.

Leroy Goodman wanted to give kudos on the patch job they did on the intersection of Miller and Main Street. He said Patrick Marsh is doing an excellent job as acting city manager.

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE THE AGENDA WITH ITEM 2.6 REMOVED. **Action:** Approve, **Moved by** Councilwoman McKay, **Seconded by** Councilman Lacy. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilman Lau, Councilman Torres, Councilwoman McKay. **Absent:** Councilwoman Zoberski.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of the Voucher Report

2.2. (Possible Action) Approval of Minutes from August 17, 2022

2.3. (Possible Action) Business Licenses

2.4. Possible Action to Approve the Will-Serve Request from Mark IV Capital (Redwood Materials Building A) for 1.9 ERC's of Water and 9.3 ERC's of sewer for Lyon County Parcel 021-242-22 Building A located at 1895 Duffy Road, Fernley, NV 89408.

2.5. Possible action to approve Resolution 22-017 to accept the public improvements including roadway, water, sewer, storm drain, retention basin infrastructure and lift station for the Eagle Meadows Subdivision.

2.6. Possible action to approve the Final Subdivision Map for Cook Ranch Estates Phase 3 creating a 76-lot single-family residential subdivision.

Motion: MOVE TO APPROVE THE CONSENT AGENDA WITH ITEM 2.6 BEING REMOVED.
Action: Approve, **Moved** by Councilman Lau, **Seconded** by Councilman Lacy.
Vote: Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilman Lau, Councilman Torres, Councilwoman McKay. **Absent:** Councilwoman Zoberski.

3. REPORTS This item is for various public entity representatives to provide general information to the Council and public. No action will be taken.

Lt. Mitch Brantingham of the Lyon County Sheriffs' Office said on August 28th officers were dispatched for a homicide from a shooting. They responded and a man was taken into custody. He wanted to thank Mr. Ray Lowrey for traffic control services during the incident and for a rapid response. Lyon county Human Services were instrumental in the response during the incident. Lt. Brantingham announced the officer involved in the shooting has been brought back to work. A radar trailer was put up around the school zone to help mitigate speeding and other traffic problems.

Neil McIntyre from the Lyon County School District said the older schools are having a hard time with the air conditioners in this heat. The district is working on the issue. He continued that they were able to get concrete for the high school project to continue and the gymnasium parking lot is being developed. It should be up and running in about a year.

3.1. Reports by City Staff, City Council and the Mayor, including but not limited to monthly statistical reports by city departments.

Acting City Manager Marsh said the Arts and Culture Taskforce is accepting submissions for the art traffic box project. More information is available at cityoffernley.org and by contacting the City Manager's office. He also reported the Battle Born Rangers would host the 26th annual ROOP County Days event September 8 – 10 at the Cowboy Pistol Range/Reno Fernley Tahoe Raceway .

Charity Birkel read the statistics for the building department from the month of August.

Mayor Edgington announced the special meeting on Tuesday at 5pm for the interviews for the City Manager position. The City of Reno has offered to help fill some staff deficits while the City of Fernley is recruiting more staff.

4. PROCLAMATIONS BY THE MAYOR

Mayor Edgington read a proclaiming the month of September as childhood cancer awareness month.

Councilman Torres read a proclamation, proclaiming September 2022 as national suicide prevention action month in the city.

5. PRESENTATIONS

5.1. Presentation by Domestic Violence Intervention

Karen Moessuer Intervention Director of Domestic Violence in Fallon. She said Lyon county has been trying to begin their own domestic violence program and they are looking for Board members to help create a non-profit program to support domestic violence victims.

6. PUBLIC HEARINGS

**6.1. (For possible action) Second Reading and Public Hearing, Bill #312 - ZMA22006
Consideration and possible action on a Zoning Map Amendment request to change the zoning from SF6 (residential single-family - 6,000 square feet), SF12 (residential single-family - 12,000 square feet), and C1 (neighborhood commercial) to MDR14 (medium density residential - 14 dwelling units per acre) on a site ±31.15 acres in size generally located south of Main Street and west of Miller Lane, Fernley, NV. (APN: 021-041-09)**

Planning Director Tim Thompson presented the proposed zoning map amendment for Miller Lane and Main Street.

