

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
OCTOBER 15, 2025**

Mayor Neal E. McIntyre called the meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Councilwoman Felicity Zoberiski, Councilman Stan Lau, Councilman Albert Torres, Councilman Ryan Hanan, Councilman Mendoza arrived at 5:15pm, City Attorney Aaron Mouritsen, Development Coordinator Jessica Murdock, Animal Services Program Manager RanDee Gahr, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, City Treasurer Robert Carson, Building Official Charity Birkel, Senior Planner Alisa Johansson, Planning Director Michele Rambo, Public Works Director Barry Williams, City Engineer Maria Paz Fernandez, Utilities Director Seong Kim.

Absent: Acting City Manager Lydia Altick.

1.3. Public Forum

None at this time.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved, **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberiski, Councilman Lau, Councilman Torres, Councilman Hanan.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Approval) Approval of Business Licenses

City Clerk Kim Swanson read the new business licenses.

2.4. Possible Action to Approve the Will-Serve Request from ERGS Fernley, LLC for River Ranch Apartments Phase 1 for 11.25 ERC's of water and 34.80 ERC's for Sewer for Lyon County Parcel 021-281-19 located at 501 River Ranch Rd, Fernley, NV 89408.

2.5. Possible Action to Approve the Will-Serve Request from ERGS Fernley, LLC for River Ranch Apartments Phase 2 for 25.65 ERC's of water and 95.04 ERC's for Sewer for Lyon County Parcel 021-281-19 located at 501 River Ranch Rd, Fernley, NV 89408.

2.6. Possible Action to Approve the Will-Serve Request from ERGS Fernley, LLC for River Ranch Apartments Phase 3 for 32.40 ERC's of water and 124.02 ERC's for Sewer for Lyon County Parcel 021-281-19 located at 501 River Ranch Rd, Fernley, NV 89408.

2.7. Possible Action to Approve the Will-Serve Request from ERGS Fernley, LLC for River Ranch Apartments Phase 4 for 22.05 ERC's of water and 79.98 ERC's for Sewer for Lyon County Parcel 021-281-19 located at 501 River Ranch Rd, Fernley, NV 89408.

- 2.8. Possible Action to Approve the Will-Serve Request from M4 New Fernley QOZB, LLC for Building C Tenant Improvements for a new office at Victory Logistics District for .91 ERC's for Water and 3.91 ERC's for Sewer for Lyon County Parcel 021-242-20 located at 1730 N. Nevada Pacific Pkwy, Fernley, NV 89408.
- 2.9. Possible Action to Approve the Will-Serve Request from The Meadows at Inglewood for Reno Orthopedic Center for .04 ERC's for Water and .22ERC's for Sewer for Lyon County Parcel 020-341-11 located at 1034 Inglewood Drive. Unit C, Fernley, NV 89408
- 2.10. Possible Action to Approve the Will-Serve Request from Love's Travel Stops & Country Stores, Inc for Love's Travel Stop RV Parking Addition for 0.11 ERC's for Water and 0.13 ERC's for Sewer for Lyon County Parcel 021-061-23 located at 825 Commerce Center Drive, Fernley, NV 89408.
- 2.11. Possible Action to Approve the Will-Serve Request from M4 New Fernley QOZB, LLC for Tenant Improvements for a new office with Victory Logistic Building B for 0.70 ERC's of water and 2.97 ERC's for Sewer for Lyon County Parcel 021-242-21 located at 1740 N. Nevada Pacific Pkwy STE 110, Fernley, NV 89408.
- 2.12. Possible Action to Approve the Will-Serve Request from Southwest Gas for Interior Office Remodel for 0.13 ERC's for Water and .43 ERC's for Sewer for Lyon County Parcel 021-242-14 located at 5900 Macdonald Drive Fernley, NV 89408.
- 2.13. Possible Action to Approve the Will-Serve Request from Donut Bistro for a new commercial establishment for 0.24 ERC's for Water and 1.09 ERC's for Sewer for Lyon County Parcel 020-034-02 located at 45 W. Main Street, Fernley, NV 89408
- 2.14. Possible Action to Approve the Will-Serve Request from Martin Bunyard for 1000 Jenny's Lane for 1 ERC's of water for Lyon County Parcel 020-351-03 located at 1000 Jenny's Lane, Fernley, NV 89408.
- 2.15. Discussion and possible action to approve an amendment for additional engineering services related to the East Cedar Street Roadway Rehabilitation project, including sewer and water utility improvements, as well as the construction management services for an additional cost of \$368,700.

