

From: [Martin Johnston](#)
To: [Olander, Julie](#)
Subject: Case # WRZA20-0003
Date: Tuesday, June 16, 2020 2:30:13 PM
Attachments: [image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)

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Ms. Olander-

I am writing to add my voice to the discussion around rezoning the property owned by Reno Christian Fellowship. I haven't communicated with you previously, as I was not even aware of this issue until a few weeks ago.

My wife, Annette, and I reside at 4870 Gallup Rd, so the traffic circle at the top of Zolezzi Way is right out our back door.

I'm not sure that I have any novel arguments or insights about this proposal, as I understand that it has been presented/argued more than once and yet somehow continues to be appealed. The only points I will make are:

1. Simply looking at a satellite view of the area makes it clear that the proposed rezoning would result in a housing density that is dramatically at odds with surrounding neighborhoods.
2. The persons who have requested the rezoning cite selected 'precedents' in SW Vistas and Thomas Creek Estates as precedents but their arguments are specious and/or disingenuous.

By all means, allow RCF to sell and/or develop their property, but don't let them ride rough-shod over their neighbors. Zoning laws are there for a reason and shouldn't be flouted casually.

Thank you,
Martin Johnston

J. Martin Johnston, MD
Chief, Hematology/Oncology
1155 Mill Street Sierra Tower 5th Floor Reno, NV 89502
P: 775.982.3892
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MJohnston@Renown.org

Renown
CHILDREN'S HOSPITAL



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TO: Washoe County Planning Commission

June 15, 2020

c/o: Julee Olander, Planner

Jolander@washoecounty.us

775-328-3627

Regarding: WRZA20-0003 Reno Christian Fellowship
Regulatory Zone Amendment – Appeal of Decision

Hearing Date, June 23, 2020

Just because you can doesn't mean you should

The purpose of the Planning Commission is to plan, to take the best possible options to enhance new construction. Because it is written that a *matrix* can determine zoning proximities it doesn't mean that the maximum zoning density should always be applied.

The *matrix* is correct but is it applicable in this case?

The CAB and the Commission applied common sense to their decisions. It is not a good application or sound building practice to intrude MDS inside a square mile of 100% Low density Zoning, in a long-established large area.

The Appellant has justified his MDS compatibility with 5 lots in Southwest Vistas, the only place he could find lots less than ½ acre surrounding the RCF proposed project. These 5 Southwest Vistas buildable lots are more than 1/3 acre each. Approval of this amendment could provide the applicant with 37 MDS houses on finished lots that are closer to less than 11,000 square feet. These would not be complementary and at the most they would be less than ½ the size of every other lot within more than a square mile in any direction.

The appellant is taking the *matrix* beyond its intent to guide, excluding the consistency of LDS zoning and without regard to every community within a mile of the church.

While this is possible to do, the CAB, the Planning Commission and the residents do not approve of this MDS-3 insertion.

There is also a serious issue with the appellant's decision to access the 12 +/- acres through a Zolezzi roundabout that does not serve as and is not designed to control intersection traffic. It is a calming roundabout to slow traffic into and out of the church parking lot, Thomas Creek Road, 2 fire roads and Southwest Vistas. It does not control intersection traffic and is the only access in and out of Southwest Vistas' community of 376 homes. Alteration to this purpose could seriously impact the million dollar homes on the north edge of the roundabout.

In keeping with the Board's preservation of land and open space, the Commission and the CAB decisions are right and should not be overturned.

Ellen Shaw
775-772-4642
Southwest Vistas

Attached: PDF Project Area Map



RCF Zoning area map.pdf

Map Data Identifications

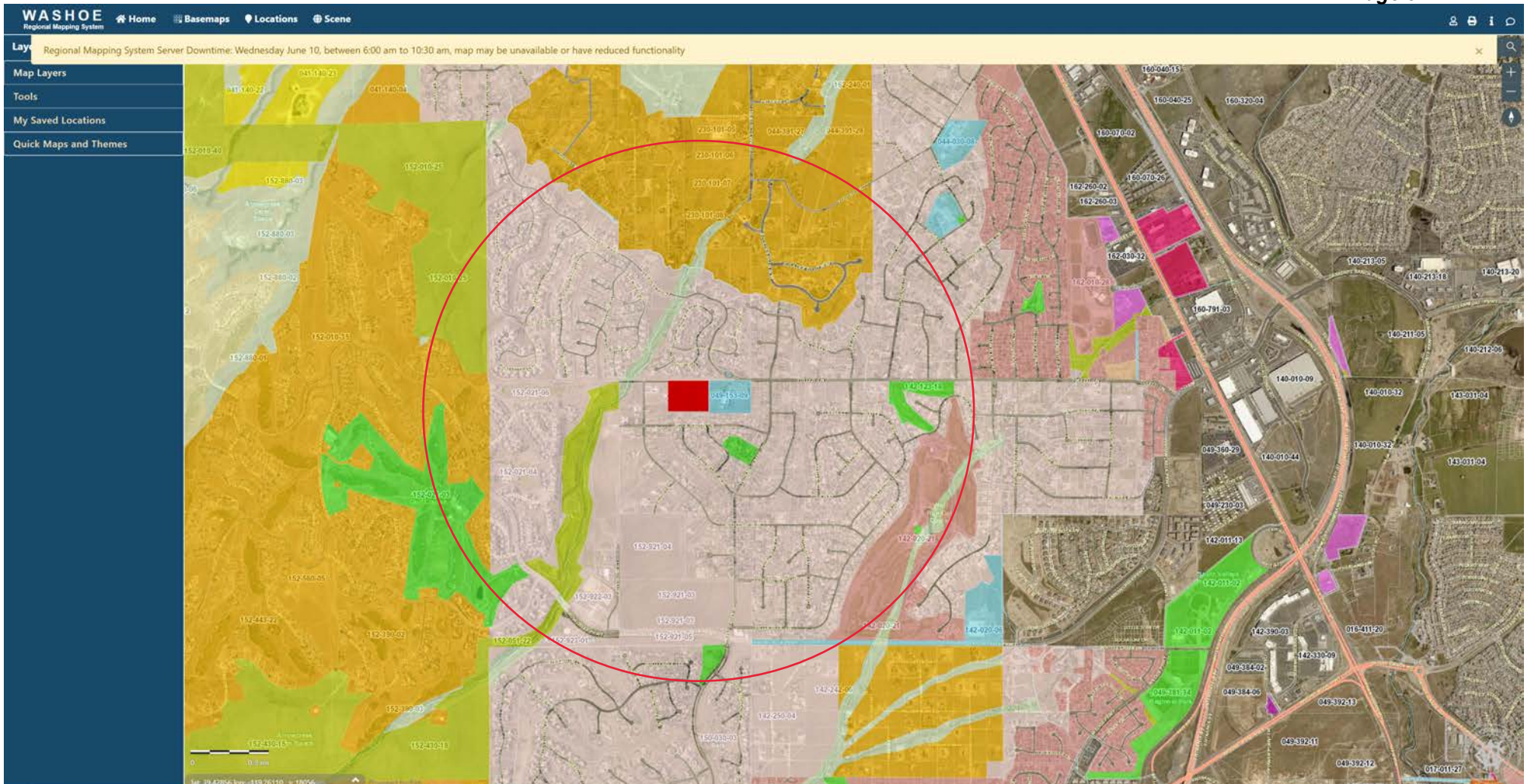
Zoning map of Entire Area Color Key

Red: Project Location

Gray: LDS Zoning @ 2 homes/acre

Yellow: High Density Rural @ .4 homes/acre

Pink: MDS Zoning of Wolfrun Golf Course



From: mcwjfamily@aol.com
To: [Olander, Julee](#)
Subject: Board of Commissioners" Meeting- June 23 Case # WRZA20-0003
Date: Tuesday, June 09, 2020 1:03:59 PM

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

Hello,

Please enter this document into the permanent record.

Re: **Case # WRZA20-0003** **Reno Christian Fellowship Church -
Proposed Regulatory Zoning Change --- "APPEAL"**

THIS APPEAL SHOULD BE DENIED!

***This proposal has been "Denied" at two previous meetings: Washoe County Commissioner's Meeting (April 20, 2020) & Citizen's Advisory Board Meeting (March 5, 2020)

These previous "Denials" should be valued and upheld.

- **COMPATIBILITY** - Their full argument is based on lot sizes of the same. However, our lot is 27,000 sq ft. and all of our neighbors have lots of similar size or larger which does not even come close to what that are talking about with 9-11,000 sq ft lots after allowing for roads, infrastructure, etc. **WE REFUTE THE COMPATIBILITY ISSUE !**
- **PROPERTY VALUES** - based on the proposed small lot sizes surrounding our large lot sizes, which would obviously negatively impact our property values. It seems like a large number of homes that they are trying to squeeze into a tiny space.

I know that they have refuted the "spot zoning" claim, but if you look at the surrounding area to put medium density housing in that little area, then, yes, it does look like Spot Zoning!

- **ACCESS** - this area is a concern, off the roundabout as well.

- VIEWS - We bought our house with Homeowner CCRs in place that only allowed one story homes in order to **PRESERVE and PROTECT those views**—that's what we're looking to do, and that goes along with preserving our property values as well!

So, again, we strongly OPPOSE this regulatory zoning change, we Refute the compatibility issue, it is NOT consistent with surrounding lot sizes on the north, on the south sides of the property and the West.

We appreciate that you listen to this and our valid arguments opposing this zoning Change!

Thank you,

Cheryl Jordan
5121 West Acoma Road
Reno, NV 89511

Planning Commission,

We are writing to ADAMANTLY OPPOSE the proposed plan to change the present LDS (Low Density Suburban) zoning of the Reno Christian Fellowship parcel to MDS. We strongly oppose a zoning of three houses per acre. The county approval of TWO houses per acre would be in line with the existing adjacent neighborhoods. Our property would be greatly impacted by any change since we back up to the prosed site. Our entire Southwest Vista neighborhood would be negatively impacted by increased traffic and the decrease in our home value with three or more homes per acre.

If the seller (RCF) wants to be "good neighbors", they should be transparent with the prosed building of their school and also be transparent in the sale of the property being contingent on it remaining one to two SINGLE family homes per acre. Our next door neighbor just closed on the sale of his house on April 10, 2020. It was on .75 acre. It sold for full asking price (\$975,000) on the first day. There is a demand for luxury homes in this area. We are in favor of quality over quantity of homes. What is the need for RCF to make it any more than one to two houses per acre? The County Commission zoned this area for the present lot size. People like ourselves sought out this neighborhood for that exact reason. This neighborhood and surrounding ones have existed for 25 plus years. It is not "neighborly" to sell out to the highest bidder and change precisely what was so desirable to us 22 years ago!

Why would surrounding neighbors concern themselves with RCF's proposed school plans? How much money does RCF need for their project? We understand that RCF would want to get the cost of their project covered with the purchase of their land, so do they really need to sell it at three homes per acre to do that? Can they not do that at the existing zoning? They are proposing to build a K - 8th grade school. This alone will add a TON more traffic to Zolezzi Lane during the week, added to possible new residents. Sunday service traffic entering and existing the parking lot is very busy! Many near accidents as church members roll through the stop sign coming out of the parking lot to turn onto Zolezzi Lane.

The MDS regulatory zoning was selected because it was consistent with the size of the surrounding lots and has the potential to assist with the current housing shortage while not overburdening the infrastructure in the area.

According to the proposed county plans, the illustrations on page six show pink/peach-colored (LDS) zoning for ALL SURROUNDING neighborhoods. Therefore, any change in lot sizes would NOT be consistent with surrounding lot sizes and would GREATLY impact the infrastructure of the area!

In summary, these are our CONCERNS:

Why does RCF need to change the existing zoning to three homes per acre?

How much traffic will be added to Zolezzi Lane if three houses per acre is approved?

Are these single family homes or will they be multi family?

How much traffic will be added to Zolezzi Lane with the planned new RCF school?

How big will the school be? How many grades? How many students?

What will the cost be to build this school?

Are these homes single story?

Where will road access be to these homes?

We feel this meeting should be postponed due to COV-19. We feel all the homeowners in these surrounding neighborhood should be able to ATTEND the meeting. This is not fair.

Ann Marie & Hal Craddock
5140 Capitan Circle
Reno, NV. 89511

From: [Steve Erger](#)
To: [Washoe311](#); [Olander, Julie](#)
Subject: Comment re: Regulatory Zone Amendment Case Number WRZA20-003, Reno Christian Fellowship
Date: Sunday, April 19, 2020 8:51:41 PM

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

My husband and I live at 5131 W. Acoma Rd. which backs up to this proposed new development. Our lot size is .773. We both attended the Citizen Advisory Board meeting held on March 5 at 6 pm. Many of our neighbors also attended. Almost everyone from our neighborhood spoke and at the end of the meeting the board made a motion and approved that Reno Christian Fellowship **not allow the zoning change from LDS to be changed to MDS**. The 9 homes surrounding this land sit on lots ranging from .574 to .773 acres, four of those nine lots are over .7 acres. Nowhere in this area are there 3 homes built on one acre of land. It makes sense to allow the same density that is in the area, not change the original plans. We want the zoning to remain at LDS.

Another point that was brought up in the meeting was the location of the road feeding in and out of this proposed new development. There is a one lane roundabout at the top of Zolezzi Lane and this is where they propose to tie into. Traffic in the morning and in the evening can be quite busy. We find it challenging trying to pull out of Gallup Road onto Ventana Parkway due to the traffic. This will definitely get even worse for those individuals in the proposed new development. In addition, if there is any emergency in our area which would require mass evacuation, Ventana Parkway is the only exit out of Southwest Vistas. This could be a catastrophe waiting to happen. **Please do not change the original zoning of LDS. It was made for a reason.**

Sincerely,

Linda Erger

Julee Olander, Planner
jolander@washoecounty.us
Washoe County Community Services Dept.
Planning and Building Division

April 19, 2020

Regulatory Zone Amendments Case Number WRZZ20-0003 (Reno Christian Fellowship)

Dear Planning Commission Members,

I am opposed to the zoning change for the property adjacent to the development where I live:

1. There is no specific plan submitted.

A request for a zoning change should be accompanied by a plan for development. Where is this? Before buying a home, citizens often check surrounding properties for the zoning before the purchase. They are relying on this to be consistent.

Homeowners do not expect to have zoning changes to adjacent to their home. And why aren't adjacent property owners notified? Now one can speak in person at public meetings until this health crisis is over; whenever that will be. And some of us don't do Zoom.

2. There is no good reason to change the zoning in this case.

Why isn't the current zoning as suitable now as when it was designated? When we lived in southeast Reno, a developer applied for a zoning change and I disapproved of it then. The zoning change ruined the entire character of the existing neighborhood so DiLoretto could make more money. The developer moved on and the adjacent neighbors are left with the related problems. It did not increase the value of our homes; quite the opposite. Are the citizens more important or is it the money for developers? Greed is not good.

3. Traffic: How are you going to allocate extra traffic? Increased traffic has negative impacts and decreases property values. No suitable answer about routing the traffic has been given to date.

We already have enough traffic in our area with one way in/out of Southwest Vistas development. **Don't divert this additional traffic to the entrance to our development. Divert it to the Church parking lot and let them deal with it.**

Don't think a developer is going to use Southwest Vistas property as a road in/out and a staging area. Our HOA has specific rules. That is why we bought a home here.

Jan Stevens Lockard, Homeowner, Southwest Vistas HOA

From: mj2hoop@aol.com
To: [Olander, Julie](#)
Subject: WCPC - Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Sunday, April 19, 2020 5:50:32 PM

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

Ms. Olander,

My name is Mike Jordan, and my wife Cheryl and I reside @ 5121 W. Acoma Road, Reno, NV 89511.

We are both **strongly opposed** to this matter before the Washoe County Planning Commission, Regulatory Zone Amendment Case Number WRZA20-0003, that would rezone the three parcels in question from LDS to MDS.

We purchased our home in December 1998, and have lived in this home, and our wonderful surrounding "semi-rural" neighborhood for over twenty years and raised our family here. During this 20+ year period in our home, we have faithfully paid all Washoe County Taxes each year and have gradually built equity in the value of our home, which is very important as we approach retirement.