Derek Kirkland presented the project overview on behalf of Wood Rogers.

Mayor Edgington announced Councilwoman Felicity had joined the meeting over the phone.

There was a discussion about the proposed project and zoning changes.

Mayor Edgington opened up public input.

Leroy Goodman said the project is not a good idea for families in Fernley. He continued that it would be a high density project that would stress the roads around the development and all the residents surrounding it. He mentioned the traffic has been increasingly difficult. The bottleneck created by the underpass and railroad has made traffic conditions worse. The other project was opposed by the residents of Fernley on the west end, yet it was approved.

Don Parsons from Rose Lane spoke about a lack of transparency from the applicants for the Fernley Residents. He said Fernley is growing so fast and the schools, fire dept., Police dept. are all suffering, plus there is not even a hospital here. He went on to explain that the residents are going to pay for that and is not expanding fast enough for the population increase. Children now have to walk within 3 miles of the school. He was denied access to the plans last week.

Ed Phillips on behalf of Joe Reisenauer, read the public input he submitted. It detailed the potential opportunities he felt the project could provide the citizens of Fernley. He wrote to implore the council to look upon the zoning change favorably.

Brent Kolvet expressed concern about whether the proposed project would be upheld in the final stages and what exact improvements would be made to Miller lane to resolve the current traffic issues as well as the future ones it will cause.

Lowell Patton from the Builder's association said this project highlighted the struggles they have to develop projects that would benefit the community and build structures the people want. He wanted to say they are in favor of the project.

Deborah Bement said she never received notice of this project. She said she was concerned about the traffic and the high density project for that area. Deborah also said pedestrians on Miller could be at risk because the plans say they "may" make changes and she doesn't like that the word "may" could give the applicants a way out of the proposed changes.

Bjorn Koch opposed the zoning change due to the horses on Miller Lane getting hit.

A five minute recess was taken at this time.

Michael Bement asked the council to follow the Planning Commission's advice. He said semi-trucks are hitting Rose Lane at 70mph and slamming on their brakes to get around the bend and has become very dangerous. He asked the council to stick with the master plan.

Michael Moresi said is currently opposed to this project but acknowledged that residents need different types of housing and liked some pictures of proposed changes to Miller Lane but he has not heard about the impact on the schools and businesses on the east side of town from the traffic the development would bring to the rest of the town. The traffic issues extended further from the 2 blocks around the project itself that the developers had focused on. He clarified that he is not completely against it but questions that need to be answered.

Tammy Dittman spoke about the importance of change and growth in the city and said the 25 million dollars awarded to Fernley for exit 50 will help alleviate the traffic issues. She said new developments could ease taxes for citizens and help young people stay close to their families rather than having to leave. She was for the zoning change.

William Shattack spoke about real estate and mortgages that keep rising. He continued that rising prices demand smaller homes for more money and this project would help people get more for their money.

Pat Spracklin said the west side of Fernley is a disaster and liked the proposed development to help the residents and their housing needs. She is definitely for the project.

Neal McIntyre said he is for the project and explained he is because they are a reputable company that has people from Fernley and Reno and has experience working with them. He mentioned the grant for Fernley to extend the road from exit 50 to highway 50.

Marty Hannah said she lives on the east side of town and approves the zoning change and pointed out this particular item is about the zoning change, not the traffic issues for the project. She added the project itself would come back to council to be reviewed.

Ryan Hannan commented that misinformation is a huge problem for Fernley. He explained if they don't build the houses, the people coming in for the new jobs created will have to commute to Fernley, which would create more through-traffic. He said more projects would bring in more tax revenue.

Planning Director Tim Thompson agreed with Marty Hannah that this item is just a zone change proposal, not about the particular project. He clarified that zoning map changes would not be sent to the school district, but tentative maps would be sent to the school district. He added that the noticing requirement was 300ft radius around the project and at least 30 people. However, the city noticed within a 750ft radius and exceeded the 30 people requirement.

Derek Kirkland, on behalf of the developer, stated they already have a builder to work with them and they would be coordinating with staff and the public to make any needed adjustments.