This item was moved to the November 5, 2025, Council meeting.

- 2.16. Discussion and possible action to approve a ground lease agreement between the Boys & Girls Club of Truckee Meadows and the City of Fernley for the ground lease of the Early Learning Center site.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA WITH ITEM 2.15 MOVED TO THE ON NOVEMBER 5th COUNCIL MEETING. **Action:** Approved, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan.

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

Chief Deputy Mitch Brantingham, Lyon County Sheriff's Office, reported that the department is participating in the various community Trunk or Treat events. Some of the stated systems have come back online in the last week or so from the system crash in August. We were in the school zones doing some enforcement and contacting people, particularly on Hardie Lane and Cottonwood. We've done enforcement at East Valley and around the high school area. LCSO had the opportunity to participate in the city's traffic safety study, and provide some problematic areas where we see crashes, or a high number of traffic violations. He was able to share some of these locations with NDOT and discussed some of the safety hazards in those areas.

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

Councilman Joe Mendoza arrived at 5:15 pm.

RanDee Gahr, Animal Services Program Manager, announced that Friends of Fernley Animal Services will be hosting our first-ever fundraising event this Sunday at the Out-of-Town Park. Howl-O-Ween is a dog-friendly 5K fun run paired with a pet adoption event featuring local business vendors food trucks. Sign-up information can be found on the Animal Control City of Fernley Facebook page, Friends of Fernley Animal Services Facebook page, as well as the City's website. The cost is \$40, and the first 50 participants will receive a swag bag. Registration begins at 8 am, the pet costume contest is at 9.30, and the race will begin at 10:00. All proceeds go directly to the Friends of Fernley Animal Services to help fundraise for an animal shelter in the City

Councilman Torres reminded that the City will be accepting FCTA applications from November 1st through November 30th. To help with this process, detailed information will be available on the Fernley website starting October 20th, at cityoffernley.org. If you have any questions, feel free to reach out to April Homme at 775-784-9858. The FCTA Board will review the grant applications and make grant selections during the December 8th FCTA Board meeting, which starts at 6 p.m. Two events for October that the FCTA sponsors are the Fernley ACES, Delicatessen and Haunted House, which is at 40 North Center Street. That will run from October 17th and 18th, the 24th and 25th, and the 30th and 31st. Doors open at 7pm, ages 12 years and up, and tickets are \$15.00. October 25th and 26th is the Scared Hitless, Fernley Softball Tournament at the Out-Of-Town Park. Contact Brian at 530-908-2769 for more information. He thanked staff and Mike Wurm and his team at the Truckee Meadows Boys and Girls Club for all the work that went into getting the contract for the ground lease approved. The Early Learning Center will be built on that piece of property, and the funding will come from private donors. He wanted to make sure that everybody was aware that that had happened today.

Councilman Ryan Hanan reminded everyone of the Howl-O-Ween 5k.

Mayor McIntyre stated regarding the ground lease for the Early Learning Center, staff worked very hard to get this done quickly and thanked them for all their hard work. Spooktacular will be held at City Hall on October 31st, 4 pm - 7 pm. We can always use donations of candy.

4. PROCLAMATIONS BY THE MAYOR

None

5. PRESENTATIONS

5.1. Jesse Fromeyer, Kinder Morgan representative, is presenting a generous donation of \$25,000 to support City of Fernley Animal Services. This contribution reflects Kinder Morgan's commitment to community engagement and animal welfare, aligning with the values of Fernley's Animal Control Department, which focuses on public safety, responsible pet ownership, and compassionate care for animals in our community.

Mayor Neal E. McIntyre thanked Kinder Morgan for their support of our animal services here in Fernley.

RanDee Gahr, Animal Services Program Manager, introduced Bryce Perkins from Kinder Morgan and stated the City is thankful to Kinder Morgan's generosity in helping us to begin the foundation for a very important cause.

Bryce Perkins, Kinder Morgan, presented a check for \$25,000 to Animal Services to go towards building a future animal shelter in the city of Fernley.

5.2. Jessica Murdock, City of Fernley Development Coordinator, to present an update on the Art Park and recognition to TREX, Twisted Steal, and Fernley Aces for their donations to Main Street Art Park.