The **primary reasons we oppose** Regulatory Zone Amendment Case Number WRZA20-0003 are as follows:

Lot Size:

- Currently, there are **37 homes that border** the (developed & undeveloped) Reno Christian Fellowship-owned property.
- The **average lot size of these 37 homes is 0.78 acres** (per Zillow website.)
- Rezoning the Reno Christian Fellowship, Inc (corporation) parcels from LDS to MDS, provides the developer that purchases these parcels to build up to 36 homes over the 12.55 acres.
- Given that a portion of the 12.55 acres would be dedicated to streets, common areas, walkways, or parks, it's possible that lot sizes in the development could be as small as 0.3 of an acre, or less-than half the average lot size of the 37 properties that border the Reno Christian Fellowship property
- Therefore, rezoning from LDS to MDS is totally contrary to the existing lot sizes of current homeowners that border RCF and their parcels.

Neighborhood Property Values:

- Currently, there are **37 homes that border** the (developed & undeveloped) Reno Christian Fellowship-owned property.
- The **average market price of these 37 homes is \$725,648** (per Zillow website), and prices continue to trend even higher.
- If these parcels are rezoned to MDS, and 36 homes are built on the 12.55 acres, it's highly doubtful that the average home price within the new home development on

these three parcels will approach \$725,648, and the vast majority of all neighborhood property values will be impacted negatively.

Rezoning in this neighborhood to MDS is an anomaly, and only benefits Reno Christian Fellowship:

. Our neighborhood has always been zoned LDS from a residential housing perspective, so a rezone to MDS would **negatively impact all neighborhood homeowners and taxpayers, and only benefit a corporation (Reno Christian Fellowship.)** Is this fair to tax-paying homeowners?

. Reno Christian Fellowship stated that they want to be a “good neighbor” in the sale and development of their parcels. They are legally able to make that sale and have the parcels developed, but as a “good neighbor” **it should be sold and developed as currently zoned (LDS.)**

Thank you for this opportunity to address my concerns and opposition to Regulatory Zone Amendment Case WRZA20-0003.

Sincerely,
Mike Jordan
5121 W. Acoma Road
Reno, NV 89511

From: [Christine Young](#)
To: [Olander, Julie](#)
Subject: Reno Christian Fellowship Inc, Zolezzi Lane, Zone Amendment Case WRZA20-0003
Date: Sunday, April 19, 2020 3:15:11 PM

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

Hello -

I am commenting to object to the proposed amendment changing the zoning on the 3 parcels. I am adamantly against the proposed change for the following reasons:

The current owners were 100% well aware of what the property was zoned for when they purchased it. There is good reason for the current zoning as it maintains the intended feel and environment of an old, well established Reno neighborhood that gives the city the character it has. If you want to build additional houses, sell the property as is, and go buy in a neighborhood that is already zoned that way. There are plenty of them already out there. The destruction of this neighborhood for your own selfish goals is not wanted.

Zolezzi Lane can't handle the additional and ungodly traffic this zoning change will create. It is a 2 lane road in a neighborhood with a rural character. The additional traffic will create traffic issues, additional air quality and pollution issues. The infrastructure in the area will be irreversibly damaged with the additional people and traffic created. Again pointing to the reason the zoning as is was a good idea when it was established, and is still the correct zoning.

All access routes to the parcels involved include travel through a school zone, either Montessori, Lenz, or Marvin Picollo schools. Recent increases in pedestrian school zone accidents, including deaths and injury of school children, has been a common and extremely sad topic on the news. Increasing the ongoing traffic that will have a direct, negative effect in several school zones is the height of irresponsibility.

To summarize, the negative effects of increased traffic, more vehicle activity in school zones and pedestrian areas, increased pollution, and the degradation of the character of a well established Nevada neighborhood are all reasons I am opposed to the change.

Thank you,
Christine Young
Homeowner on Fellowship Way in the neighborhood of the proposed change

From: [John Faulstich](#)
To: [Olander, Julie](#)
Subject: zone amendment case WRZA20-0003 (Reno Christian Fellowship)
Date: Saturday, April 18, 2020 2:49:10 PM

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Hello,

Please note that I am opposed to proposed zoning change WRZA20-0003 for the following reasons:

1. The owners knew of the zoning when they bought the property, they should work within the established guidelines. If they can't make the development work without adding 24 units they can sell it to a developer who can.
2. Current neighbors to the parcel bought their property and improved upon it with the understanding that the parcel would be developed with up to 12 units, to change that now to 3 times as many units will lower their property values and impact their lives negatively.
3. If this parcel's owners are allowed to subdivide at this point does that mean all neighbors in the area will be allowed to subdivide their parcels to meet this new zoning, adding 1 or 2 units to already established home lots? It seems like once you allow this variance in the area everyone will be able to follow this precedent.

Thank You,

John Faulstich

Re: Public Hearing of Regulatory Zone Amendment (RZA)
Case Number: WRZA20-0003 (Reno Christian Fellowship)
April 20, 2020, 5:30 p.m. by Teleconference

Submitted by email on April 18, 2020
Action Request for Denial of Regulatory Zone Amendment.

Southwest Vistas (SWV) is a home owners association that shares its southern boundary with the 12.54 acres of the LDS-1 subject parcels of Reno Christian Fellowship (RCF). If this amendment (WRZA20-00030) is approved, an additional 25 homes, up to 37 on 1/3-acre lots, could be developed. Once this rezoning is allowed 'appropriate conditions' will open the doors for a host of higher density rezoning including a projected *infill* development for future rezoning.

With reference to the submitted RZA, it erroneously states that the 1/3-acre density is a "High" level of compatibility to this small area of land and directly complements lot sizes to the north.

This amendment is not at all consistent with the surrounding area and directly counters the lot sizes not just to the north: Rock Haven to the contiguous south (all lots greater than ½ acre), Welcome Way to the contiguous west (all lots greater than 2 acres) and Southwest Vistas contiguous to the north (all lots greater than ½ acre). In fact, there is not a single 1/3-acre lot surrounding this church property.

It is the large lots and the open space that make this area so attractive to buyers. There is sales evidence in Southwest Vistas that not all buyers are demanding smaller homesites with less maintenance.

The Meadows across the street from the South Valleys Library is a perfect example of how to destroy beautiful open land. With the increased density you can pass the catsup from one house to another without putting on slippers.

RCF claims to be a "good neighbor" endeavoring to have a controlling role in the project and to have engaged the neighboring property owners in the public review process. The proposed Regulatory plan may find its way to compliance throughout its report but it has not found its way to being a good neighbor.

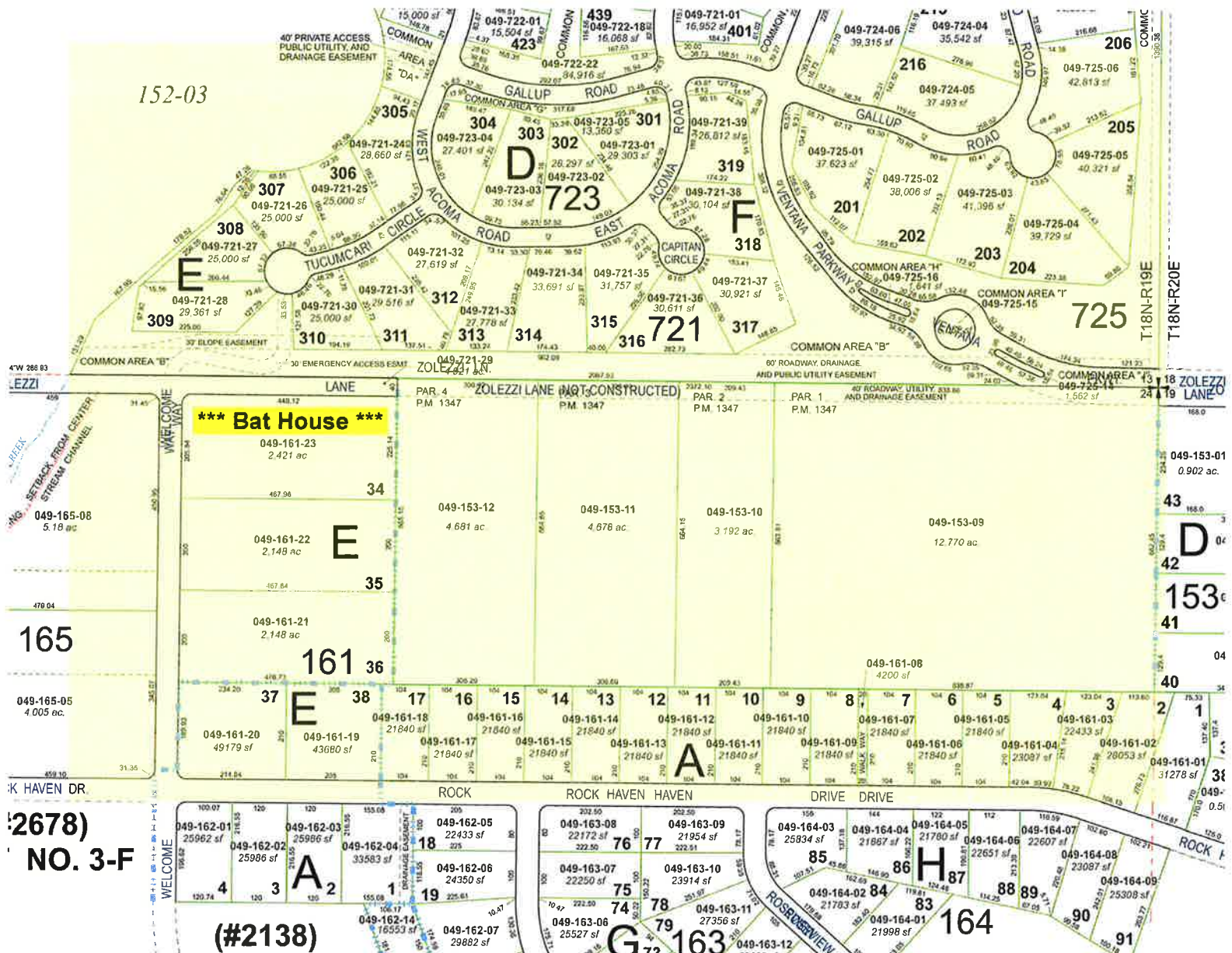
There is no evidence of community consultation and cooperation with Southwest Vistas. Once this property is sold, RCF will have no ability to fulfill its herein stated intentions. As an *Infill* project it points the direction for future plans should this first step be approved. It would be totally inconsistent with all of the homes adjacent to the project boundaries to cram large homes on to 1/3-acre parcels. With an approval of rezoning, the direction this project is headed is to the release of restrictions for an isolated *infill* area.

This amendment defends the intended density increase of their RZA but the assessor's maps prove that this request is NOT consistent with any of the surrounding housing and open space and therefore we ask that this amendment is denied.

Respectfully submitted,

Ellen Shaw

Member of the Southwest Vistas HOA



SOUTHWEST VISTAS HOMEOWNERS ASSOCIATION

Public Hearing Case Number WRZA20-0003
Reno Christian Fellowship Regulatory Zone Amendment
Washoe311@washoecounty.us

April 17, 2020

On March 5, 2020, homeowners involved with this amendment met with the South Truckee Meadows Citizen Advisory Board to review the proposed REZONING plan of the 12.54 acres owned by the Reno Christian Fellowship.

The CAB, after an attentive, heedful and mindful listening period of contiguous neighbors speaking their concern on this rezoning request to go from a one house/per acre up to three houses/per acre plan, the CAB returned with a UNANIMOUS recommendation for a less dense counter proposal of two houses/per acre.

The Southwest Vistas Board of Directors agree that the two houses/per acre would be compliant to all existing surrounding properties and supportive of the property value history that has been established up to the present day.

We are requesting that this application for the higher density be DENIED as it would NOT be in keeping with all existing/surrounding developed lot sizes within a fairly large radius of the Reno Christian Fellowship property.

Respectfully submitted,

Carole Vetter, President
Southwest Vistas HOA

Priscilla Bauer

835 CACTUS CREEK CT.
RENO, NV 89511
775-851-3876
CELL: 775-720-3876
FAX: 775-851-2669
E-MAIL: PERPEE1@AOL.COM

April 18, 2020

Washoe County Planning Commission
Washoe County Commission Chambers
1001 East Ninth Street, Bldg. A
Reno, Nv 89512

Re: Regulatory Zone Amendment Case # WRZA20-0003
(Reno Christian Fellowship)

Proposed Zoning Change for 12.55+ Acres east of Welcome Way from
Unimproved to High-Density Residential

Southwest Truckee Meadows Cab has declined approval of this application for the
following reasons:

1. High Density Lots in the development which would abut existing Low-Density home Sites
2. Use of an existing fire road for ingress/egress purposes.

I personally feel that this app should be rejected for several reasons:

There are currently 376 homes in the adjacent development of Southwest Vistas. Those residents have only one way out onto Zolezzi Lane from Ventana Parkway by way of an existing Roundabout. If the proposed development is allowed to exit at that point, it would create an unacceptable traffic problem. In addition, the proposed exit would have to be on or adjacent to an existing fire road that serves Southwest Vistas.

Also, if the project is approved, I feel that because it is surrounded by Low Density lots that, at a minimum, the proposed lots on the border should conform to the size of the existing surrounding developed lots.

Sincerely,

Priscilla D. Bauer
Home Owner and
Southwest Vistas Home Owners Association
HOA BOARD OF DIRECTORS
Member at Large.

From: Washoe311
To: Glander, Julie
Subject: FW: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 20, 2020 9:54:24 AM
Attachments: [washoe001.png](#)
[washoe002.png](#)
[washoe003.png](#)
[washoe004.png](#)
[washoe005.png](#)
[washoe006.png](#)

Please see below, Thanks!!



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washocounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Washoe311
Sent: Monday, April 20, 2020 9:54 AM
To: mcwifamily@aol.com
Subject: RE: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washocounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: mcwifamily@aol.com <mcwifamily@aol.com>
Sent: Sunday, April 19, 2020 8:34 PM
To: Washoe311 <Washoe311@washocounty.us>
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

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Hello,

Meeting Date: Monday, April 20 5:30 pm

I am emailing in regards to the proposed rezoning of the 3 parcels (APN: 049-153-10, 11, &12) currently owned by Reno Christian Fellowship Church.

I am a property owner that backs up to this area on the north side. We have many concerns about this proposal and want to voice these arguments **against** the proposed zoning change:

1. Citizen's Advisory Board (CAB) meeting held March 5, 2020 at 6:00 South Valley's Library.

This item was on the agenda and homeowners voiced their opposition against this zoning change. **The CAB voted down this zoning proposal!**

How does this CAB vote impact this hearing? Are our voices not heard or opposition acted upon?

2. Property Values - Negative impact to our property investment ! Lesser value strip houses built.
3. **Zoning of 3 houses/per acre is not consistent with our homes that back up to this property as outlined on map.**

We live here on that border, and our homes are all over .6 acre with some even larger. This is not consistent with Medium density (MDS) 3 homes/acre.

4. Loss of quiet preserve - This zoning proposal allows for much congestion and loss of quiet preserve.
5. Views - Our Homeowners Association allows for single floor homes only, in order to preserve the views!!
Loss of views with new potentially 2-story homes built

****Furthermore, this meeting is scheduled at the exact same date/ time as our Southwest Vistas Homeowners Association meeting !**

Our homeowners will be split between these 2 meetings at the same date/time as it is an election for board members.

From: dschweer-svwhoa@charter.net
To: [Olander, Julie](#)
Subject: FW: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny
Date: Monday, April 20, 2020 10:55:28 AM

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FYI... Please contact me with any questions via reply email or at 775-846-7558. Thank you.

David Schweer

From: dschweer-svwhoa@charter.net
To: "washoe311@washoecounty.us"
Cc:
Sent: Monday April 20 2020 10:46:37AM
Subject: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

Dear Planning Commission Members:

Please deny the applicant's request for a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LOS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MOS) (3 dwelling units/acre maximum- allowing up to 36 units).

The South Truckee Meadows Citizen Advisory Board recommended denial of this request after hearing from numerous nearby neighbors. I live in the adjoining Southwest Vistas neighborhood to the north / northwest of these parcels. I also have served several terms on the Southwest Vistas Home Owners Association Board. I have heard from a number of owners in our HOA who have expressed concern over this potential rezoning and future development who all supported denial of the applicant's request.

I would like to provide some clarification as well. The applicant and their representatives do mention that there are "many lots less than 15,000 sq. feet" (or 3 units per acre) in Southwest Vistas. My quick review of Washoe County's GIS site found only four lots of 376 in Southwest Vistas (SWV) that were technically under 15,000 sq. feet. It is true there are lots just over 1/3 acre and a number of these are concentrated in the interior of Unit 1 of SWV to the north. However, the applicant fails to mention the following:

- The Southwest Vistas Unit 1 lots that border the north side of the applicant's parcels are all 0.5 acres in size or greater, which was required for SWV Unit 1 Planned Development approval. All lots on the south, east, and north sides of SWV Unit 1 that border other parcels are 0.5 acres in size or greater to provide transitions to neighboring parcels. This is true for all the later units of SWV as well, and lots on the northern edge of all of SWV along Ventana Parkway were all required to be 2.5 acres to provide a

transition to the larger parcels and ranches to the north.