Motion: MOVE TO ADOPT BILL #312, A GENERAL ORDINANCE FOR ZONING MAP

AMENDMENT ASSOCIATED WITH ZMA22006 BASED ON FINDINGS Z1 THROUGH Z3 AND FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 4, No 1. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilwoman McKay, **No:** Councilman Torres.

Councilwoman Felicity Zoberski left the meeting.

A five-minute recess was taken at this time.

6.2. Public Hearing: Presentation, discussion, and possible action on the 2023-2024 Community Development Block Grant (CDBG) program update, priorities and citizen participation process. Public Meeting #2.

Trisha Connor, Assistant to the City Manager, presented the progress of the CDBG grant program for Fernley. She announced the 3rd and final meeting was set for November 13th.

Mayor Edgington called for Public Input.

Jenae Smith said the ADA-compliant sidewalks would be a huge help for her and those in Fernley that are disabled. She said the gravel roads are an issue around where she lives. She asked about sidewalks from Cottonwood to Main Street.

Motion: MOVE TO ACCEPT THE ANNUAL CDBG PROGRAM OVERVIEW PRESENTATION AND SUPPORT THE CITIZEN PARTICIPATION PROCESS. **Action:** Approve, **Moved by** Councilman Torres, **Seconded by** Councilman Lacy. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilman Lau, Councilman Torres, Councilwoman McKay, **Absent:** Councilwoman Zoberski.

7. STAFF REPORTS

7.1. A. Discussion and Possible Action regarding the City Clerk's past year's performance, and the City Council and Mayor's satisfaction with the City Clerk's employment performance and general performance as the City Clerk.

B. Discussion and Possible Action to approve the City Clerk's salary.

HR Manager Jacki Moxley opened the presentation for the City Clerk Kim Swanson and provided an overview of the evaluation from city council on September 7th.

City Clerk Kim Swanson presented a response to the evaluation and focused on the Clerk Department's progress for the year.

Motion: MOVE TO APPROVE THE CITY CLERK'S EVALUATION. **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 3, No 1. **Yes:** Councilman Lacy, Councilman Lau, Councilwoman McKay, **No:** Councilman Torres, **Absent:** Councilwoman Zoberski.

Motion: MOVE TO APPROVE THE CITY CLERK'S INCREASE OF 5% EFFECTIVE SEPTEMBER 4TH 2022. **Action:** Approve **Moved by:** Councilwoman McKay, **Seconded by:** Councilman Lacy. **Vote:** Passed, **Summary:** Yes 3, No 1. **Yes:** Councilman Lacy, Councilman Lau, Councilwoman

McKay, **No:** Councilman Torres, **Absent:** Councilwoman Zoberski.

7.2. A. Discussion and Possible Action regarding the City Treasurer's past year's performance, and the City Council and Mayor's satisfaction with the City Treasurer's employment performance and general performance as the City Treasurer.

B. Discussion and Possible Action to approve the City Treasurer's salary.

HR Manager Jacki Moxley opened the presentation for the Director of Finance, Denise Lewis, and provided an overview of the evaluation from city council on September 7th.

Denise Lewis spoke about her evaluation and gave a report for the finance department for the year.

Motion: MOVE TO APPROVE THE CITY TREASURER'S EVALUATION. **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 4, No 0, Abstained 0. **Yes:** Councilman Lacy, Councilman Lau, Councilman Torres, Councilwoman McKay, **No:** None, **Absent:** Councilwoman Zoberski.

Motion: MOVE TO APPROVE THE CITY TREASURER'S INCREASE TO THE CAP OF THE SALARY RANGE EFFECTIVE SEPTEMBER 4th 2022. **Action:** Approve, **Moved by** Councilwoman McKay, **Seconded by** Councilman Lacy. **Vote:** Passed, **Summary:** Yes 4, No 0, Abstained 0. **Yes:** Councilman Lacy, Councilman Lau, Councilman Torres, Councilwoman McKay. **Absent:** Councilwoman Zoberski.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

9. PUBLIC FORUM

Ryan Hannon said all of the employees are a huge asset to the City of Fernley and thanked Kim Swanson and Denise Lewis. He said all the employees work very hard for very little and deal with a lot of negativity on the front line in city Hall. He said they deserve a lot more of a wage increase.