Jessica Murdock, Development Coordinator, gave an update on the Art Park. She started by thanking Twisted Steel. They were commissioned to create most of all the art that is currently present at the Art Park, and after that, they decided to donate 4 additional 5-foot flower bouquets. They also volunteered at the Community Planting Day, and as the project moves forward, future donations are in the works. She also thanked Fernley ACES and TREX. She thanked the Mayor and his family for the contribution of smaller TREX planter boxes which have been installed along Phase 1 of the Art Park. In August, we held a Community Planting Day, where multiple people, organizations, and residents came out to help. She also thanked A Step Ahead Preschool, Chamber of Commerce, RE-MAX Professionals, and our city staff from General Services and Parks.

Jim Moffitt, Twisted Steel, stated he was honored to be a part of the beautification of Fernley and looks forward to doing more. He thanked the City Manager's office and Jessica Murdock for all the hard work she had done.

Shannon Ceresola, Chamber of Commerce and Fernley Main Street, thanked Jessica Murdock and Lydia Altick. We look to continuing the growth and the betterment of the park. It's nice to drive down Main Street and to see some improvements and to see the Polaris Plaza matching up with it and being a beautiful Main Street. She also thanked Twisted Steel.

Dana Uhlhorn, Fernley ACES, thanked the city for doing something with this park. He thanked the city for having them be a part of it and really appreciated it.

Councilman Hanan commented this is the culmination of Small Town America, a public-private partnership that makes this project hit home for all of us. We're planting seeds, and great things will grow out of this. He thanked everyone all for their work and dedication to the city.

Councilman Torres thanked Jessica Murdock and everybody who came out and donated or worked.

Mayor McIntyre stated that he has already had many compliments on Main Street looks. He has made Jessica Chair for 25th Anniversary Celebration event.

6. STAFF REPORTS

6.1. Discussion and possible action for approval to move forward with the continuation of Phases 2 and 3 of the Main Street Art Park.

Jessica Murdock, Development Coordinator, gave a brief presentation on the history of the Art Park. She asked the City Council to review and approve that some money is removed from the general fund and put towards the Art Park. She asked the Council to allocate roughly \$238,000 to the Park to continue Phases 2 and 3. If the Council would like to consider the more artistic or more of the upgrades that can go into shade structures, we have option B, which has an additional \$30,000 included in that total.

Councilwoman Zoberski stated she was under the impression that we were holding that money there so that we would be able to support future CRRC improvements. She stated \$100,000 has been allocated for the anniversary. Can we put that into this budget and this would be our 25th Anniversary unveiling?

Robert Carson, City Treasurer, stated with the CRRC funds there are two different pieces to it. As part of the FY26 budget, we allocated a million dollars for any late invoices that came in to finish completion of the building. To this date, we have about \$300,000 in invoices that came in, so the rest of it is left over as of right now. As far as CRRC operations and supporting those in the Boys and Girls Club, those will be allocated out through the TLT fund, and what Jessica is asking for does not affect those that. The money that was set aside for the CRRC has already been included in the budget, so the total budget that we presented and was approved for FY26, included that million dollars. Anything after that, because it's already included in the budget, can be reallocated to different projects as the Council sees fit, or it can revert back into the unrestricted fund balance and just saved for the future.

Councilman Torres suggested tabling for 30 – 60 days until there is a clear bill on the CRRC, especially with the Early Learning Center coming from private donors.

Robert Carson, City Treasurer, stated that invoicing could take anywhere from a month to a year possibly.

Motion: I MOVE TO APPROVE THE PROPOSED BUDGET TO COMPLETE PHASE 2 AND 3 OF THE MAIN STREET ART PROJECT. **Action:** Denied. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Failed, **Summary:** Yes 2, No 3. **Yes:** Councilman Lau, Councilman Hanan, **No:** Councilwoman Zoberski, Councilman Torres, Councilman Mendoza.

Mayor Neal E. McIntyre called for a break 6:23 pm - 6:35 pm.

Motion: I MOVE TO BRING THIS ITEM BACK IN 60 DAYS FOR CONSIDERATION OF THE FULL AMOUNT OF \$268,376. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

6.2. Discussion and possible action to authorize the City to enter into an agreement with Legal Services Agreement with SL Environmental Law Group, Madonna & Madonna LLP, Douglas & London, P.C., Taft Stettinius & Hollister LLP, and Levin Papantonio Proctor Buchanan O'Brien Barr Mougey P.A. for PFAS Litigation. There is no upfront cost to the City under a contingency arrangement. The firm will be compensated at 25% of any gross recovery from the settlement.