- SWV is actually known for its larger lot sizes and the majority of lots are at or near 0.5 acres in size or greater. Even the smaller lots have adjoining common area that creates open space generally to the rear of lots between blocks. This area of the South Truckee Meadows is generally known for its larger lots of 0.5 acres or 1.0 acres or greater and that is one of the reasons buyers are attracted to this area.
- **The applicant also fails to note that all surrounding parcels to the applicant's are 0.5 acres in size or greater**, with those to the west being 2 acres or greater. This is true for at least two rings of parcels surrounding the applicant's parcels. Given the relatively small number of acres and required roadways and easements, it would be difficult to provide a significant transition zones of lots of 0.5 acres or greater or open spaces within the applicant's parcels as has been required in other developments like SWV.

SWV owners near and adjacent to the applicant's parcels are also naturally concerned about the roads and Ventana Parkway roundabout connection that would be required for development of these parcels, along with landscaping. Comment on those will come forth after detailed development plans are submitted.

Again, I urge your denial of this request. It is not compatible with the surrounding parcels and area.

Thank you.

Sincerely,

David J. Schweer
152 Mule Creek Circle
Reno, NV 89511

From: Washoe311
To: Olander, Julie
Subject: FW: WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 20, 2020 11:12:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



From: Washoe311
Sent: Monday, April 20, 2020 11:12 AM
To: Kelli Caprile <kcaprile@charter.net>
Subject: RE: WRZA20-0003 (Reno Christian Fellowship)

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



-----Original Message-----

From: Kelli Caprile <kcaprile@charter.net>
Sent: Monday, April 20, 2020 11:06 AM
To: Washoe311 <Washoe311@washoecounty.us>
Cc: Kelli Caprile <kcaprile@charter.net>
Subject: WRZA20-0003 (Reno Christian Fellowship)

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

I am opposed to the proposed re-zoning of the 3 parcels of land that are immediately to the east of my residence. Approval of this Regulatory Zone Amendment (RZA) will significantly and negatively impact the character of the surrounding neighborhood, a neighborhood which is long established and stable. One only has to look at the plat map to immediately see that approval of this RZA will result in an island of Medium Density Suburban (MDS) parcels SURROUNDED BY a sea of Low Density Suburban (LDS) parcels. How can this be considered appropriate? The South Valleys Citizens Advisory Board (CAB) unanimously rejected/opposed this RZA and yet it is still being pushed forward and at a time when no true public meetings can be held.

In attempting to justify this RZA, it has been stated that "lot sizes to the north and south of the project are less than one acre in size". This is true BUT they are not 0.33 acre (12,000 sq.ft.). In fact, most of the lots to the south are half acre (21,000 sq.ft.), or slightly larger, while the lots to the north range from 0.6 acre to 0.8 acre (25,000-33,672 sq.ft.). And what about the lots to the west of the project? These lots (which have been largely, and conspicuously, omitted from the discussion) are all over 2 acres in size (93,560 sq.ft. and larger). How is this proposed rezoning "highly compatible" with the existing neighborhood? Although Christy corporation states that these larger lots "could be subdivided under the current zoning", the reality is that it would be extremely difficult and unlikely for this to happen. Christy corporation also states that the lots to the north of the project are 9,000-14,000 sq.ft. and this is patently not true.

There have been many statements to the fact that the MDS zoning "is ALLOWED" within the Suburban Residential (SR) master plan, the Washoe County master plan and the Southwest Truckee Meadows area plan. I feel compelled to point out that ALLOWED does NOT mean the same as COMPATIBLE WITH. There are probably several, if not many, areas within the SW Truckee Meadows where MDS is compatible, but the area in question should not be one of them. Over 40 years, this neighborhood has grown and evolved into what it is today. The 3 lots in question make up the last developable parcel in the immediate area and changing their zoning from LDS to MDS is NOT COMPATIBLE with the neighborhood that has grown up around them in spite of the numerous statements to the contrary.

Let me say that I have lived in my home since 2006 which makes me one of the newer residents. I bought this property because the zoning was LDS and the neighborhood was mature and stable. And before purchasing the property I did my due diligence as regards the vacant lan/lots in the immediate area. Immediately to my west were 3 vacant lots, each over 2 acres, that were zoned LDS; this property is currently being developed ACCORDING TO THIS ZONING. Immediately to my east were 3 vacant lots (the land currently requesting the RZA) that were zoned LDS; I fully expected that this property would be developed at some point but I expected that the development would occur within the LDS zoning requirements (11-12 houses total) and not at a housing density that is triple to that currently allowed. Surely it should be obvious that putting 36 houses in an area that is currently only approved for 11 or 12 is a HUGE change and should be CAREFULLY examined as it will result in a major change to the neighborhood. To further justify such a change in zoning under the guise of necessary because of a "housing crisis" is disingenuous at best; the "housing crisis" in Reno is mostly a problem of affordability rather than availability and building 36 houses on this parcel of land will not address the issue.

Please carefully consider this action. Ideally, a decision should be postponed until a true public meeting can be held. Under the current climate of sheltering in place, many of my neighbors do not feel that they can truly participate. Some have no e-mail; more have no way to teleconference. This issue does not need to be decided today...it is not an emergency and can surely wait for a month or two until all of those who wish to be heard can be heard in a real public forum.

Kelli A. Caprile
13415 Welcome Way
Reno NV

From: [Washoe311](#)
To: [Glander, Julee](#)
Subject: FW: WRZA20-0003
Date: Monday, April 20, 2020 11:29:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julee,

Please see the feedback/inquiry below.

Thank you,



From: Sandra Martinez <2santaluciac@gmail.com>
Sent: Monday, April 20, 2020 11:22 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: WRZA20-0003

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

To: Planning Commission, We have looked at the proposed zoning change for above project and find that there are conditions which are not fully explained nor mitigated. We live in SW Vistas and in the closest side to the project, houses are on one-half to ~1 acre and on the west side a large SFD is on at least an acre. Our house is on .95 acres. There is also a 7 acre parcel with 1 home within the subdivision and many open walking areas. We feel that a 12.55 acre total parcel could be divided into 1/2 acre lots= ~24 total units which would be much more in keeping with the surrounding homes.

Instead of rezoning to MDS, we propose that the church apply for a variance for this project of 2 units per acre.

1. Considerations: a. Entry Road- Proposed is to use the SWV round-about; This was constructed by them and is landscaped by the HOA. What considerations will be made by the new subdivision on increased traffic and cost for landscape and road maintenance? Also, will the new development pay SWV fees to help maintain the roundabout and adjoining landscaping?

Will the current Zolezzi dirt road be redone to be entered at a better angle after the roundabout? The current angle is too sharp a turn.

We think a better idea is to have the main access be along the church parking lot and leave Zolezzi as an emergency exit.

b. During construction. We propose that the large trucks and heavy equipment be required to enter the construction site through the paved church parking lot road. This is an easy left turn for large trucks and will help alleviate the congestion and heavy usage on the roundabout and Ventana. Also, until Zollezi is paved, constant driving on the dirt road will be a huge mess for the adjoining homes.

While we understand that the church wants to get the most money they can for their property, they should also understand that their neighbors do not look forward to years of the noise and mess associated with a construction project and the extra traffic that will follow. A 2 unit/acre parcel size is a more than fair compromise for the church to make.

Sincerely,

Edward P. Martinez, PE
Martinez Construction Co.
SWV Homeowner
W. Acorna Rd.

From: [Washoe311](#)
To: [Glander, Julie](#)
Subject: FW: Regulatory Zone Amendment Case #WRZA20-0003
Date: Monday, April 20, 2020 9:21:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks!

From: Washoe311 <Washoe311@washoecounty.us>
Sent: Monday, April 20, 2020 9:20 AM
To: Christine Bareuther <cbareuther@outlook.com>
Subject: RE: Regulatory Zone Amendment Case #WRZA20-0003

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



From: Christine Bareuther <cbareuther@outlook.com>
Sent: Saturday, April 18, 2020 7:29 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Regulatory Zone Amendment Case #WRZA20-0003

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

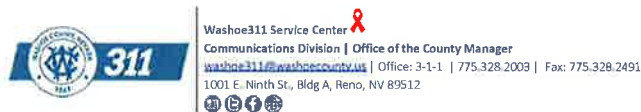
We are Washoe county residents Parcel #049-161-21, living at 13405 Welcome Way, Reno, NV 89511. We bought our property in 1994 and are the original owners. We have lived here for 26 years and paid off our mortgage in the fall of 2018. Our back property line adjoins the Reno Christian Fellowship property. Our parcel is 2.18 acres. We are opposed to the zoning change of the Reno Christian Fellowship property from Low Density Suburban (LDS) {1 dwelling unit/acre maximum} to Medium Density Suburban (MDS) {3 dwelling units/acre maximum}. We feel that the increased volume land use would decrease our property value and the property value of all the parcels adjoining the Reno Christian Fellowship property. The increase from LDS and LDS2 to MDS is inconsistent with the adjacent properties on Welcome Way and Rock Haven Dr. Also if there are 36 units on these parcels there would be a great increase in traffic accessing the one entrance/exit to this area onto Zolezzi Lane which includes all the dwellings in Southwest Vistas and Church attendees. Already traffic is very congested at rush hour times and 36 additional units could possibly add 72 more vehicles to the congestion if each new unit had 2 cars. We hope that there could be transition parcels so that land owners with ½ acre, 1 acre, and 2+ acre parcels would not have more than one unit adjoining their property so as to preserve their land and home values. We would prefer that the zoning stay LDS. Thank you for taking note of our interests and concerns.

Christine A. and Ralph R. Bareuther
775-852-4250

Sent from [Mail](#) for Windows 10

From: Washoe311
To: Julee, Julie
Subject: FW: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny
Date: Monday, April 20, 2020 11:14:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks Julee!



From: Washoe311
Sent: Monday, April 20, 2020 11:14 AM
To: dschweer-swvhoa@charter.net
Subject: RE: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



From: dschweer-swvhoa@charter.net <dschweer-swvhoa@charter.net>
Sent: Monday, April 20, 2020 10:47 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

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

Dear Planning Commission Members:

Please deny the applicant's request for a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LOS) (1 dwelling unit/acre maximum- allowing up to 12 units) to Medium Density Suburban (MOS) (3 dwelling units/acre maximum- allowing up to 36 units).

The South Truckee Meadows Citizen Advisory Board recommended denial of this request after hearing from numerous nearby neighbors. I live in the adjoining Southwest Vistas neighborhood to the north / northwest of these parcels. I also have served several terms on the Southwest Vistas Home Owners Association Board. I have heard from a number of owners in our HOA who have expressed concern over this potential rezoning and future development who all supported denial of the applicant's request.

I would like to provide some clarification as well. The applicant and their representatives do mention that there are "many lots less than 15,000 sq. feet" (or 3 units per acre) in Southwest Vistas. My quick review of Washoe County's GIS site found only four lots of 376 in Southwest Vistas (SWV) that were technically under 15,000 sq. feet. It is true there are lots just over 1/3 acre and a number of these are concentrated in the interior of Unit 1 of SWV to the north. However, the applicant fails to mention the following:

- The Southwest Vistas Unit 1 lots that border the north side of the applicant's parcels are all 0.5 acres in size or greater, which was required for SWV Unit 1 Planned Development approval. All lots on the south, east, and north sides of SWV Unit 1 that border other parcels are 0.5 acres in size or greater to provide transitions to neighboring parcels. This is true for all the later units of SWV as well, and lots on the northern edge of all of SWV along Ventana Parkway were all required to be 2.5 acres to provide a transition to the larger parcels and ranches to the north.
- SWV is actually known for its larger lot sizes and the majority of lots are at or near 0.5 acres in size or greater. Even the smaller lots have adjoining common area that creates open space generally to the rear of lots between blocks. This area of the South Truckee Meadows is generally known for its larger lots of 0.5 acres or 1.0 acres or greater and that is one of the reasons buyers are attracted to this area.
- **The applicant also fails to note that all surrounding parcels to the applicant's are 0.5 acres in size or greater**, with those to the west being 2 acres or greater. This is true for at least two rings of parcels surrounding the applicant's parcels. Given the relatively small number of acres and required roadways and easements, it would be difficult to provide a significant transition zones of lots of 0.5 acres or greater or open spaces within the applicant's parcels as has been required in other developments like SWV.

SWV owners near and adjacent to the applicant's parcels are also naturally concerned about the roads and Ventana Parkway roundabout connection that would be required for development of these parcels, along with landscaping. Comment on those will come forth after detailed development plans are submitted.

Again, I urge your denial of this request. It is not compatible with the surrounding parcels and area.

Thank you.

Sincerely,

David J. Schweer
152 Mule Creek Circle
Reno, NV 89511

Washoe County Planning Commission

April 20, 2020

With all due respect I strenuously object to amending the zoning for case number WRZA20-0003. I have lived within a few blocks of the subject parcels for 40 years and almost adjacent for the past 20+. As the area has been developed, the rural nature of the original plan has been maintained. The original Low Density Suburban zoning for the subject parcels is consistent with both the plan and the subsequent execution for the area.

The existing developed housing parcels adjacent to the subject parcels Average .90 acres in size (see attached Spreadsheet for calculations). Additional properties within two parcels of the proposed zone amendment average .95 acres. This does not include the various open spaces that contribute to the overall low density of the area. Studying the Washoe County Regional Mapping System I could not find any parcels in the whole area less than half an acre.

These are planned, existing, Low Density Suburban neighborhoods that are a joy to live in. There is absolutely no need to degrade these existing neighborhoods, except for the greed of a one-time profit. This is not an inner-city brown field project. There is no driving civic need to support the zoning amendment. The only rationale for the change is for the seller and the developer to increase their one-time profit.

I find it morally objectionable that the seller or the developer would significantly damage the neighborhood to increase their one-time profit. The Washoe County Planning Commission should stand by the original zoning and maintain the existing Low Density Suburban Zoning.

Respectfully

Michael Black LTC USAF Ret.

From: Washoe311
To: Chandler, Juliee
Subject: FW: Public input for Planning Commission meeting April 20, 2020
Date: Monday, April 20, 2020 12:12:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Juliee,

Please see below.

Thank you,



From: The Mahoneys <franciem@sbcglobal.net>
Sent: Monday, April 20, 2020 12:02 PM
To: Washoe311 <Washoe311@washocounty.us>
Subject: Public input for Planning Commission meeting April 20, 2020

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

To whom it may concern,

As adjacent property owners, we are writing to express our opposition to the proposed zoning change for the Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship).

We understood the zoning of the property when we purchased our home and are not contesting the development at the existing low density designation. However, we feel the proposed zoning change from Low Density to Medium Density is incompatible with the surrounding area, despite county findings to the contrary. It has been noted that some of the surrounding properties, while zoned low density, do not meet the minimum lot size for low density, they are still significantly larger than what is allowable under a medium density designation. Allowing a prior developer to get away with such lot size adjustment is not a reason to permit adjacent properties to alter their zoning as a result. Increasing to 3 sites per acre is far in excess of the existing surrounding neighborhoods, has the potential to decrease property values as well as quality of life, and will have a minimal benefit to any housing shortage in the area.

The bottom line is this is not about increasing needed housing, this is about money. The idea that zoning of these properties can be changed for the benefit of the one property owner to the detriment of the surrounding community is poor community management but makes strong statements. One being the Reno Fellowship Church is only concerned with their "good neighbor" status, as one of their visiting pastors impressed upon us in their door-to-door damage control campaign, until it conflicts with their profit, and the other that the Washoe County Planning Commission priority is not concerned for the quality of life for existing, long standing residents of the surrounding neighborhoods.

We hope the planning commission will reconsider their stance on the rezoning of the three properties in question. Thank you for allowing us to participate in this public process.

Clay and Frances Mahoney
Rock Haven Drive

From: Washoe311
To: Glander, Jules
Subject: FW: Public hearing: case #wrza20-0003
Date: Monday, April 20, 2020 3:35:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



From: Washoe311
Sent: Monday, April 20, 2020 3:35 PM
To: Kathy Clewett <kathyclewett@yahoo.com>
Subject: RE: Public hearing: case #wrza20-0003

Good afternoon,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



-----Original Message-----

From: Kathy Clewett <kathyclewett@yahoo.com>
Sent: Monday, April 20, 2020 1:14 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Public hearing: case #wrza20-0003

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

Good afternoon.