10. ADJOURNMENT

The next regular City Council meeting will be September 21st at 5 pm. The next City Council meeting is a special meeting on September 13th.

There being no further business to come before it, the Fernley City Council meeting adjourned at 08:24 PM, September 7th, 2022.

Approved by the Fernley City Council on September 21, 2022, by a vote of:

AYES: 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Mayor Roy Edgington



ATTEST: City Clerk Kim Swanson

CITY OF FERNLEY COMMENT CARD

Date: 9-7-22

Agenda #: _____

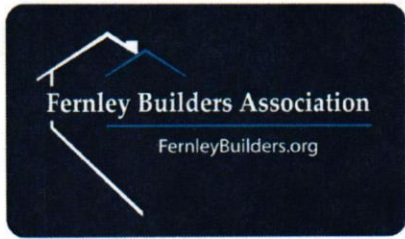
Name: Debra Bement Phone#: _____

Comment:

Did not Recieve notice
for Subdivision

Use back side of card for additional comments





Fernley Builders Association

P.O. Box 945
Fernley, Nevada 89408
info@fernleybuilders.org
www.fernleybuilders.org

August 18, 2022

City of Fernley
595 Silverlace Blvd.
Fernley, NV 89408

Attn: Mayor Roy Edgington
Councilman Ray Lacy, Ward 1
Councilwoman Felicity Zoberski, Ward 2
Councilman Stan Lau, Ward 3
Councilman Albert Torres, Ward 4
Councilwoman Fran McKay, Ward 5

**Re: Zoning Map Amendment ZMA22006
Paradiso Communities
Fernley, Nevada**

Dear Mayor & Council:

As president of the Fernley Builders Association (FBA), I attended the regular City Council meeting last night to speak on behalf of the FBA in favor of the subject item. However, the item was removed and delayed until September 7th. As a result, I thought I'd send this letter directly to each of you in the event that you'd like our position clarified in any way.

At the outset, and to ensure complete transparency, both Paradiso Communities (the applicant) and Wood Rodgers (Paradiso's professional services representative) are members of the Fernley Builders Association. At our regular Builders Breakfast on August 4th, Wood Rodgers presented the project and informed the FBA that the Zoning Map Amendment was being forward to the City Council from the Planning Commission with a 4-1 vote recommending denial.

There are three areas of concern from the Fernley Builders Association: Zoning Map Amendments that are consistent with the City's Master Plan; Conditioning ZMAs; and Availability of Housing other than traditional Single Family Residential.

Zoning Map Amendments Consistent with the Master Plan

A request for a Zoning Map Amendment that is consistent with the City's Master Plan because the property's zoning is currently inconsistent with the City's Master Plan shouldn't be denied due to the property owner's attempt at being consistent with governing documents. Denial of Zoning Map Amendments that bring properties into conformance with the City's Master Plan harms the

City by giving property owners (and by extension the building community) mixed signals about whether the documents that the City has already adopted actually govern the City's actions. I would submit that this is true of all actions taken by the City and its staff, NOT just for the Master Plan. This includes the Development Code, the Building Code, Design Standards, and other important governing documents that are used by folks on both sides of the City Hall counter.

“Conditioning” Zoning Map Amendments

The FBA understands that Zoning Map Amendments cannot, technically, be conditioned to mitigate perceived impacts. However, when a Councilperson says, “I’m going to deny this unless you bring this back with _____”, and then the property owner brings it back with whatever the Councilperson asked and it’s approved this second time around, this is a de facto condition. The ZMA stage is not the time to “condition” projects. When conditions (or even de facto conditions) exist in a Zoning Map Amendment discussion, the property owner is placed at an unfair disadvantage because the property owner often hasn’t commissioned the services of all design professionals because the final parameters of the project often aren’t even known at this stage.