Seong Kim, Utilities Director, stated Per- and polyfluoroalkyl substances (PFAS) have been detected in drinking water systems nationwide. Academia and the federal government noticed its potential harmful effect on human health. It has been studied and tested for decades and finally set the MCL level (Maximum Contamination Level) in our drinking water system as 4.0 parts per trillion. The City of Fernley tested the PFAS level last year, and we found that we are above the MCL level for two locations, which makes us eligible to claim the settlement. The action settlement was made with 3M and DuPont. Staff recommend that Council approve entering into an agreement with the SR Environmental Law Group to represent the City of Fernley in filing PFAS settlement claim with 3M and DuPont. He introduced Ken Sansone from SL Environmental Law Group.

Ken Sansone, SL Environmental Law Group, stated that they are a firm based in California. The firm represents public agencies and some other kinds of utilities in cases of environmental contamination, typically contamination of drinking water. What they try to do in these cases is identify the parties responsible for the contamination, which, in the case of PFAS, is something that is subject to a regulatory mandate to clean up and assist their clients in shifting the costs of that remediation off of the communities and the ratepayers and onto the responsible parties who are typically, and in the case of PFAS, are manufacturers of products. He reviewed the services provided to the City.

Motion: I MOVE TO APPROVE CITY STAFF TO ENTER INTO AN AGREEMENT WITH SL ENVIRONMENTAL LAW GROUP TO REPRESENT THE CITY OF FERNLEY IN FILING PFAS SETTLEMENT CLAIMS WITH 3M AND DUPONT. **Action:** Approve, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

7. RESOLUTIONS

7.1. Possible action to approve Resolution #25-015 to update the Engineering Department Fee Schedule reflecting the amounts shown in the revised contract with Shaw Engineering for Permit Review

Councilman Torres stated as of October 1st, requirements of AB444 include conducting a Business Impact Study.

Mayor McIntyre called for a recess 6:58 pm - 7:02 pm.

Aaron Mouritsen, City Attorney, stated that AB444 has removed the exemption for small businesses under 150 employees. Because this will affect businesses with under 150 employees, we will have to conduct a business impact statement for this.

Motion: I MOVE TO TABLE THIS ITEM AND BRING IT BACK AFTER THE BUSINESS IMPACT STUDY. THIS NEW LAW, THIS NEW STATUTE, IS SO NEW THAT IT ONLY WENT INTO EFFECT OCTOBER 1ST. **Action:** Table, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Joe Mendoza. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

7.2. (For Possible Action) Discussion and possible action regarding Resolution 25-016, associated with MPA25003, a Comprehensive Master Plan Amendment request from the City of Fernley to adjust the Comprehensive Master Plan land use designation for an approximately 2.29-acre parcel located at 60 Sage Street from Low Density Residential (LDR) to Commercial (C) for consistency with the existing zoning designation of C2 (General Commercial) and for consistency with past Master Plan Amendments for this site (APN 020-272-01).

Alisa Johansson, Senior Planner, requested Council's certification of the Planning Commission's approval of this action, Resolution 25-016. The site is located at 60 Sage Street, south of the canal. It is 2.29 acres in size. The property owner did request and obtain approval for a Master Plan amendment just like this one back in 2008. We inadvertently undid that through the Southwest Area Plan, and so now we're essentially reverting back to the original intention of an underlying commercial land use.

Motion: BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO CERTIFY RESOLUTION #25-016, ASSOCIATED WITH MPA25003, ADJUSTING THE COMPREHENSIVE MASTER PLAN LAND USE DESIGNATION FOR PARCEL 020-272-01 CONTAINING APPROXIMATELY 2.29 ACRES AND LOCATED AT 60 SAGE STREET FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL. **Action:** Approved, **Moved by:** Councilwoman Felicity Zoberski, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

8. PUBLIC HEARINGS

8.1. (For Possible Action) Discussion and possible action regarding the First Amendment to the Red Hawk Ranch Development Agreement (Bill #368, DA20002-AMD1) submitted by Wood Rodgers, Inc. on behalf of Red Hawk Ranch LLC, Series B and DB-BB Investments I, LCC to request the following changes: 1) incorporate all property owners and parcels into the agreement, 2) extend the expiration date of all applicable tentative subdivision maps, 3) establish the framework for a future Special Assessment District, 4) allow an on-site density transfer, and 5) relocate the community park. The Red Hawk Ranch Development Agreement, as amended, encompasses four (4) parcels totaling approximately 161.09 acres in area (APNs 021-041-07, -08, -09, -10).