I would like the following statement read into the record for this zone amendment.

I am against the zone change to go from 1 house per acre to 3 houses per acre.

>We are not able to have adequate representation at this time. This amendment discussion should be delayed until after the covid 19 situation is over. Not being able to physically be at this meeting isn't credible.

If this meeting is going forward anyway, please read the following:

>The CAB has voted this down. The members of the CAB are residents of the area, the closest to the public as to representation. Their vote needs to count.

>When I bought my house (on Rock Haven) I was told, by the pastor of the church, the parcels wouldn't ever be sold and they had no definite plans with the area but were thinking of putting in a soccer field or playground

>Zolezzi and Thimas Creek CAN'T handle the traffic

>A new 1100 student intermediate school is opening in the fall, which will dramatically alter the traffic patterns for the entire area, especially on Zolezzi and Thomas Creek roads.

>This discussion is taking place before it should be taking place. The parcels shouldn't be contemplated to being changed for zoning until AFTER the school has opened and been running for a period of time

>A new, accurate traffic study needs to be done AFTER the school has been open for awhile

>What are the covenants associated with these parcels, as to the original gift language? Where the church sits, where the solar array sits, all of this land was a gift so a church could be created. Is a sale of the land in violation of the gift? Does the gift even allow a sale?

>This 12 acre parcel is one of the last areas where the wildlife can be safe

Once again, I am against the zone change and I'm not certain selling the parcels is legal as to the original wording of the gift. What the church wants to do is accomplishable by not changing the zoning and not selling the parcels.

Thank you for your time.

Kathy

Sent from my iPhone.

From: [Christine Young](#)
To: [Olander, Julie](#)
Subject: Reno Christian Fellowship Inc, Zolezzi Lane, Zone Amendment Case WRZA20-0003
Date: Sunday, April 19, 2020 3:15:11 PM

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

Hello -

I am commenting to object to the proposed amendment changing the zoning on the 3 parcels. I am adamantly against the proposed change for the following reasons:

The current owners were 100% well aware of what the property was zoned for when they purchased it. There is good reason for the current zoning as it maintains the intended feel and environment of an old, well established Reno neighborhood that gives the city the character it has. If you want to build additional houses, sell the property as is, and go buy in a neighborhood that is already zoned that way. There are plenty of them already out there. The destruction of this neighborhood for your own selfish goals is not wanted.

Zolezzi Lane can't handle the additional and ungodly traffic this zoning change will create. It is a 2 lane road in a neighborhood with a rural character. The additional traffic will create traffic issues, additional air quality and pollution issues. The infrastructure in the area will be irreversibly damaged with the additional people and traffic created. Again pointing to the reason the zoning as is was a good idea when it was established, and is still the correct zoning.

All access routes to the parcels involved include travel through a school zone, either Montessori, Lenz, or Marvin Picollo schools. Recent increases in pedestrian school zone accidents, including deaths and injury of school children, has been a common and extremely sad topic on the news. Increasing the ongoing traffic that will have a direct, negative effect in several school zones is the height of irresponsibility.

To summarize, the negative effects of increased traffic, more vehicle activity in school zones and pedestrian areas, increased pollution, and the degradation of the character of a well established Nevada neighborhood are all reasons I am opposed to the change.

Thank you,
Christine Young
Homeowner on Fellowship Way in the neighborhood of the proposed change

From: [Washoe311](#)
To: [Planning Counter](#)
Cc: [Clander, Julie](#)
Subject: FW: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, April 10, 2020 2:04:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



Washoe311 Service Center 
Communications Division | Office of the County Manager
washoe311@washocounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: Julie Meyer <jkmeier53@gmail.com>
Sent: Friday, April 10, 2020 12:25 PM
To: Washoe311 <Washoe311@washocounty.us>
Cc: Julie Meyer <jkmeier53@gmail.com>
Subject: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)

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

Dear Washoe County Planning Commission:

Since the public hearing for this regulatory zone amendment will be closed to the public due to the COVID-19 pandemic, please accept this email as my comments on this matter. I am in opposition to the proposal for changing the 12.55 acres owned by Reno Christian Fellowship Church from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

We've lived here for over 27 years and in that time traffic on Zolezzi Lane has already increased from the extension of Ventana Parkway and the growth of Reno Christian Fellowship. Allowing 37 additional units in an area that already receives limited proper road and drainage attention will only make matters worse. Combine that with the additional anticipated traffic coming from a new middle school at Thomas Creek Rd. and Arrowcreek Pkwy. and I don't see Washoe County maintaining proper repairs versus the constant "band-aids" we receive currently, especially to our roads.

Finally, this entire area is composed primarily of larger lots with 1-2 houses per acre, a major reason why we and our fellow residents chose to purchase property here. The proposed amendment would fundamentally and negatively change the character of the surrounding neighborhoods.

Thank you for adding my comments to the record.

Sincerely,

Julie Meyer
1900 Rock Haven Drive
Reno,
NV 89511
Phone: 775-852-6141
Cell: 775-846-7918
Email: jkmeier53@gmail.com

From: Washoe311
To: 311@washoe311.washoecounty.us
Cc: Glander, Julie
Subject: RE: Postpone Meeting- April 20 5:30 WRZA20-0003
Date: Friday, April 10, 2020 2:46:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



Washoe311 Service Center 
Communications Division | Office of the County Manager
311@washoe311.washoecounty.us | Office: 3-1-1 | 775-328-2003 | Fax: 775-328-2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: mcwjfamily@aol.com <mcwjfamily@aol.com>
Sent: Friday, April 10, 2020 12:20 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Postpone Meeting- April 20 5:30 WRZA20-0003

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

WRZA20-0003

Hello,

We are requesting a postponement to this meeting scheduled for April 20, 5:30.

This directly conflicts with our own Homeowner's Association meeting on the same date and time!

We will have people that are needed at both meetings at the same time.

This is NOT okay!!

Please advise as to a procedure to follow to postpone this meeting.

Thank you,

Michael & Cheryl Jordan

5121 West Acoma Road
Reno, NV 89511

775-722-9383

From: [Gerald Lent](#)
To: [Olander, Julie](#)
Subject: Regulatory Zone Amendment Case Number WRZA20-0003
Date: Friday, April 10, 2020 3:03:12 PM

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

As a resident of Southwest Vistas , I received a notice of your hearing on this case on Monday, April 20, 2020. I would like to request that this hearing be postponed so I can attend in person. This meeting conflicts with our Homeowners Association Meeting at the same time on April 20, 2020. I feel that it is essential that I, and our HOA members be allowed to participate in this meeting but would be unable to because of the HOA's required end of year financial meeting at the same time.

I oppose the rezoning from LDS(1) to MDS(3) and feel very strongly that I would like to address the Commission in person on this matter.

Thank you for your consideration on this manner.

Sincerely,
Dr. Gerald A. Lent
5100 West Acoma Road
Reno, Nv. 89511

From: Washoe311
To: claudia@washocounty.us
Cc: [Clauder, Jules](#)
Subject: FW: Subject: WRZA20-0003
Date: Monday, April 13, 2020 10:21:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



Washoe311 Service Center 
Communications Division | Office of the County Manager
washoe311@washocounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: LYNNE BONINE <lmbonine@sbglobal.net>
Sent: Sunday, April 12, 2020 11:20 AM
To: Washoe311 <Washoe311@washocounty.us>
Subject: Subject: WRZA20-0003

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

Our location at 5111 W Acoma Rd., Reno, NV 89511 wish to DENY the Reno Christian Fellowship Church Proposed Development.
Lynne Bonine

Sent from [Mail](#) for Windows 10

From: [Washoe311](#)
To: planning@washoecounty.us
Cc: [Glander, Julie](#)
Subject: FW: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, April 10, 2020 2:08:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



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1001 E. Ninth St., Bldg A, Reno, NV 89512


From: Russell F Meyer <rfrmyer@unr.edu>
Sent: Friday, April 10, 2020 12:11 PM
To: Washoe311 <Washoe311@washoecounty.us>
Cc: Russell F Meyer <rfrmyer@unr.edu>
Subject: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)

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

Dear Washoe County Planning Commission:

Since the public hearing for this regulatory zone amendment will be closed to the public due to the Covid-19 emergency, please accept this email as my comments on the matter. I oppose the proposal for changing the 12.55 acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

Traffic on Zolezzi Lane has already increased from the extension of Ventana Parkway and the growth of Reno Christian Fellowship. Allowing 36 additional units in an area that already receives limited proper road and drainage attention will only make matters worse. Combine that with the additional anticipated traffic coming from a new middle school at Arrowcreek Pkwy. and Thomas Creek Rd. and I don't see Washoe County maintaining proper repairs versus the constant "band-aids" we receive currently.

Finally, this entire area is composed primarily of larger lots, a major reason the residents chose to purchase property here. The proposed amendment would fundamentally and negatively change the character of the neighborhood.

Thank you for adding my comments to the record.

Sincerely,
Russell F Meyer

.....
1900 Rock Haven Drive

Reno, NV 89511

Cell: (775) 527-2873
Email: rfrmyer@unr.edu

From: Washoe311
To: clandine@washoecounty.us
Cc: Clander, Jules
Subject: FW: Subject: WRZA20-0003
Date: Monday, April 13, 2020 10:21:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below, Thanks!



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1001 E. Ninth St., Bldg A, Reno, NV 89512


From: LYNNE BONINE <lbbonine@sbcglobal.net>
Sent: Sunday, April 12, 2020 11:20 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Subject: WRZA20-0003

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

Our location at 5111 W Acoma Rd., Reno, NV 89511 wish to DENY the Reno Christian Fellowship Church Proposed Development.
Lynne Bonine

Sent from [Mail](#) for Windows 10

From: [Shauna Adams](#)
To: [Olander, Julee](#)
Subject: Rezoning of property off Zolezzi Lane
Date: Monday, April 13, 2020 1:43:34 PM

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

Dear Washoe County Commissioners and Planning Staff

I strongly object to rezoning the property on APN's 049-153-10, 11 & 12. This property has been zoned as low density. The roads and utilities including gas, electricity and water in this area were designed to support a low density environment. The owner of this property was aware of the density zoning when the property was purchased. Pushing this to a medium density zoning will tax systems not equipped for this level of development. The roads around Zolezzi, Thomas Creek, Fellowship Way, and Welcome Way are currently deteriorating to the point that resurfacing will be a major project. Washoe County does not appear to have the money to support infrastructure now. Changing this zoning will only exacerbate an already crumbling area.

Shauna Adams
renoadams@yahoo.com

From: Washoe311
To: olander@washoecounty.us
Cc: Olander, Julie
Subject: RE: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 13, 2020 10:55:06 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below, Thanks!



Washoe311 Service Center 
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: JIM COLLINS <jamescollinsjr@yahoo.com>
Sent: Sunday, April 12, 2020 1:13 PM
To: olander@washoecounty.us
Cc: Washoe311 <Washoe311@washoecounty.us>
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

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

Ms.Olander

The property in question was zoned LDS for a reason. Most likely it was zoned for similar housing development over the years so families could enjoy their homes and their lots in a similar sized neighborhood. Changing it to MDS is also for a reason; a financial one. Washoe County should have no involvement with such a reason.

The land is less valuable to a contractor who would only be able to build 12 homes. Amending the zone to MDS, allows another 24 homes to be built therefore increasing the sales value for the church. This is not a valid reason for the county to change the zoning.

The church claims to be neighborhood friendly (or a friend of the neighborhood), but what friend reduces the value of their neighbor's home? The church is a corporation (Reno Christian Fellowship, INC). We respect, participate, and endorse capitalism, but we do begrudge the good neighbor guise. It is their property and we do not begrudge them getting as much as they can, but not at the expense of our property values. Why would the county want to even be a part of this?

I hope there is an assessment on the surrounding property values BEFORE you decide on pushing the amendment. If that assessment shows a decline in our property values, do you think our good neighbor the church, will compensate all of us for our losses; will you? Does the county really want to be the culprit who reduced our homes/investments for no reason other than getting the church more money? It should have never been brought up. Again, LDS was zoned for a reason. It is not broken, do not fix it.

In summary "our friend the church" wants you, the county, to change the zoning from LDS to MDS, almost tripling the value of the land.

Meanwhile those of us who have lived here for over a decade watch our property value decrease with no offset just because the county, if it folds and changes the zone, says so.

Isn't it your jobs to protect us, the citizens? Corporations did not put you in office we did, the people.

I went to most of the Wildcreek/Convention/WCSD meetings and to my chagrin, learned that with some municipalities, environmental impact studies are irrelevant and don't exist with some projects. Our backyard, last year and the year before, had severe flooding. We want to see the environmental impact study at least a month before your vote.

Our vote, if we have one, is no on Regulatory Zone Amendment Case # WRZA20-0003

Regards.....Lynne Bonine & Jim Collins
5111 W Acoma RD

From: [Tom Black](#)
To: [Olander, Julie](#)
Subject: REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 13, 2020 7:57:22 PM

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

Dear Ms. Olander,

I ask that the REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0003 (Reno Christian Fellowship) be delayed until true public meetings can be held with the public actually present at the hearings. This hearing can justifiably be delayed to such time when citizens can be heard in person. The purposed technology work around is not acceptable.

Respectfully,

Tom Black

775-358-7773

From: [Rod Soule](#)
To: [Olander, Julie](#); [Washoe311](#)
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Tuesday, April 14, 2020 5:03:48 PM

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

Ms. Olander

I wish to express my opposition to the above referenced action to rezone the properties owned by Reno Christian Fellowship. The rezoning action is not appropriate for the location and is in conflict with your approved Master plan. All three parcels are surrounded by zoning Low Density Single Family Residential. This would create an island of Medium Density that is not consistent with the neighborhood. The Rezoning application asserts that the MDS and LDS zoning are compatible. There has to be a boundary somewhere, and this compatibility would apply. It is not applicable or compatible when you are creating an isolated island of MDS zoning inside of a long established (20 plus years) area of LDS zoning.

This action would also adversely impact the home values of the immediate neighborhood. While the Church's application indicates their intent to be involved with the development of the property, they will not have that control once the property is sold to a developer. This Rezoning application is an easy way to inflate the value of the property and then after the sale have little responsibility for the impacts to the neighborhood.

Based on conversations with former elders of the church, these properties were intended to be used by the Church so that they would have property to expand their facilities and serve the community, not as a revenue source from the sale of these properties.

I am also very concerned about the access to these properties. The intent is to utilize existing fire road easements that are inadequate for the proposed density. These easements were agreed to originally to provide just that, emergency fire access and utility access. These easements were not agreed to to provide access to multiple homes and development. These easements are not large enough to be adequate to provide access that meet current county standards. The applicant is using easements across property owned by the very homeowners they are impacting to provide access to their project. Why is the church not using their own property to access the development. To use their own reasoning, it would only be a couple of hundred cars a day.

The roundabout intended for the access, was not designed for traffic control, but rather as a traffic calming. The Roundabout slows traffic from the Southwest Vistas development before it reaches the congested church access. This roundabout is not

designed to control merging traffic from this development and Southwest Vista.

Rod and Robin Soule
5110 West Acoma Rd, Reno, NV 89511

rodsoule@gmail.com
775-303-6367

From: [Rhonda Wilson](#)
To: [Olander, Julie](#)
Subject: Zoning change top of Zolezzi, Reno Christian Fellowship
Date: Thursday, April 16, 2020 8:15:11 AM

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

Hello,

Has there been any traffic studies on the areas that another increase in housing density will cause? Namely, Zolezzi and Arrowcreek Pkwy, Arrowcreek and S. Virginia, Arrowcreek and Thomas Creek? Everything filters down the hill to the Zolezzi, Arrowcreek Parkway, S. Virginia intersections.

In recent years the county has approved, several townhome/condo/apartment complexes, several new house subdivisions, an ice rink, another school. All this traffic filters down to this one area, especially when school gets out.

There are not enough lanes on lower Arrowcreek and certainly no room on Wedge Parkway either.

Zolezzi is one lane and residential, Thomas Creek is one lane and residential, Arrowcreek Parkway is one lane at the bottom end, Wedge Parkway is one lane. I have sat thru 3 and 4 light changes at Arrowcreek Parkway and S. Virginia trying to get on S. Virginia. Then too, it can take several light changes and traffic that is backed up just to get to the freeway from S. Virginia.

Please study and consider the amount of traffic that occurs when it has to filter down to this one area.