The FBA is concerned that the City Council is extending its authority backward into the ZMA stage, and, in fact, losing some of its authority to mitigate project impacts at the appropriate time. I feel that a hypothetical example is required to understand this concern. Let’s say that a majority of the Councilmembers indicate that they are going to vote against a ZMA if the owner doesn’t bring back his ZMA layout without showing a traffic signal at Location X. Then let’s say that a full Traffic Study is prepared as required in the following Tentative Subdivision Map (TSM) Application and the traffic engineer indicates that a traffic signal is not warranted at that location and may, in fact, negatively impact traffic in the area. For this example, let’s say that the traffic engineer indicates that additional ingress/egress points would be appropriate. Doesn’t it seem logical that with the original “de facto conditioned” ZMA approval with “on the record” comments by Councilmembers, City Staff and residents, that it would be very hard for the project to delete the signal at Location X and add the points of ingress/egress without an uproar by residents, when, in fact, the traffic will be negatively impacted?

The FBA believes that conditioning at the ZMA stage (in an attempt to mitigate issues that will be explored later in the process) hamstrings the City Council, City Staff, and it sends mixed signals about the development process and its guiding documents. The standard Zoning Map Amendment checklist doesn’t even include a requirement to submit locations of proposed rights of way, utilities, or sources of service for utilities. Nor does the checklist require submission of grading plans, locations of proposed buildings or open space.

Many of these items, among others, are included in the Tentative Subdivision Map Application Checklist and are required to have Design Professionals show mitigation in reports such as: a Traffic Study, a Hydrology & Drainage Report, a Sewer Report and a Geotechnical Report. This is the time (the TSM stage) to condition the project to attempt to, with all the best information, fully mitigate any/all impacts associated with the project.

Availability of Housing

The FBA is painfully aware of the shortage of workforce housing in the area. If the approval of industrial and manufacturing projects is going to continue, then the approval of projects other than

the traditional Rural Residential and Single-Family Residential projects must continue. The current Master Plan indicates that higher density projects are needed as exhibited by this project's lower density zoning currently being non-conforming with the Master Plan.

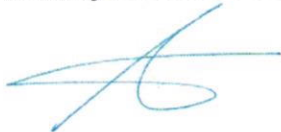
Conclusion

As a result, the Fernley Builders Association recommends adopting the bill for a Zoning Map Amendment associated with ZMA22006, based namely on the finding that this ZMA is consistent with the City's Master Plan.

As an aside, you are all welcome to attend our regular Builders Breakfasts. They are held at the Wigwam at 7:30 a.m. on the first Wednesday of each month.

Respectfully submitted,

Fernley Builders Association



Lowell Patton
President

cc: Kim Swanson, City Clerk
Tim Thompson, Planning Director
Rob Winkle, Paradiso Communities
Derek Kirkland, Wood Rodgers
Stacey Mallett, Fernley Builders Association

August 23rd, 2022

City of Fernley
595 Silverlace Blvd
Fernley NV 89408

Dear Mayor and City Council,

My name is Joe Reisenauer, a full time licensed NV Realtor residing in Fernley. I currently serve as Fernley Director for the Reno/Sparks Association of Realtors and have for the past 4 years. My comments and opinions in favor of Case #ZMA22006, Duets by Paradiso Communities, are my own as a resident and citizen of Fernley.

On Wednesday, August 3rd, 2022, I first learned of this project at our monthly Fernley Builders Association meeting, of which I am a member and regular attendee. Derek Kirkland, Planner of Wood Rodgers, Inc and Rob Winkel, Paradiso Communities discussed the Duets at this meeting. When looking at this project from "the greater good for our community" perspective, I see this project as a huge win for Fernley's future.

On August 17th, I attended the Fernley Chamber of Commerce Quarterly Luncheon, where Mayor Edgington introduced the City of Fernley's "Progress through Partnership" initiative. This project is a prime example of that initiative, and one of the many reasons I am supporting it.