Alisa Johansson, Senior Planner, presented the first amendment to the Red Hawk Ranch Development Agreement. There are five main components to the amendment: (1) Incorporate all property owners and parcels into the agreement. The adjoining fourth parcel, previously known as "Duets at Red Hawk Ranch" is now proposed to be incorporated into the agreement. (2) Extend the expiration date of all applicable

tentative subdivision maps, set to expire on January 19, 2026, and December 7, 2026, respectively. The final expiration date for both maps is proposed to be extended to December 31, 2031. (3) Establish the framework for a future Special Assessment District (SAD). (4) Allow on-site density transfer. (5) Relocate the community park. This shift enhances the landscaping and active use of the retention basin, contributing to efficient use of land within the development site.

Derek Kirkland, Wood Rodgers, stated that with the tentative maps expiring, they need more time and agreed on a 5-year extension. We are not asking to change anything that is in the development agreement or conditions of approval. We are asking to create the framework for a Special Assessment District, which would actually include roadways, utilities, masquerading drainage channel in the basin, and the park. The SAD formation would pay for the park improvements, and then the park, regardless of who maintains it, would be dedicated to the city, just so it can be open and maintained as a public use park. And then the city would have the ability to control the revenue coming in for those fields.

Greg Evangelatos, Project Manager for Red Hawk, stated the owner acquired this property 8 years ago, and because of the complexity, this has become a challenge. They do have two to three builders who are actively interacting with them, trying to figure out how to apply their product to the site.

There was no public input.

Motion: BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO APPROVE AND ADOPT BILL 368 AND DA20002-AMD1 AMENDING THE DEVELOPMENT AGREEMENT FOR RED HAWK RANCH AS PROPOSED. **Action:** Approved, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4, No 1. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, **No:** Councilman Mendoza.

8.2. (For Possible Action) Discussion and possible action regarding concurrent requests for a Zoning Map Amendment (ZMA25001) and Tentative Subdivision Map (TSM25001) from Wood Rodgers, Inc. on behalf of Genica Clover Ranch, LLC, rezoning six (6) parcels containing approximately 24.72 acres from RR½ (Rural Residential, ½-acre minimum) and RR5 (Rural Residential, 5-acre minimum) to SF6 (Single Family, 6000-square foot minimum) and creating a 105-lot single-family residential subdivision generally located between Farm District Road to the south, Langdon Street to the north, Winnie Lane to the west, and Nevada Pacific Boulevard to the east (APNs 021-331-15, -19, -20, -22, -29, and -38).

Alisa Johansson, Senior Planner, stated that this is a concurrent request for a zoning map amendment and tentative subdivision map. We have held two public hearings on this project, and tonight is another public hearing. All the proposed lots meet the dimensional standards for the zone and the subdivision map as a whole and meet the adjacency requirements when located next to less dense developments. Tonight's request is a tentative conceptual approval of a future subdivision. Conditions of approval must be met before we can record that final map and segregate the land. The applicants provided traffic analysis that did not indicate that adverse impacts would result from the proposed development. However, they did recommend it, and we have conditioned for suitable improvements to help mitigate the traffic impacts that will result. Planning Commission heard this item on August 13th and September 10th. At the second public hearing, Planning Commission's motion to approve failed. We do interpret that as a recommendation of denial, and we did also provide additional public notice for tonight's hearing. We updated the conditions of approval to include proposing to add an amendment to the final map for Donner Trails Estates Phase 12A. Because that final map has already been recorded, we need to make an amendment to that map so that it matches what is constructed there. The Planning Department does recommend approval tonight.

Derek Kirkland, Wood Rodgers, stated that they have hosted several field walks with different neighbors to understand some of the existing conditions around the site. He doesn't think they can come to an agreement on everything, but we tried to incorporate as much of the feedback we got during those meetings as possible. There are 105 lots there with 102 units and 3 common area parcels with SF6 Zoning. Average lot size of this development is 7,702 square feet. There are some minimum lot sizes of 6,200 square feet, but we also have a few corner lots up to 12,000 square feet. We are proposing to pave the section of Clover Lane and put in a pedestrian path, but just use the ditches that are there today, as opposed to curb and gutter. We have to make the connection to Fort Sutter, make the turn lane improvements on Farm District Road, and just the sole cost of building a subdivision like this, and the cost of homes, we really need to have 102 lots to really make this a viable project, and we feel like it fits with the Fernley Master Plan and with the workforce that's coming here, and it provides a more modern house that people want, and it's just market-driven for that decision.

Public Input:

Becki Howlett expressed concerns about the buffer zones. She also stated that Clover Lane is a privately owned road.