We have yet to see what the ramifications will be just with the addition of the Marcie Herz school.

Please consider this.

Thank you.

Rhonda Wilson
5550 Ventana Parkway
Reno, NV 89511
827-2271

Sent from my iPad

Washoe County Planning Commission

April 20, 2020

With all due respect I strenuously object to amending the zoning for case number WRZA20-0003. I have lived within a few blocks of the subject parcels for 40 years and almost adjacent for the past 20+. As the area has been developed, the rural nature of the original plan has been maintained. The original Low Density Suburban zoning for the subject parcels is consistent with both the plan and the subsequent execution for the area.

The existing developed housing parcels adjacent to the subject parcels Average .90 acres in size (see attached Spreadsheet for calculations). Additional properties within two parcels of the proposed zone amendment average .95 acres. This does not include the various open spaces that contribute to the overall low density of the area. Studying the Washoe County Regional Mapping System I could not find any parcels in the whole area less than half an acre.

These are planned, existing, Low Density Suburban neighborhoods that are a joy to live in. There is absolutely no need to degrade these existing neighborhoods, except for the greed of a one-time profit. This is not an inner-city brown field project. There is no driving civic need to support the zoning amendment. The only rationale for the change is for the seller and the developer to increase their one-time profit.

I find it morally objectionable that the seller or the developer would significantly damage the neighborhood to increase their one-time profit. The Washoe County Planning Commission should stand by the original zoning and maintain the existing Low Density Suburban Zoning.

Respectfully

Michael Black LTC USAF Ret.

From: [Washoe311](#)
To: [Glander, Julia](#)
Subject: FW: Public hearing: case #wrza20-0003
Date: Monday, April 20, 2020 3:35:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below, Thanks!



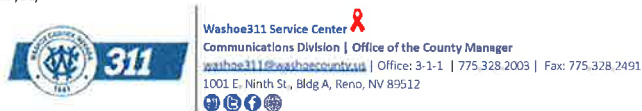
From: Washoe311
Sent: Monday, April 20, 2020 3:35 PM
To: Kathy Clewett <kathyclewett@yahoo.com>
Subject: RE: Public hearing: case #wrza20-0003

Good afternoon,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



-----Original Message-----

From: Kathy Clewett <kathyclewett@yahoo.com>
Sent: Monday, April 20, 2020 1:14 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Public hearing: case #wrza20-0003

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

Good afternoon,

I would like the following statement read into the record for this zone amendment.
I am against the zone change to go from 1 house per acre to 3 houses per acre.

>We are not able to have adequate representation at this time. This amendment discussion should be delayed until after the covid 19 situation is over. Not being able to physically be at this meeting isn't credible.

If this meeting is going forward anyway, please read the following:

>The CAB has voted this down. The members of the CAB are residents of the area, the closest to the public as to representation. Their vote needs to count.

>When I bought my house (on Rock Haven) I was told, by the pastor of the church, the parcels wouldn't ever be sold and they had no definite plans with the area but were thinking of putting in a soccer field or playground

>Zolezzi and Thimas Creek CAN'T handle the traffic

>A new 1100 student intermediate school is opening in the fall, which will dramatically alter the traffic patterns for the entire area, especially on Zolezzi and Thomas Creek roads.

>This discussion is taking place before it should be taking place. The parcels shouldn't be contemplated to being changed for zoning until AFTER the school has opened and been running for a period of time

>A new, accurate traffic study needs to be done AFTER the school has been open for awhile

>What are the covenants associated with these parcels, as to the original gift language? Where the church sits, where the solar array sits, all of this land was a gift so a church could be created. Is a sale of the land in violation of the gift? Does the gift even allow a sale?

>This 12 acre parcel is one of the last areas where the wildlife can be safe

Once again, I am against the zone change and I'm not certain selling the parcels is legal as to the original wording of the gift. What the church wants to do is accomplishable by not changing the zoning and not selling the parcels.
Thank you for your time.

Kathy
Sent from my iPhone.

From: Olander, Julee
To: nano223@hotmail.com
Subject: RE: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno christian Fellowship
Date: Friday, April 10, 2020 9:05:00 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Nancy,
Thank you for you email and I will forward it to the Planning Commissioners.



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

From: Nancy O'Neal <nano223@hotmail.com>
Sent: Thursday, April 9, 2020 12:10 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno christian Fellowship

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

Hello,

Our property is adjacent to the proposed growth to change this area to suburban dwellings. We want to ask that the parcels be zoned as low density suburban dwellings. We do not want the dwellings to be medium density. The neighbors on both sides of the zone are low density suburban dwellings. Plus access into and out of the zoned area will not allow for increased traffic due to the entrance and exits available.

This is for the following public hearing: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno Christian Fellowship

Thank you for your attention to this matter.

Nancy O'Neal
5106 Tucumcari Circle,
Reno, NV

From: Washoe311
To: Glander, Julie
Subject: FW: WRZA20-0003 proposed RCF Development
Date: Tuesday, April 21, 2020 6:17:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see below Julie. Thanks!!



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washocounty.nv.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Washoe311
Sent: Tuesday, April 21, 2020 6:17 PM
To: MIKEY <neermua@earthlink.net>
Subject: RE: WRZA20-0003 proposed RCF Development

Good evening,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washocounty.nv.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

-----Original Message-----

From: MIKEY <neermua@earthlink.net>
Sent: Monday, April 20, 2020 4:54 PM
To: Washoe311 <Washoe311@washocounty.nv.us>
Subject: WRZA20-0003 proposed RCF Development

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

Planning Commission,

Subject: WRZA20-0003 Proposed RCF Development

I am writing to oppose the proposed plan to change the present LDS (Low Density Suburban) zoning of the Reno Christian Fellowship parcel to MDS (Multiple Density Suburban). I do not believe that changing the current zoning to allow three houses per acre is consistent with the surrounding neighborhood. I propose that the county approval of 2 houses per acre would be more in line with the existing adjacent neighborhoods. Our entire Southwest Vista neighborhood would be negatively impacted by increased traffic accident related issues and the decrease in our home value if the zoning of three or more homes per acre is allowed.

Two houses on West Acoma Road recently sold, one for \$975,000 and another for \$1.2 million this month. One house was on .75 acre and the other house was on 7.5 acres. The County Commission zoned this area for the present lot size. I bought my house in this neighborhood for that exact reason. Increasing the house density of this neighborhood from 1 to 3 houses per acre is inconsistent with the surrounding neighborhood. At a maximum, an approval of a regulatory zoning change should be limited to 2 unattached homes per acre to be consistent with the surrounding neighborhood.

Changing the current zoning to allow 3 homes per acre will create visibility problems at the traffic circle (roundabout) for cars driving east on Ventana Parkway from Southwest Vistas with cars entering Zolezzi Lane from the proposed subdivision. Sight distance at the proposed access to Zolezzi Lane will be limited for cars entering the roundabout area from the proposed subdivision. Currently, there is a sight distance problem now when cars leave or enter the church driveway because of the limited sight distance at the roundabout with cars from Southwest Vistas Subdivision headed east on Zolezzi Lane.

Changing the current LDS regulatory zoning to MDS regulatory zoning is inconsistent with the surrounding neighborhoods. As I stated earlier, any changes to the current regulatory zoning should be limited to 2 homes per acre and not allow any town homes or duplex homes in order to be consistent with the single-family homes in the surrounding neighborhoods. My neighbors and I feel this meeting should be postponed due to COV-19 isolation orders. We feel all the homeowners in the surrounding neighborhoods should be given an opportunity to be able to attend the meeting.

Michael Yamada
5084 East Acoma Road
Reno, NV, 89511

From: [Steve Erger](#)
To: [Washoe311](#); [Olander, Julee](#)
Subject: Comment re: Regulatory Zone Amendment Case Number WRZA20-003, Reno Christian Fellowship
Date: Sunday, April 19, 2020 8:51:41 PM

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

My husband and I live at 5131 W. Acoma Rd. which backs up to this proposed new development. Our lot size is .773. We both attended the Citizen Advisory Board meeting held on March 5 at 6 pm. Many of our neighbors also attended. Almost everyone from our neighborhood spoke and at the end of the meeting the board made a motion and approved that Reno Christian Fellowship **not allow the zoning change from LDS to be changed to MDS.** The 9 homes surrounding this land sit on lots ranging from .574 to .773 acres, four of those nine lots are over .7 acres. Nowhere in this area are there 3 homes built on one acre of land. It makes sense to allow the same density that is in the area, not change the original plans. We want the zoning to remain at LDS.

Another point that was brought up in the meeting was the location of the road feeding in and out of this proposed new development. There is a one lane roundabout at the top of Zolezzi Lane and this is where they propose to tie into. Traffic in the morning and in the evening can be quite busy. We find it challenging trying to pull out of Gallup Road onto Ventana Parkway due to the traffic. This will definitely get even worse for those individuals in the proposed new development. In addition, if there is any emergency in our area which would require mass evacuation, Ventana Parkway is the only exit out of Southwest Vistas. This could be a catastrophe waiting to happen. **Please do not change the original zoning of LDS. It was made for a reason.**

Sincerely,

Linda Erger

Julee Olander, Planner
jolander@washoecounty.us
Washoe County Community Services Dept.
Planning and Building Division

April 19, 2020

Regulatory Zone Amendments Case Number WRZZ20-0003 (Reno Christian Fellowship)

Dear Planning Commission Members,

I am opposed to the zoning change for the property adjacent to the development where I live:

1. There is no specific plan submitted.

A request for a zoning change should be accompanied by a plan for development. Where is this? Before buying a home, citizens often check surrounding properties for the zoning before the purchase. They are relying on this to be consistent.

Homeowners do not expect to have zoning changes to adjacent to their home. And why aren't adjacent property owners notified? Now one can speak in person at public meetings until this health crisis is over; whenever that will be. And some of us don't do Zoom.

2. There is no good reason to change the zoning in this case.

Why isn't the current zoning as suitable now as when it was designated? When we lived in southeast Reno, a developer applied for a zoning change and I disapproved of it then. The zoning change ruined the entire character of the existing neighborhood so DiLoretto could make more money. The developer moved on and the adjacent neighbors are left with the related problems. It did not increase the value of our homes; quite the opposite. Are the citizens more important or is it the money for developers? Greed is not good.

3. Traffic: How are you going to allocate extra traffic? Increased traffic has negative impacts and decreases property values. No suitable answer about routing the traffic has been given to date.

We already have enough traffic in our area with one way in/out of Southwest Vistas development. **Don't divert this additional traffic to the entrance to our development. Divert it to the Church parking lot and let them deal with it.**

Don't think a developer is going to use Southwest Vistas property as a road in/out and a staging area. Our HOA has specific rules. That is why we bought a home here.

Jan Stevens Lockard, Homeowner, Southwest Vistas HOA

From: mj2hoop@aol.com
To: [Olander, Julie](#)
Subject: WCPC - Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Sunday, April 19, 2020 5:50:32 PM

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

Ms. Olander,

My name is Mike Jordan, and my wife Cheryl and I reside @ 5121 W. Acoma Road, Reno, NV 89511.

We are both **strongly opposed** to this matter before the Washoe County Planning Commission, Regulatory Zone Amendment Case Number WRZA20-0003, that would rezone the three parcels in question from LDS to MDS.

We purchased our home in December 1998, and have lived in this home, and our wonderful surrounding "semi-rural" neighborhood for over twenty years and raised our family here. During this 20+ year period in our home, we have faithfully paid all Washoe County Taxes each year and have gradually built equity in the value of our home, which is very important as we approach retirement.

The **primary reasons we oppose** Regulatory Zone Amendment Case Number WRZA20-0003 are as follows:

Lot Size:

- Currently, there are **37 homes that border** the (developed & undeveloped) Reno Christian Fellowship-owned property.
- The **average lot size of these 37 homes is 0.78 acres** (per Zillow website.)
- Rezoning the Reno Christian Fellowship, Inc (corporation) parcels from LDS to MDS, provides the developer that purchases these parcels to build up to 36 homes over the 12.55 acres.
- Given that a portion of the 12.55 acres would be dedicated to streets, common areas, walkways, or parks, it's possible that **lot sizes in the development could be as small as 0.3 of an acre, or less-than half the average lot size of the 37 properties that border the Reno Christian Fellowship property**
- Therefore, **rezoning from LDS to MDS is totally contrary to the existing lot sizes of current homeowners that border RCF and their parcels.**

Neighborhood Property Values:

- Currently, there are **37 homes that border** the (developed & undeveloped) Reno Christian Fellowship-owned property.
- The **average market price of these 37 homes is \$725,648** (per Zillow website), and prices continue to trend even higher.
- If these parcels are rezoned to MDS, and 36 homes are built on the 12.55 acres, it's highly doubtful that the average home price within the new home development on

these three parcels will approach \$725,648, and the vast majority of all neighborhood property values will be impacted negatively.

Rezoning in this neighborhood to MDS is an anomaly, and only benefits Reno Christian Fellowship:

- Our neighborhood has always been zoned LDS from a residential housing perspective, so a rezone to MDS would **negatively impact all neighborhood homeowners and taxpayers**, and **only benefit a corporation (Reno Christian Fellowship.)** Is this fair to tax-paying homeowners?

- Reno Christian Fellowship stated that they want to be a “good neighbor” in the sale and development of their parcels. They are legally able to make that sale and have the parcels developed, but as a “good neighbor” **it should be sold and developed as currently zoned (LDS.)**

Thank you for this opportunity to address my concerns and opposition to Regulatory Zone Amendment Case WRZA20-0003.

Sincerely,
Mike Jordan
5121 W. Acoma Road
Reno, NV 89511

From: [Christine Young](#)
To: [Olander, Julee](#)
Subject: Reno Christian Fellowship Inc, Zolezzi Lane, Zone Amendment Case WRZA20-0003
Date: Sunday, April 19, 2020 3:15:11 PM

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

Hello -

I am commenting to object to the proposed amendment changing the zoning on the 3 parcels. I am adamantly against the proposed change for the following reasons:

The current owners were 100% well aware of what the property was zoned for when they purchased it. There is good reason for the current zoning as it maintains the intended feel and environment of an old, well established Reno neighborhood that gives the city the character it has. If you want to build additional houses, sell the property as is, and go buy in a neighborhood that is already zoned that way. There are plenty of them already out there. The destruction of this neighborhood for your own selfish goals is not wanted.

Zolezzi Lane can't handle the additional and ungodly traffic this zoning change will create. It is a 2 lane road in a neighborhood with a rural character. The additional traffic will create traffic issues, additional air quality and pollution issues. The infrastructure in the area will be irreversibly damaged with the additional people and traffic created. Again pointing to the reason the zoning as is was a good idea when it was established, and is still the correct zoning.

All access routes to the parcels involved include travel through a school zone, either Montessori, Lenz, or Marvin Picollo schools. Recent increases in pedestrian school zone accidents, including deaths and injury of school children, has been a common and extremely sad topic on the news. Increasing the ongoing traffic that will have a direct, negative effect in several school zones is the height of irresponsibility.

To summarize, the negative effects of increased traffic, more vehicle activity in school zones and pedestrian areas, increased pollution, and the degradation of the character of a well established Nevada neighborhood are all reasons I am opposed to the change.

Thank you,
Christine Young
Homeowner on Fellowship Way in the neighborhood of the proposed change

From: [John Faulstich](#)
To: [Olander, Julee](#)
Subject: zone amendment case WRZA20-0003 (Reno Christian Fellowship)
Date: Saturday, April 18, 2020 2:49:10 PM

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

Hello,

Please note that I am opposed to proposed zoning change WRZA20-0003 for the following reasons:

1. The owners knew of the zoning when they bought the property, they should work within the established guidelines. If they can't make the development work without adding 24 units they can sell it to a developer who can.
2. Current neighbors to the parcel bought their property and improved upon it with the understanding that the parcel would be developed with up to 12 units, to change that now to 3 times as many units will lower their property values and impact their lives negatively.
3. If this parcel's owners are allowed to subdivide at this point does that mean all neighbors in the area will be allowed to subdivide their parcels to meet this new zoning, adding 1 or 2 units to already established home lots? It seems like once you allow this variance in the area everyone will be able to follow this precedent.

Thank You,

John Faulstich

Re: Public Hearing of Regulatory Zone Amendment (RZA)
Case Number: WRZA20-0003 (Reno Christian Fellowship)
April 20, 2020, 5:30 p.m. by Teleconference

Submitted by email on April 18, 2020
Action Request for Denial of Regulatory Zone Amendment.