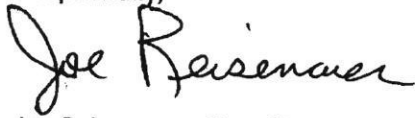
Here are reasons why I encourage the City of Fernley and City Council to approve the Zoning change for this project:

- 1.) Developers of the adjacent Red Hawk subdivision, and Paradiso Communities, will be working together with City of Fernley to improve and develop West Fernley. This fulfills the "Progress through Partnership" initiative and exemplifies what can be accomplished when entities work together.
- 2.) The Duets by Paradiso Communities fills a void of needed housing in Fernley. It is important that we supply a full product line of housing to sustain a balanced housing market in the City of Fernley. The Duets at Paradiso will provide our community higher density housing that allows more of our children and grandchildren an opportunity to achieve home ownership, and a great retirement option for our older population who choose to downsize from their current homes.
- 3.) This project will have an HOA (Home Owners Association) with a majority of the exterior landscape/fencing maintained by the HOA. Paths/walkways are part of the long term vision of this project. It will be an attractive addition to our community.
- 4.) The developers will be working together with City of Fernley to put in much needed infrastructure on W. Main Street, as well as improvements to the infrastructure and road conditions on Miller Lane.
- 5.) The Duets by Paradiso Communities will provide much needed support to our current and future west side businesses.

With the inevitable job growth occurring in our area, it is imperative we move forward with projects such as the Duets by Paradiso Communities and provide this much needed housing product in Fernley.

Please, look favorably on this zoning change, as "the Greater Good for our Community" is honored by relationships and partnerships that are exemplified by this project.

Respectfully,

A handwritten signature in black ink that reads "Joe Reisenauer". The signature is written in a cursive style with a large, stylized "J" and "R".

Joe Reisenauer, City of Fernley Resident

Cc: Kim Swanson, City Clerk
Tim Thompson, Planning Director
Rob Winkel, Paradiso Communities

LOCUS DEVELOPMENT GROUP

Joel Grace

6001 Talbot Lane

Reno, NV 89509

P: (775) 372-6487

jgrace@locusdevgroup.com

September 2, 2022

Fernley City Council
City of Fernley
595 Silver Lace Boulevard
Fernley, Nevada 89408

Re: Application for Miller/Main Street Zoning Map Amendment (Case # ZMA22006) (the "Application")

Dear Mayor Edgington and Members of the Fernley City Council:

On behalf of Comstock TRIC Associates, LLC, the owner/developer of the 850-acre Comstock Commerce Center within the Tahoe-Reno Industrial Center (the "TRI Center"), I am writing this letter in support of the Application. As you know the City of Fernley sits at the epicenter of our region's unprecedented industrial growth. Bookended by two of the largest industrial parks in the world—the TRI Center and the Victory Logistics Center ("VLC")—Fernley is a key player in Northern Nevada's bright economic future. In our discussions with companies considering a relocation to Northern Nevada, we repeatedly hear that our bright future depends, in large part, on our region's ability to draw the high-quality employees required by modern industrial users. Attracting these employees necessitates an available housing inventory that offers price, amenities, and diversity appealing to the modern homebuying public. Fernley, an established community with access to the best our area has to offer in both employment and recreation, is well positioned to facilitate that housing inventory, providing quality workforce housing for current and future Fernley residents who fill the thousands of industrial jobs coming to the TRI Center and VLC in the years ahead. Please approve the Application to help provide quality housing in Fernley and support our region's continued momentum as a global leader in industrial development.

Regards,



Joel Grace
Chief Executive Officer



September 5, 2022

Honorable Roy Edgington, Mayor of Fernley, Nevada

Members of the Fernley City Council

City of Fernley

595 Silver Lace Boulevard,

Fernley, Nevada 89408

Re: Second Reading and Public Hearing on Bill #312, ZMA 22006, the Duets at Redhawk Ranch

Mayor Edgington and Members of the City Council:

This letter comes from Todd Pardula, owner of the Redhawk Ranch Project, an adjoining property owner of the subject property, and is in regard to the proposed zoning request.

We are in strong support of this proposal for several reasons. First, we believe that the request is consistent with the Comprehensive Plan of the City of Fernley that was adopted in 2018 and successive zoning regulations.

Second, as an adjoining property owner, I believe that the development of this property in concert with the adjoining developments will make the Main Street Corridor Plan a reality and make this area the western gateway to the City.

Third, we are of the belief that the proposed housing product brings an alternative to address the "Missing Middle" for both first-time home buyers as well as retirees and other persons seeking high quality low maintenance options in the housing market.

Fourth, the proposed zoning request will give a complimentary housing option in this area that will fit in well with the surrounding proposed land uses.