Southwest Vistas (SWV) is a home owners association that shares its southern boundary with the 12.54 acres of the LDS-1 subject parcels of Reno Christian Fellowship (RCF). If this amendment (WRZA20-00030) is approved, an additional 25 homes, up to 37 on 1/3-acre lots, could be developed. Once this rezoning is allowed 'appropriate conditions' will open the doors for a host of higher density rezoning including a projected *infill* development for future rezoning.

With reference to the submitted RZA, it erroneously states that the 1/3-acre density is a "High" level of compatibility to this small area of land and directly complements lot sizes to the north.

This amendment is not at all consistent with the surrounding area and directly counters the lot sizes not just to the north: Rock Haven to the contiguous south (all lots greater than ½ acre), Welcome Way to the contiguous west (all lots greater than 2 acres) and Southwest Vistas contiguous to the north (all lots greater than ½ acre). In fact, there is not a single 1/3-acre lot surrounding this church property.

It is the large lots and the open space that make this area so attractive to buyers. There is sales evidence in Southwest Vistas that not all buyers are demanding smaller homesites with less maintenance.

The Meadows across the street from the South Valleys Library is a perfect example of how to destroy beautiful open land. With the increased density you can pass the catsup from one house to another without putting on slippers.

RCF claims to be a "good neighbor" endeavoring to have a controlling role in the project and to have engaged the neighboring property owners in the public review process. The proposed Regulatory plan may find its way to compliance throughout its report but it has not found its way to being a good neighbor.

There is no evidence of community consultation and cooperation with Southwest Vistas. Once this property is sold, RCF will have no ability to fulfill its herein stated intentions. As an *Infill* project it points the direction for future plans should this first step be approved. It would be totally inconsistent with all of the homes adjacent to the project boundaries to cram large homes on to 1/3-acre parcels. With an approval of rezoning, the direction this project is headed is to the release of restrictions for an isolated *infill* area.

This amendment defends the intended density increase of their RZA but the assessor's maps prove that this request is NOT consistent with any of the surrounding housing and open space and therefore we ask that this amendment is denied.

Respectfully submitted,

Ellen Shaw

Member of the Southwest Vistas HOA

SOUTHWEST VISTAS HOMEOWNERS ASSOCIATION

Public Hearing Case Number WRZA20-0003
Reno Christian Fellowship Regulatory Zone Amendment
Washoe311@washoecounty.us

April 17, 2020

On March 5, 2020, homeowners involved with this amendment met with the South Truckee Meadows Citizen Advisory Board to review the proposed REZONING plan of the 12.54 acres owned by the Reno Christian Fellowship.

The CAB, after an attentive, heedful and mindful listening period of contiguous neighbors speaking their concern on this rezoning request to go from a one house/per acre up to three houses/per acre plan, the CAB returned with a UNANIMOUS recommendation for a less dense counter proposal of two houses/per acre.

The Southwest Vistas Board of Directors agree that the two houses/per acre would be compliant to all existing surrounding properties and supportive of the property value history that has been established up to the present day.

We are requesting that this application for the higher density be DENIED as it would NOT be in keeping with all existing/surrounding developed lot sizes within a fairly large radius of the Reno Christian Fellowship property.

Respectfully submitted,

Carole Vetter, President
Southwest Vistas HOA

Thank you for taking the time to read my comments regarding the Master Plan Amendment Case number WMPA20-0002 and Regulatory Zone Amendment Case Number WRZA20-0002 (Woodland Village)

My name is Robert Corrado, I have been a resident of Woodland Village since 2007. I am active in the community as I am board President of the Woodland Village Homeowners Association.

I want to support the amendment of the Cold Springs Area Plan, as well the amendment to the Master Plan.

The property subject to these amendments is located adjacent to the Village Center of Woodland Village.

Woodland Village now consists of single-family homes. As I understand it, the proposed project for this property is to be comprised of townhouses as well as single family with small lots. I feel this project will offer a wider, more diversified choice of housing for persons wishing to live in Cold Springs. Not only would this benefit seniors wishing to be near family who already live in Woodland Village, it will offer a starting point for first time home buyers. Overall a positive for not only Woodland Village, but Cold Springs as a whole.

My concern is that this project does not become an de facto apartment complex, dominated by renters who have no investment, either financial or personal in the community. I feel this may be prevented by requiring owners to park in garages provided for each unit, along with limited outdoor parking. Since my house overlooks this parcel, I would like to restrict building height to 2 stories, with the overall height to not exceed the existing family center.

With that being said, I would like to see these amendments and this project to move forward.

Thank you

Robert Corrado

Woodland Village

From: [Washoe311](#)
To: [Olander, Julie](#)
Subject: FW: Regulatory Zone Amendment Case #WRZA20-0003
Date: Monday, April 20, 2020 9:21:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks!

From: Washoe311 <Washoe311@washoecounty.us>
Sent: Monday, April 20, 2020 9:20 AM
To: Christine Bareuther <cbareuther@outlook.com>
Subject: RE: Regulatory Zone Amendment Case #WRZA20-0003

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center 
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: Christine Bareuther <cbareuther@outlook.com>
Sent: Saturday, April 18, 2020 7:29 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Regulatory Zone Amendment Case #WRZA20-0003

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

We are Washoe county residents Parcel #049-161-21, living at 13405 Welcome Way, Reno, NV 89511. We bought our property in 1994 and are the original owners. We have lived here for 26 years and paid off our mortgage in the fall of 2018. Our back property line adjoins the Reno Christian Fellowship property. Our parcel is 2.18 acres. We are opposed to the zoning change of the Reno Christian Fellowship property from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum). We feel that the increased volume land use would decrease our property value and the property value of all the parcels adjoining the Reno Christian Fellowship property. The increase from LDS and LDS2 to MDS is inconsistent with the adjacent properties on Welcome Way and Rock Haven Dr. Also if there are 36 units on these parcels there would be a great increase in traffic accessing the one entrance/exit to this area onto Zolezzi Lane which includes all the dwellings in Southwest Vistas and Church attendees. Already traffic is very congested at rush hour times and 36 additional units could possibly add 72 more vehicles to the congestion if each new unit had 2 cars. We hope that there could be transition parcels so that land owners with ½ acre, 1 acre, and 2+ acre parcels would not have more than one unit adjoining their property so as to preserve their land and home values. We would prefer that the zoning stay LDS. Thank you for taking note of our interests and concerns.

Christine A. and Ralph R. Bareuther
775-852-4250

Sent from [Mail](#) for Windows 10

Priscilla Bauer

835 CACTUS CREEK CT.
RENO, NV 89511
775-851-3876
CELL: 775-720-3876
FAX: 775-851-2669
E-MAIL: PERPEE1@AOL.COM

April 18, 2020

Washoe County Planning Commission
Washoe County Commission Chambers
1001 East Ninth Street, Bldg. A
Reno, Nv 89512

Re: Regulatory Zone Amendment Case # WRZA20-0003
(Reno Christian Fellowship)

Proposed Zoning Change for 12.55+ Acres east of Welcome Way from
Unimproved to High-Density Residential

Southwest Truckee Meadows Cab has declined approval of this application for the
following reasons:

1. High Density Lots in the development which would abut existing Low-Density home Sites
2. Use of an existing fire road for ingress/egress purposes.

I personally feel that this app should be rejected for several reasons:

There are currently 376 homes in the adjacent development of Southwest Vistas. Those residents have only one way out onto Zolezzi Lane from Ventana Parkway by way of an existing Roundabout. If the proposed development is allowed to exit at that point, it would create an unacceptable traffic problem. In addition, the proposed exit would have to be on or adjacent to an existing fire road that serves Southwest Vistas.

Also, if the project is approved, I feel that because it is surrounded by Low Density lots that, at a minimum, the proposed lots on the border should conform to the size of the existing surrounding developed lots.

Sincerely,

Priscilla D. Bauer
Home Owner and
Southwest Vistas Home Owners Association
HOA BOARD OF DIRECTORS
Member at Large.

From: Washoe311
To: Olander, Julie
Subject: FW: MASTER PLAN AMENDMENT CASE NUMBER: WMPA20-0002 (Woodland Village) & REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0002 (Woodland Village)
Date: Monday, April 20, 2020 9:46:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



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washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Washoe311
Sent: Monday, April 20, 2020 9:46 AM
To: Jenna Brooke O'Neil <ladyjbo@gmail.com>
Subject: RE: MASTER PLAN AMENDMENT CASE NUMBER: WMPA20-0002 (Woodland Village) & REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0002 (Woodland Village)

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



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From: Jenna Brooke O'Neil <ladyjbo@gmail.com>
Sent: Monday, April 20, 2020 9:36 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: MASTER PLAN AMENDMENT CASE NUMBER: WMPA20-0002 (Woodland Village) & REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0002 (Woodland Village)

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

To: The Washoe County Planning Committee

Re: MASTER PLAN AMENDMENT CASE NUMBER: WMPA20-0002 (Woodland Village) REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0002 (Woodland Village)

Since 2004 I and my family have been, and are currently, residents of Woodland Village in Cold Springs. I served on the Woodland Village HOA Board of Directors for 8 years.

I have the highest respect and regard for the Lissner family and Lifestyle Homes but do want to register the concerns I have about ongoing residential development in Cold Springs.

I am in support of new housing that would be affordable and accessible to singles, couples, and seniors, but hope that any new residential development in the area addressed by the requested zoning changes be single story dwellings (especially for senior access) and not include any large apartment complexes. I am especially in favor of tiny homes on foundations.

I am also concerned about the ongoing stress on the primary artery to Hwy 395, Village Parkway, from new residents in the area in question, as well as the additional load this will present for our near capacity sewage treatment plant.

Thank you for the opportunity to share my concerns about these proposed amendments.

Best,
Jenna Brooke O'Neil
18160 Baby Bear Ct
Reno 89508
775.971.1588 H
775.303.7634 M

From: [Washoe311](#)
To: [Olander, Julie](#)
Subject: FW: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 20, 2020 9:54:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



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1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Washoe311
Sent: Monday, April 20, 2020 9:54 AM
To: mcwjfamily@aol.com
Subject: RE: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



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1001 E. Ninth St., Bldg A, Reno, NV 89512

From: mcwjfamily@aol.com <mcwjfamily@aol.com>
Sent: Sunday, April 19, 2020 8:34 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

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

Hello,

Meeting Date: Monday, April 20 5:30 pm

I am emailing in regards to the proposed rezoning of the 3 parcels (APN: 049-153-10, 11, & 12) currently owned by Reno Christian Fellowship Church.

I am a property owner that backs up to this area on the north side. We have many concerns about this proposal and want to voice these arguments **against** the proposed zoning change:

1. Citizen's Advisory Board (CAB) meeting held March 5, 2020 at 6:00 South Valley's Library.

This item was on the agenda and homeowners voiced their opposition against this zoning change. **The CAB voted down this zoning proposal!**

How does this CAB vote impact this hearing? Are our voices not heard or opposition acted upon?

2. Property Values - Negative impact to our property investment ! Lesser value strip houses built.
3. **Zoning of 3 houses/per acre is not consistent with our homes that back up to this property as outlined on map.**

We live here on that border, and our homes are all over .6 acre with some even larger. This is not consistent with Medium density (MDS) 3 homes/acre.

4. Loss of quiet preserve - This zoning proposal allows for much congestion and loss of quiet preserve.
5. Views - Our Homeowners Association allows for single floor homes only, in order to preserve the views!!
Loss of views with new potentially 2-story homes built

****Furthermore, this meeting is scheduled at the exact same date/ time as our Southwest Vistas Homeowners Association meeting !**

Our homeowners will be split between these 2 meetings at the same date/time as it is an election for board members.

From: dschweer-swvhoa@charter.net
To: [Olander, Julee](#)
Subject: FW: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny
Date: Monday, April 20, 2020 10:55:28 AM

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

FYI... Please contact me with any questions via reply email or at 775-846-7558. Thank you.

David Schweer

From: dschweer-swvhoa@charter.net
To: "washoe311@washoecounty.us"
Cc:
Sent: Monday April 20 2020 10:46:37AM
Subject: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

Dear Planning Commission Members:

Please deny the applicant's request for a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LOS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MOS) (3 dwelling units/acre maximum- allowing up to 36 units).

The South Truckee Meadows Citizen Advisory Board recommended denial of this request after hearing from numerous nearby neighbors. I live in the adjoining Southwest Vistas neighborhood to the north / northwest of these parcels. I also have served several terms on the Southwest Vistas Home Owners Association Board. I have heard from a number of owners in our HOA who have expressed concern over this potential rezoning and future development who all supported denial of the applicant's request.

I would like to provide some clarification as well. The applicant and their representatives do mention that there are "many lots less than 15,000 sq. feet" (or 3 units per acre) in Southwest Vistas. My quick review of Washoe County's GIS site found only four lots of 376 in Southwest Vistas (SWV) that were technically under 15,000 sq. feet. It is true there are lots just over 1/3 acre and a number of these are concentrated in the interior of Unit 1 of SWV to the north. However, the applicant fails to mention the following:

- The Southwest Vistas Unit 1 lots that border the north side of the applicant's parcels are all 0.5 acres in size or greater, which was required for SWV Unit 1 Planned Development approval. All lots on the south, east, and north sides of SWV Unit 1 that border other parcels are 0.5 acres in size or greater to provide transitions to neighboring parcels. This is true for all the later units of SWV as well, and lots on the northern edge of all of SWV along Ventana Parkway were all required to be 2.5 acres to provide a

transition to the larger parcels and ranches to the north.

- SWV is actually known for its larger lot sizes and the majority of lots are at or near 0.5 acres in size or greater. Even the smaller lots have adjoining common area that creates open space generally to the rear of lots between blocks. This area of the South Truckee Meadows is generally known for its larger lots of 0.5 acres or 1.0 acres or greater and that is one of the reasons buyers are attracted to this area.
- **The applicant also fails to note that all surrounding parcels to the applicant's are 0.5 acres in size or greater**, with those to the west being 2 acres or greater. This is true for at least two rings of parcels surrounding the applicant's parcels. Given the relatively small number of acres and required roadways and easements, it would be difficult to provide a significant transition zones of lots of 0.5 acres or greater or open spaces within the applicant's parcels as has been required in other developments like SWV.

SWV owners near and adjacent to the applicant's parcels are also naturally concerned about the roads and Ventana Parkway roundabout connection that would be required for development of these parcels, along with landscaping. Comment on those will come forth after detailed development plans are submitted.

Again, I urge your denial of this request. It is not compatible with the surrounding parcels and area.

Thank you.

Sincerely,

David J. Schweer
152 Mule Creek Circle
Reno, NV 89511

From: Washoe311
To: Olander, Julie
Subject: FW: WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 20, 2020 11:12:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



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1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Washoe311
Sent: Monday, April 20, 2020 11:12 AM
To: Kelli Caprile <lcaprile@charter.net>
Subject: RE: WRZA20-0003 (Reno Christian Fellowship)

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



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1001 E. Ninth St., Bldg A, Reno, NV 89512

-----Original Message-----

From: Kelli Caprile <lcaprile@charter.net>
Sent: Monday, April 20, 2020 11:06 AM
To: Washoe311 <Washoe311@washoecounty.us>
Cc: Kelli Caprile <lcaprile@charter.net>
Subject: WRZA20-0003 (Reno Christian Fellowship)

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

I am opposed to the proposed re-zoning of the 3 parcels of land that are immediately to the east of my residence. Approval of this Regulatory Zone Amendment (RZA) will significantly and negatively impact the character of the surrounding neighborhood, a neighborhood which is long established and stable. One only has to look at the plat map to immediately see that approval of this RZA will result in an island of Medium Density Suburban (MDS) parcels SURROUNDED BY a sea of Low Density Suburban (LDS) parcels. How can this be considered appropriate? The South Valleys Citizens Advisory Board (CAB) unanimously rejected/opposed this RZA and yet it is still being pushed forward and at a time when no true public meetings can be held.

In attempting to justify this RZA, it has been stated that "lot sizes to the north and south of the project are less than one acre in size". This is true BUT they are not 0.33 acre (12,000 sq.ft.). In fact, most of the lots to the south are half acre (21,000 sq.ft.), or slightly larger, while the lots to the north range from 0.6 acre to 0.8 acre (25,000-33,672 sq.ft.). And what about the lots to the west of the project? These lots (which have been largely, and conspicuously, omitted from the discussion) are all over 2 acres in size (93,560 sq.ft. and larger). How is this proposed rezoning "highly compatible" with the existing neighborhood? Although Christy corporation states that these larger lots "could be subdivided under the current zoning", the reality is that it would be extremely difficult and unlikely for this to happen. Christy corporation also states that the lots to the north of the project are 9,000-14,000 sq.ft. and this is patently not true.

There have been many statements to the fact that the MDS zoning "is ALLOWED" within the Suburban Residential (SR) master plan, the Washoe County master plan and the Southwest Truckee Meadows area plan. I feel compelled to point out that ALLOWED does NOT mean the same as COMPATIBLE WITH. There are probably several, if not many, areas within the SW Truckee Meadows where MDS is compatible, but the area in question should not be one of them. Over 40 years, this neighborhood has grown and evolved into what it is today. The 3 lots in question make up the last developable parcel in the immediate area and changing their zoning from LDS to MDS is NOT COMPATIBLE with the neighborhood that has grown up around them in spite of the numerous statements to the contrary.

Let me say that I have lived in my home since 2006 which makes me one of the newer residents. I bought this property because the zoning was LDS and the neighborhood was mature and stable. And before purchasing the property I did my due diligence as regards the vacant land/lots in the immediate area. Immediately to my west were 3 vacant lots, each over 2 acres, that were zoned LDS; this property is currently being developed ACCORDING TO THIS ZONING. Immediately to my east were 3 vacant lots (the land currently requesting the RZA) that were zoned LDS; I fully expected that this property would be developed at some point but I expected that the development would occur within the LDS zoning requirements (11-12 houses total) and not at a housing density that is triple to that currently allowed. Surely it should be obvious that putting 36 houses in an area that is currently only approved for 11 or 12 is a HUGE change and should be CAREFULLY examined as it will result in a major change to the neighborhood. To further justify such a change in zoning under the guise of necessary because of a "housing crisis" is disingenuous at best; the "housing crisis" in Reno is mostly a problem of affordability rather than availability and building 36 houses on this parcel of land will not address the issue.

Please carefully consider this action. Ideally, a decision should be postponed until a true public meeting can be held. Under the current climate of sheltering in place, many of my neighbors do not feel that they can truly participate. Some have no e-mail; more have no way to teleconference. This issue does not need to be decided today...it is not an emergency and can surely wait for a month or two until all of those who wish to be heard can be heard in a real public forum.

Kelli A. Caprile
13415 Welcome Way
Reno NV

From: Washoe311
To: Olander, Julie
Subject: FW: WRZA20-0003
Date: Monday, April 20, 2020 11:29:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julie,

Please see the feedback/inquiry below.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Sandra Martinez <2santaluciac@gmail.com>
Sent: Monday, April 20, 2020 11:22 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: WRZA20-0003

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

To: Planning Commission, We have looked at the proposed zoning change for above project and find that there are conditions which are not fully explained nor mitigated. We live in SW Vistas and in the closest side to the project, houses are on one-half to ~1 acre and on the west side a large SFD is on at least an acre. Our house is on .95 acres. There is also a 7 acre parcel with 1 home within the subdivision and many open walking areas. We feel that a 12.55 acre total parcel could be divided into 1/2 acre lots= ~24 total units which would be much more in keeping with the surrounding homes.

Instead of rezoning to MDS, we propose that the church apply for a variance for this project of 2 units per acre.

1.Considerations: a. Entry Road- Proposed is to use the SWV round-about; This was constructed by them and is landscaped by the HOA. What considerations will be made by the new subdivision on increased traffic and cost for landscape and road maintenance? Also, will the new development pay SWV fees to help maintain the roundabout and adjoining landscaping?

Will the current Zolezzi dirt road be redone to be entered at a better angle after the roundabout? The current angle is too sharp a turn.

We think a better idea is to have the main access be along the church parking lot and leave Zolezzi as an emergency exit.

b. During construction. We propose that the large trucks and heavy equipment be required to enter the construction site through the paved church parking lot road. This is an easy left turn for large trucks and will help alleviate the congestion and heavy usage on the roundabout and Ventana. Also, until Zollezi is paved, constant driving on the dirt road will be a huge mess for the adjoining homes.

While we understand that the church wants to get the most money they can for their property, they should also understand that their neighbors do not look forward to years of the noise and mess associated with a construction project and the extra traffic that will follow. A 2 unit/acre parcel size is a more than fair compromise for the church to make.

Sincerely,

Edward P. Martinez, PE

Martinez Construction Co.

SWV Homeowner

W. Acoma Rd.

From: [Washoe311](#)
To: [Olander, Julie](#)
Subject: FW: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny
Date: Monday, April 20, 2020 11:14:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks Julie!



From: Washoe311
Sent: Monday, April 20, 2020 11:14 AM
To: dschweer-swvhoa@charter.net
Subject: RE: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



From: dschweer-swvhoa@charter.net <dschweer-swvhoa@charter.net>
Sent: Monday, April 20, 2020 10:47 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

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

Dear Planning Commission Members:

Please deny the applicant's request for a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LOS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MOS) (3 dwelling units/acre maximum- allowing up to 36 units).

The South Truckee Meadows Citizen Advisory Board recommended denial of this request after hearing from numerous nearby neighbors. I live in the adjoining Southwest Vistas neighborhood to the north / northwest of these parcels. I also have served several terms on the Southwest Vistas Home Owners Association Board. I have heard from a number of owners in our HOA who have expressed concern over this potential rezoning and future development who all supported denial of the applicant's request.

I would like to provide some clarification as well. The applicant and their representatives do mention that there are "many lots less than 15,000 sq. feet" (or 3 units per acre) in Southwest Vistas. My quick review of Washoe County's GIS site found only four lots of 376 in Southwest Vistas (SWV) that were technically under 15,000 sq. feet. It is true there are lots just over 1/3 acre and a number of these are concentrated in the interior of Unit 1 of SWV to the north. However, the applicant fails to mention the following:

- The Southwest Vistas Unit 1 lots that border the north side of the applicant's parcels are all 0.5 acres in size or greater, which was required for SWV Unit 1 Planned Development approval. All lots on the south, east, and north sides of SWV Unit 1 that border other parcels are 0.5 acres in size or greater to provide transitions to neighboring parcels. This is true for all the later units of SWV as well, and lots on the northern edge of all of SWV along Ventana Parkway were all required to be 2.5 acres to provide a transition to the larger parcels and ranches to the north.
- SWV is actually known for its larger lot sizes and the majority of lots are at or near 0.5 acres in size or greater. Even the smaller lots have adjoining common area that creates open space generally to the rear of lots between blocks. This area of the South Truckee Meadows is generally known for its larger lots of 0.5 acres or 1.0 acres or greater and that is one of the reasons buyers are attracted to this area.
- **The applicant also fails to note that all surrounding parcels to the applicant's are 0.5 acres in size or greater**, with those to the west being 2 acres or greater. This is true for at least two rings of parcels surrounding the applicant's parcels. Given the relatively small number of acres and required roadways and easements, it would be difficult to provide a significant transition zones of lots of 0.5 acres or greater or open spaces within the applicant's parcels as has been required in other developments like SWV.

SWV owners near and adjacent to the applicant's parcels are also naturally concerned about the roads and Ventana Parkway roundabout connection that would be required for development of these parcels, along with landscaping. Comment on those will come forth after detailed development plans are submitted.

Again, I urge your denial of this request. It is not compatible with the surrounding parcels and area.

Thank you.

Sincerely,

David J. Schweer
152 Mule Creek Circle
Reno, NV 89511

Washoe County Planning Commission

April 20, 2020

With all due respect I strenuously object to amending the zoning for case number WRZA20-0003. I have lived within a few blocks of the subject parcels for 40 years and almost adjacent for the past 20+. As the area has been developed, the rural nature of the original plan has been maintained. The original Low Density Suburban zoning for the subject parcels is consistent with both the plan and the subsequent execution for the area.

The existing developed housing parcels adjacent to the subject parcels Average .90 acres in size (see attached Spreadsheet for calculations). Additional properties within two parcels of the proposed zone amendment average .95 acres. This does not include the various open spaces that contribute to the overall low density of the area. Studying the Washoe County Regional Mapping System I could not find any parcels in the whole area less than half an acre.

These are planned, existing, Low Density Suburban neighborhoods that are a joy to live in. There is absolutely no need to degrade these existing neighborhoods, except for the greed of a one-time profit. This is not an inner-city brown field project. There is no driving civic need to support the zoning amendment. The only rationale for the change is for the seller and the developer to increase their one-time profit.

I find it morally objectionable that the seller or the developer would significantly damage the neighborhood to increase their one-time profit. The Washoe County Planning Commission should stand by the original zoning and maintain the existing Low Density Suburban Zoning.

Respectfully

Michael Black LTC USAF Ret.

From: Washoe311
To: Olander, Julie
Subject: FW: Public input for Planning Commission meeting April 20, 2020
Date: Monday, April 20, 2020 12:12:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Julie,

Please see below.

Thank you,



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From: The Mahoneys <franciem@sbcglobal.net>
Sent: Monday, April 20, 2020 12:02 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Public input for Planning Commission meeting April 20, 2020

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

To whom it may concern,

As adjacent property owners, we are writing to express our opposition to the proposed zoning change for the Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship).

We understood the zoning of the property when we purchased our home and are not contesting the development at the existing low density designation. However, we feel the proposed zoning change from Low Density to Medium Density is incompatible with the surrounding area, despite county findings to the contrary. It has been noted that some of the surrounding properties, while zoned low density, do not meet the minimum lot size for low density, they are still significantly larger than what is allowable under a medium density designation. Allowing a prior developer to get away with such lot size adjustment is not a reason to permit adjacent properties to alter their zoning as a result. Increasing to 3 sites per acre is far in excess of the existing surrounding neighborhoods, has the potential to decrease property values as well as quality of life, and will have a minimal benefit to any housing shortage in the area.

The bottom line is this is not about increasing needed housing, this is about money. The idea that zoning of these properties can be changed for the benefit of the one property owner to the detriment of the surrounding community is poor community management but makes strong statements. One being the Reno Fellowship Church is only concerned with their "good neighbor" status, as one of their visiting pastors impressed upon us in their door-to-door damage control campaign, until it conflicts with their profit, and the other that the Washoe County Planning Commission priority is not concerned for the quality of life for existing, long standing residents of the surrounding neighborhoods.

We hope the planning commission will reconsider their stance on the rezoning of the three properties in question. Thank you for allowing us to participate in this public process.

Clay and Frances Mahoney
Rock Haven Drive

From: [Washoe311](#)
To: [Olander, Julie](#)
Subject: FW: Public hearing: case #wrza20-0003
Date: Monday, April 20, 2020 3:35:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: Washoe311
Sent: Monday, April 20, 2020 3:35 PM
To: Kathy Clewett <kathyclewett@yahoo.com>
Subject: RE: Public hearing: case #wrza20-0003

Good afternoon,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



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-----Original Message-----

From: Kathy Clewett <kathyclewett@yahoo.com>
Sent: Monday, April 20, 2020 1:14 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Public hearing: case #wrza20-0003

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

Good afternoon.

I would like the following statement read into the record for this zone amendment.
I am against the zone change to go from 1 house per acre to 3 houses per acre.

> We are not able to have adequate representation at this time. This amendment discussion should be delayed until after the covid 19 situation is over. Not being able to physically be at this meeting isn't credible.

If this meeting is going forward anyway, please read the following:

>The CAB has voted this down. The members of the CAB are residents of the area, the closest to the public as to representation. Their vote needs to count.

>When I bought my house (on Rock Haven) I was told, by the pastor of the church, the parcels wouldn't ever be sold and they had no definite plans with the area but were thinking of putting in a soccer field or playground

>Zolezzi and Thimas Creek CAN'T handle the traffic

>A new 1100 student intermediate school is opening in the fall, which will dramatically alter the traffic patterns for the entire area, especially on Zolezzi and Thomas Creek roads.

>This discussion is taking place before it should be taking place. The parcels shouldn't be contemplated to being changed for zoning until AFTER the school has opened and been running for a period of time

>A new, accurate traffic study needs to be done AFTER the school has been open for awhile

>What are the covenants associated with these parcels, as to the original gift language? Where the church sits, where the solar array sits, all of this land was a gift so a church could be created. Is a sale of the land in violation of the gift? Does the gift even allow a sale?

>This 12 acre parcel is one of the last areas where the wildlife can be safe

Once again, I am against the zone change and I'm not certain selling the parcels is legal as to the original wording of the gift. What the church wants to do is accomplishable by not changing the zoning and not selling the parcels.
Thank you for your time.

Kathy
Sent from my iPhone.

From: [Christine Young](#)
To: [Olander, Julee](#)
Subject: Reno Christian Fellowship Inc, Zolezzi Lane, Zone Amendment Case WRZA20-0003
Date: Sunday, April 19, 2020 3:15:11 PM

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

Hello -

I am commenting to object to the proposed amendment changing the zoning on the 3 parcels. I am adamantly against the proposed change for the following reasons:

The current owners were 100% well aware of what the property was zoned for when they purchased it. There is good reason for the current zoning as it maintains the intended feel and environment of an old, well established Reno neighborhood that gives the city the character it has. If you want to build additional houses, sell the property as is, and go buy in a neighborhood that is already zoned that way. There are plenty of them already out there. The destruction of this neighborhood for your own selfish goals is not wanted.

Zolezzi Lane can't handle the additional and ungodly traffic this zoning change will create. It is a 2 lane road in a neighborhood with a rural character. The additional traffic will create traffic issues, additional air quality and pollution issues. The infrastructure in the area will be irreversibly damaged with the additional people and traffic created. Again pointing to the reason the zoning as is was a good idea when it was established, and is still the correct zoning.

All access routes to the parcels involved include travel through a school zone, either Montessori, Lenz, or Marvin Picollo schools. Recent increases in pedestrian school zone accidents, including deaths and injury of school children, has been a common and extremely sad topic on the news. Increasing the ongoing traffic that will have a direct, negative effect in several school zones is the height of irresponsibility.

To summarize, the negative effects of increased traffic, more vehicle activity in school zones and pedestrian areas, increased pollution, and the degradation of the character of a well established Nevada neighborhood are all reasons I am opposed to the change.

Thank you,
Christine Young
Homeowner on Fellowship Way in the neighborhood of the proposed change

From: [Washoe311](#)
To: [Planning Counter](#)
Cc: [Olander, Julie](#)
Subject: FW: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, April 10, 2020 2:04:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: Julie Meyer <jkmeyer53@gmail.com>
Sent: Friday, April 10, 2020 12:25 PM
To: Washoe311 <Washoe311@washoecounty.us>
Cc: Julie Meyer <jkmeyer53@gmail.com>
Subject: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)

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

Dear Washoe County Planning Commission:

Since the public hearing for this regulatory zone amendment will be closed to the public due to the COVID-19 pandemic, please accept this email as my comments on this matter. I am in opposition to the proposal for changing the 12.55 acres owned by Reno Christian Fellowship Church from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

We've lived here for over 27 years and in that time traffic on Zolezzi Lane has already increased from the extension of Ventana Parkway and the growth of Reno Christian Fellowship. Allowing 37 additional units in an area that already receives limited proper road and drainage attention will only make matters worse. Combine that with the additional anticipated traffic coming from a new middle school at Thomas Creek Rd. and Arrowcreek Pkwy. and I don't see Washoe County maintaining proper repairs versus the constant "band-aids" we receive currently, especially to our roads.

Finally, this entire area is composed primarily of larger lots with 1-2 houses per acre, a major reason why we and our fellow residents chose to purchase property here. The proposed amendment would fundamentally and negatively change the character of the surrounding neighborhoods.

Thank you for adding my comments to the record.

Sincerely,

Julie Meyer
1900 Rock Haven Drive
Reno,
NV 89511
Phone: 775-852-6141
Cell: 775-846-7918
Email: jkmeyer53@gmail.com

From: [Washoe311](#)
To: planning@washoecounty.us
Cc: [Glander, Jules](#)
Subject: RE: Postpone Meeting- April 20 5:30 WRZA20-0003
Date: Friday, April 10, 2020 2:46:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: mcwjfamily@aol.com <mcwjfamily@aol.com>
Sent: Friday, April 10, 2020 12:20 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Postpone Meeting- April 20 5:30 WRZA20-0003

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

WRZA20-0003

Hello,

We are requesting a postponement to this meeting scheduled for April 20, 5:30.

This directly conflicts with our own Homeowner's Association meeting on the same date and time!

We will have people that are needed at both meetings at the same time.

This is NOT okay!!

Please advise as to a procedure to follow to postpone this meeting.