Finally, the Barker Family has owned this property for over 15 years and has a long family history in Fernley showing a commitment to both the physical development and economic well-being of the community.

In summary, we firmly believe that this rezoning is mutually beneficial to both the surrounding land uses and the community in general and ask that you act favorably on this decision tonight.

Respectfully submitted,

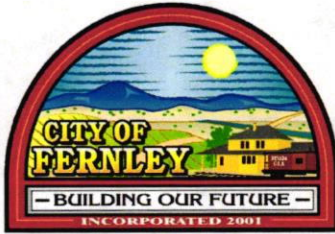
A handwritten signature in black ink, appearing to read "Todd Pardula", written over a horizontal line.

Todd Pardula,

Relief Springs LLC

Redhawk Ranch,

Fernley, Nevada 89408



Planning Department

Permits
Planning
Development Review
Sustainability

NOTICE OF PUBLIC HEARING

AGENDA ITEM: Zoning Map Amendment (ZMA22006)

Consideration and possible action on a Zoning Map Amendment request from Wood Rogers, Inc. to change the zoning of ±31.15-acres of vacant land generally located south of Dallas Lane and west of Miller Lane at APN: 021-041-09 from a mixed zoning of SF6 (residential single-family - 6,000 square feet), SF12 (residential single-family - 12,000 square feet), and C1 (neighborhood commercial) to MDR14 (residential medium density residential - 14 dwelling units per acre) as part of a project with the working title Miller/Main Street.

Dear Neighbor:

An application for the above-referenced project is on file at the City of Fernley Planning Department located at 595 Silver Lace Blvd., Fernley, Nevada, and may be reviewed during regular office hours (8:00 a.m. to 5:00 p.m.), Monday through Friday, except federal holidays. The staff report for these projects will be available for review at the City of Fernley Planning Department prior to the meeting.

The scheduled public hearing dates are as follows:

CITY COUNCIL

Date: **September 7, 2022**

Time: The meeting commences at **5:00 p.m.**

These matters may be continued to another meeting without additional notice.

Interested persons may appear at these meetings to present oral comments, or may submit written comments, by mail to the City of Fernley Planning Department, 595 Silver Lace Blvd., Fernley, NV 89408.

If written comments are not received prior to the date of the meeting, the Planning City Council may not consider them. For further information please contact the Planning Department at (775) 784-9810.

Comments (attach additional sheets, if necessary):

Is the sewer treatment facility going to be up-graded?

Will there be traffic controls put in place for this new development & the one to the west of Ravenna MHP?

Noticing Map



September 7, 2022

City of Fernley Planning Commission

Fernley City Council

Dear Members,

These written comments are in regard to the Notice of Public Hearing that we received in the mail for Master Plan Amendment MPA2203 and Zoning Map Amendment ZMA22008.

There is always controversy and complaint about zoning changes. People who want more available housing and people who want to keep the quiet and large open spaces that attracted them in the first place. There are always comments about the increased traffic, noise and pollution and how Fernley is on its way to becoming a suburb of Reno with high rents, high utility costs, fewer owner occupied homes and all of the other issues that come with growth.

However, it appears that the real issue facing the City of Fernley is water. We live in an area where agricultural water rights are adjusted every year depending on the availability of water. Cities that use those same water rights can't tell users they can only have 75% of the water they had the previous year. Once houses are built there is an assumption that there will always be water for them. Cities might call for residents to cut water use, threaten fines, and raise rates, but any positive outcomes depend on the goodwill and cooperation of the residents while those with money simply pay and do what they want.

If the water projections for the city of Fernley that were made public at the time of the suit against the Federal government are accurate, then Fernley is facing the same future that we are seeing in California: towns running out of water, farmers losing everything. Is that really what we want to see happen here?

Does continuing to build in such a situation and especially to change zoning to allow for greater density and more water users really fit the planning department's call for sustainability or reflect the realities of the water situation? Does it show concern for existing residents? If building is necessary, fewer homes on larger lots will have less impact, but isn't it time to work with the realities of the growing lack of water in the west?

We are therefore opposed to the zoning changes found in the Notice of Public Hearing.

Sincerely,

Charles and Linda Perry