Thank you,

Michael & Cheryl Jordan

5121 West Acoma Road
Reno, NV 89511

775-722-9383

From: [Gerald Lent](#)
To: [Olander, Julie](#)
Subject: Regulatory Zone Amendment Case Number WRZA20-0003
Date: Friday, April 10, 2020 3:03:12 PM

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

As a resident of Southwest Vistas , I received a notice of your hearing on this case on Monday, April 20, 2020. I would like to request that this hearing be postponed so I can attend in person. This meeting conflicts with our Homeowners Association Meeting at the same time on April 20, 2020. I feel that it is essential that I, and our HOA members be allowed to participate in this meeting but would be unable to because of the HOA's required end of year financial meeting at the same time.

I oppose the rezoning from LDS(1) to MDS(3) and feel very strongly that I would like to address the Commission in person on this matter.

Thank you for your consideration on this manner.

Sincerely,
Dr. Gerald A. Lent
5100 West Acoma Road
Reno, Nv. 89511

From: [Washoe311](#)
To: planning@washoecounty.us
Cc: [Glander, Jules](#)
Subject: FW: Subject: WRZA20-0003
Date: Monday, April 13, 2020 10:21:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: LYNNE BONINE <lmbonine@sbcglobal.net>
Sent: Sunday, April 12, 2020 11:20 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Subject: WRZA20-0003

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

Our location at 5111 W Acoma Rd., Reno, NV 89511 wish to DENY the Reno Christian Fellowship Church Proposed Development.
Lynne Bonine

Sent from [Mail](#) for Windows 10

From: [Washoe311](#)
To: planning@washoecounty.us
Cc: [Glander, Jules](#)
Subject: FW: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, April 10, 2020 2:08:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



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From: Russell F Meyer <rfrmeyer@unr.edu>
Sent: Friday, April 10, 2020 12:11 PM
To: Washoe311 <Washoe311@washoecounty.us>
Cc: Russell F Meyer <rfrmeyer@unr.edu>
Subject: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)

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

Dear Washoe County Planning Commission:

Since the public hearing for this regulatory zone amendment will be closed to the public due to the Covid-19 emergency, please accept this email as my comments on the matter. I oppose the proposal for changing the 12.55 acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

Traffic on Zolezzi Lane has already increased from the extension of Ventana Parkway and the growth of Reno Christian Fellowship. Allowing 36 additional units in an area that already receives limited proper road and drainage attention will only make matters worse. Combine that with the additional anticipated traffic coming from a new middle school at Arrowcreek Pkwy. and Thomas Creek Rd. and I don't see Washoe County maintaining proper repairs versus the constant "band-aids" we receive currently.

Finally, this entire area is composed primarily of larger lots, a major reason the residents chose to purchase property here. The proposed amendment would fundamentally and negatively change the character of the neighborhood.

Thank you for adding my comments to the record.

Sincerely,
Russell F Meyer

1900 Rock Haven Drive

Reno, NV 89511

Cell: (775) 527-2873
Email: rfrmeyer@unr.edu

From: [Washoe311](#)
To: planning@washoecounty.us
Cc: [Glander, Jules](#)
Subject: FW: Subject: WRZA20-0003
Date: Monday, April 13, 2020 10:21:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: LYNNE BONINE <lmbonine@sbcglobal.net>
Sent: Sunday, April 12, 2020 11:20 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Subject: WRZA20-0003

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

Our location at 5111 W Acoma Rd., Reno, NV 89511 wish to DENY the Reno Christian Fellowship Church Proposed Development.
Lynne Bonine

Sent from [Mail](#) for Windows 10

From: [Shauna Adams](#)
To: [Olander, Julie](#)
Subject: Rezoning of property off Zolezzi Lane
Date: Monday, April 13, 2020 1:43:34 PM

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

Dear Washoe County Commissioners and Planning Staff

I strongly object to rezoning the property on APN's 049-153-10, 11 & 12. This property has been zoned as low density. The roads and utilities including gas, electricity and water in this area were designed to support a low density environment. The owner of this property was aware of the density zoning when the property was purchased. Pushing this to a medium density zoning will tax systems not equipped for this level of development. The roads around Zolezzi, Thomas Creek, Fellowship Way, and Welcome Way are currently deteriorating to the point that resurfacing will be a major project. Washoe County does not appear to have the money to support infrastructure now. Changing this zoning will only exacerbate an already crumbling area.

Shauna Adams
renoadams@yahoo.com

From: Washoe311
To: planning@washoecounty.us
Cc: Olander, Julie
Subject: RE: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 13, 2020 10:55:06 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
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[image006.png](#)

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From: JIM COLLINS <jamescollinsjr@yahoo.com>
Sent: Sunday, April 12, 2020 1:13 PM
To: olander@washoecounty.us
Cc: Washoe311 <Washoe311@washoecounty.us>
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

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Ms.Olander

The property in question was zoned LDS for a reason. Most likely it was zoned for similar housing development over the years so families could enjoy their homes and their lots in a similar sized neighborhood. Changing it to MDS is also for a reason; a financial one. Washoe County should have no involvement with such a reason.

The land is less valuable to a contractor who would only be able to build 12 homes. Amending the zone to MDS, allows another 24 homes to be built therefore increasing the sales value for the church. This is not a valid reason for the county to change the zoning.

The church claims to be neighborhood friendly (or a friend of the neighborhood), but what friend reduces the value of their neighbor's home? The church is a corporation (Reno Christian Fellowship, INC). We respect, participate, and endorse capitalism, but we do begrudge the good neighbor guise. It is their property and we do not begrudge them getting as much as they can, but not at the expense of our property values. Why would the county want to even be a part of this?

I hope there is an assessment on the surrounding property values BEFORE you decide on pushing the amendment. If that assessment shows a decline in our property values, do you think our good neighbor the church, will compensate all of us for our losses; will you? Does the county really want to be the culprit who reduced our homes/investments for no reason other than getting the church more money? It should have never been brought up. Again, LDS was zoned for a reason. It is not broken, do not fix it.

In summary "our friend the church" wants you, the county, to change the zoning from LDS to MDS, almost tripling the value of the land.

Meanwhile those of us who have lived here for over a decade watch our property value decrease with no offset just because the county, if it folds and changes the zone, says so.

Isn't it your jobs to protect us, the citizens? Corporations did not put you in office we did, the people.

I went to most of the Wildcreek/Convention/WCSD meetings and to my chagrin, learned that with some municipalities, environmental impact studies are irrelevant and don't exist with some projects. Our backyard, last year and the year before, had severe flooding. We want to see the environmental impact study at least a month before your vote.

Our vote, if we have one, is no on Regulatory Zone Amendment Case # WRZA20-0003

Regards.....Lynne Bonine & Jim Collins
5111 W Acoma RD

From: [Rod Soule](#)
To: [Olander, Julie](#); [Washoe311](#)
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Tuesday, April 14, 2020 5:03:48 PM

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

Ms. Olander

I wish to express my opposition to the above referenced action to rezone the properties owned by Reno Christian Fellowship. The rezoning action is not appropriate for the location and is in conflict with your approved Master plan. All three parcels are surrounded by zoning Low Density Single Family Residential. This would create an island of Medium Density that is not consistent with the neighborhood. The Rezoning application asserts that the MDS and LDS zoning are compatible. There has to be a boundary somewhere, and this compatibility would apply. It is not applicable or compatible when you are creating an isolated island of MDS zoning inside of a long established (20 plus years) area of LDS zoning.

This action would also adversely impact the home values of the immediate neighborhood. While the Church's application indicates their intent to be involved with the development of the property, they will not have that control once the property is sold to a developer. This Rezoning application is an easy way to inflate the value of the property and then after the sale have little responsibility for the impacts to the neighborhood.

Based on conversations with former elders of the church, these properties were intended to be used by the Church so that they would have property to expand their facilities and serve the community, not as a revenue source from the sale of these properties.

I am also very concerned about the access to these properties. The intent is to utilize existing fire road easements that are inadequate for the proposed density. These easements were agreed to originally to provide just that, emergency fire access and utility access. These easements were not agreed to to provide access to multiple homes and development. These easements are not large enough to be adequate to provide access that meet current county standards. The applicant is using easements across property owned by the very homeowners they are impacting to provide access to their project. Why is the church not using their own property to access the development. To use their own reasoning, it would only be a couple of hundred cars a day.

The roundabout intended for the access, was not designed for traffic control, but rather as a traffic calming. The Roundabout slows traffic from the Southwest Vistas development before it reaches the congested church access. This roundabout is not

From: [Tom Black](#)
To: [Olander, Julie](#)
Subject: REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 13, 2020 7:57:22 PM

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

Dear Ms. Olander,

I ask that the REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0003 (Reno Christian Fellowship) be delayed until true public meetings can be held with the public actually present at the hearings. This hearing can justifiably be delayed to such time when citizens can be heard in person. The purposed technology work around is not acceptable.

Respectfully,

Tom Black

775-358-7773

designed to control merging traffic from this development and Southwest Vista.

Rod and Robin Soule
5110 West Acoma Rd, Reno, NV 89511

rodsoule@gmail.com

775-303-6367

From: [Rhonda Wilson](#)
To: [Olander, Julee](#)
Subject: Zoning change top of Zolezzi, Reno Christian Fellowship
Date: Thursday, April 16, 2020 8:15:11 AM

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

Hello,

Has there been any traffic studies on the areas that another increase in housing density will cause? Namely, Zolezzi and Arrowcreek Pkwy, Arrowcreek and S. Virginia, Arrowcreek and Thomas Creek? Everything filters down the hill to the Zolezzi, Arrowcreek Parkway, S. Virginia intersections.

In recent years the county has approved, several townhome/condo/apartment complexes, several new house subdivisions, an ice rink, another school. All this traffic filters down to this one area, especially when school gets out.

There are not enough lanes on lower Arrowcreek and certainly no room on Wedge Parkway either.

Zolezzi is one lane and residential, Thomas Creek is one lane and residential, Arrowcreek Parkway is one lane at the bottom end, Wedge Parkway is one lane. I have sat thru 3 and 4 light changes at Arrowcreek Parkway and S.

Virginia trying to get on S. Virginia. Then too, it can take several light changes and traffic that is backed up just to get to the freeway from S. Virginia.

Please study and consider the amount of traffic that occurs when it has to filter down to this one area.

We have yet to see what the ramifications will be just with the addition of the Marcie Herz school.

Please consider this.

Thank you.

Rhonda Wilson
5550 Ventana Parkway
Reno, NV 89511
827-2271

Sent from my iPad

Washoe County Planning Commission

April 20, 2020

With all due respect I strenuously object to amending the zoning for case number WRZA20-0003. I have lived within a few blocks of the subject parcels for 40 years and almost adjacent for the past 20+. As the area has been developed, the rural nature of the original plan has been maintained. The original Low Density Suburban zoning for the subject parcels is consistent with both the plan and the subsequent execution for the area.

The existing developed housing parcels adjacent to the subject parcels Average .90 acres in size (see attached Spreadsheet for calculations). Additional properties within two parcels of the proposed zone amendment average .95 acres. This does not include the various open spaces that contribute to the overall low density of the area. Studying the Washoe County Regional Mapping System I could not find any parcels in the whole area less than half an acre.

These are planned, existing, Low Density Suburban neighborhoods that are a joy to live in. There is absolutely no need to degrade these existing neighborhoods, except for the greed of a one-time profit. This is not an inner-city brown field project. There is no driving civic need to support the zoning amendment. The only rationale for the change is for the seller and the developer to increase their one-time profit.

I find it morally objectionable that the seller or the developer would significantly damage the neighborhood to increase their one-time profit. The Washoe County Planning Commission should stand by the original zoning and maintain the existing Low Density Suburban Zoning.

Respectfully

Michael Black LTC USAF Ret.

From: [Washoe311](#)
To: [Olander, Julie](#)
Subject: FW: Public hearing: case #wrza20-0003
Date: Monday, April 20, 2020 3:35:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Washoe311
Sent: Monday, April 20, 2020 3:35 PM
To: Kathy Clewett <kathyclewett@yahoo.com>
Subject: RE: Public hearing: case #wrza20-0003

Good afternoon,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

-----Original Message-----

From: Kathy Clewett <kathyclewett@yahoo.com>
Sent: Monday, April 20, 2020 1:14 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Public hearing: case #wrza20-0003

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

Good afternoon.

I would like the following statement read into the record for this zone amendment.
I am against the zone change to go from 1 house per acre to 3 houses per acre.

> We are not able to have adequate representation at this time. This amendment discussion should be delayed until after the covid 19 situation is over. Not being able to physically be at this meeting isn't credible.

If this meeting is going forward anyway, please read the following:

>The CAB has voted this down. The members of the CAB are residents of the area, the closest to the public as to representation. Their vote needs to count.

>When I bought my house (on Rock Haven) I was told, by the pastor of the church, the parcels wouldn't ever be sold and they had no definite plans with the area but were thinking of putting in a soccer field or playground

>Zolezzi and Thimas Creek CAN'T handle the traffic

>A new 1100 student intermediate school is opening in the fall, which will dramatically alter the traffic patterns for the entire area, especially on Zolezzi and Thomas Creek roads.

>This discussion is taking place before it should be taking place. The parcels shouldn't be contemplated to being changed for zoning until AFTER the school has opened and been running for a period of time

>A new, accurate traffic study needs to be done AFTER the school has been open for awhile

>What are the covenants associated with these parcels, as to the original gift language? Where the church sits, where the solar array sits, all of this land was a gift so a church could be created. Is a sale of the land in violation of the gift? Does the gift even allow a sale?

>This 12 acre parcel is one of the last areas where the wildlife can be safe

Once again, I am against the zone change and I'm not certain selling the parcels is legal as to the original wording of the gift. What the church wants to do is accomplishable by not changing the zoning and not selling the parcels.
Thank you for your time.

Kathy
Sent from my iPhone.

Cahalane, Daniel

From: SM Dinan <drmnbig75@gmail.com>
Sent: Friday, April 10, 2020 10:20 AM
To: Cahalane, Daniel
Subject: Case WRZA20-0004 Village Pkwy Rezone Mtg 05-05-2020

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

Mr. Cahalane,

RE:Case WRZA20-0004 Village Pkwy Rezone Mtg 05-05-2020

Good morning, I wanted to make sure myself and several concerned community members in Cold Springs will have the chance to voice our concerns and disagreements. I know this is scheduled for a public meeting on May 5, 2020. With all the Covid restrictions, I want to make sure a PUBLIC meeting still takes place at some point and any decisions be postponed until a PUBLIC meeting can take place.

If you could please give me any updates on changes to the schedule, I would greatly appreciate it.

Stay Safe.
Thank you,
Stacey Dinan

From: rodsoule@gmail.com
To: [Olander, Julee](#)
Subject: Board of Commissioner Meeting - June 23 Case # WRZA20-0003 RCF
Date: Wednesday, May 20, 2020 5:13:49 PM

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

Ms. Olander

I wanted to restate my opposition to the above referenced Rezoning application.

It is my understanding that the Applicant has files an Appeal of the decision by the Planning Commission.

The Appeal will be heard by the County Commissioners at their board meeting on June 23.

These are my concerns

1. The Citizens Advisory Board and the Planning Commission both had the same response to the current application. Both denied the application. Both boards took input from County staff, the applicant, and public input that was unanimously in opposition to the application. There was nothing irregular, or egregious that would warrant the County Commissioners overturning these decisions.
2. The applicant asserts that the MDS and LDS zoning are "Compatible" Zoning based upon the regional plan. There has to be some places where MDS and LDS are adjacent in any planning scenario. In that instance they are compatible. The usage is not compatible when you are inserting an island of MDS in the middle of an old (+20 Years) established area of LDS and rural zoning. The nearest MDS zoning is over a mile away from this property.
3. The applicant is asking permission to build up to 36 homes on the property. Based on the 12 acres of property and allowing for a 20 percent reduction due to roads and utilities, the remaining property and 36 homes would yield lots of 11,600 SF or .26 acres. This is significantly smaller than any properties within a mile of this project.
4. All of the parcels adjacent to the proposed zoning are over 1/2 acre in size. This will adversely affect their home values to be adjacent to 1/4 acre lots.
5. Access to the property has been raised as an issue. The applicant is relying on easements across neighboring land owners to access their project. They are not proving access through their own parcel.
6. The Traffic Roundabout was not designed as a traffic control feature. It was designed to be a traffic calming feature to slow traffic to and from Ventana Parkway. Significant improvements to the roundabout would be necessary to meet Traffic Control Criteria. Which again would require more access easements and property from adjacent land owners. Land owners that are in opposition to this project. The applicant claims to want to be a good neighbor. Why are they not donating the property for the access to their project?

Rod Soule

5110 West Acoma Rd

775-303-6367

rodsoule@gmail.com