Tessa Garvin expressed concern about the no-build buffer. So, the burden of the homeowner now can only secure their property so far, they have to maintain that no-build zone.

JF McCullar stated his concern that this development is surrounded by 8 5-acre properties, 1 two-acre property, and 3 one-acre properties. It doesn't fit at all. He can't imagine anything less than 12,000 square foot lots butted up to their 5 acres. He's not against the development in his backyard; he just wants it to be reasonable. He also expressed concern about the wire fence along the irrigation ditch.

Jeff Kling expressed his concern about the open ditch and asked the developer to pipe it. His biggest concern is children. Either put in a pipe, or please deny it.

Joyce Kling, the water coordinator for the ditch, stated that the ditch does run between 36 and 48 hours. The first few hours, it's 5-acre feet. If a child gets in there, something's going to happen. She asked that this ditch be piped.

Councilman Torres asked about the restrictions for adjacency standards. He also asked for clarification on the buffer zone inside the homeowner's property. It is fenced back there, and the buffer zone is inside the property, so they're not going to be walking through. He likes the project. It meets the standards, but it is very, very important that if this is approved, a condition of approval is that it must be piped in.

Michele Rambo, Planning Director, stated that in the Adjacency Standards section, Section B applies to single-family residential, and there are three options, and they get to pick one or more of those options.

Discussion ensued regarding piping the ditch.

Mayor Neal E. McIntyre called for a recess: 8:45 pm - 8:57 pm.

Motion: I MOVE THAT THIS ITEM GETS TABLED UNTIL A LATER DATE, GIVING THE DEVELOPER AN OPPORTUNITY TO REACH OUT TO ALL THE PROPERTY OWNERS THAT WOULD BE AFFECTED AND GET PERMISSION PRIOR TO BRINGING THIS BACK TO US IN REGARD TO HAVING ACCESS TO PIPE THAT DITCH. **Action:** Tabled. **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

Mayor Neal E. McIntyre asked Council for a motion to extend the meeting beyond 9:00 pm.

Motion: I MOVE TO CONTINUE THE LAST TWO ITEMS. THIS WOULD BE 8.3 AND THE PUBLIC FORUM. **Action:** Approved, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau.

Vote: Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

8.3. (For Possible Action) Discussion and possible action regarding Bill #367 associated with a Zoning Map Amendment request (ZMA25002) from the City of Fernley rezoning one parcel containing approximately 23.19 acres generally located at 2305 Farm District Road from SF20 (Single Family, 20,000-square foot minimum) to OSP (Open Space and Parks) to bring the site into conformance with the Comprehensive Master Plan land use designation of Open Space and Parks (OSP) (APN 021-303-16).

Alisa Johansson, Senior Planner, stated that the proposed zoning district is open space and parks. Dimensional standards have not been established for that zoning district, so developments in this zone are considered on a case-by-case basis. The open space and parks zoning district is consistent with the underlying Master Plan land use of open space and parks. The site's current designation of SF20 is inconsistent with the underlying Master Plan land use of OSP, so we are seeking to rectify that inconsistency through this action. The OSP Zoning district also supports several comprehensive plan policies, including ensuring that future growth is sensitive to the existing agricultural and farming uses. By removing this site from the SF20 stock and re-designating it as OSP, we preserve that land for recreational and aesthetic opportunities for the community. The Planning Commission did recommend unanimous approval at the September 10th meeting.

There was no public comment.

Motion: BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO APPROVE AND ADOPT BILL #367 AND ZMA25002 REZONING THE SUBJECT PARCEL FROM SF20 TO OSP.

Action: Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

9. PUBLIC FORUM

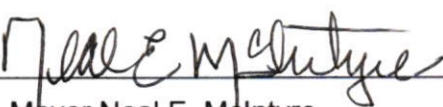
Becki Howlett stated in regard to item 8.2, one of the lots that is included in that development is a 5-acre parcel that is not SF6. So how would the adjacent standard work for that if it's only supposed to go down to 1 acre next to a 5-acre parcel?

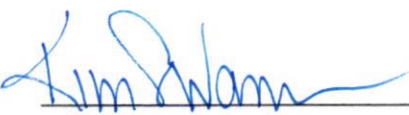
10. ADJOURNMENT

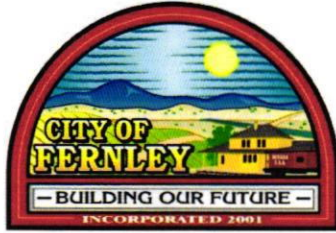
There being no further business to come before it, the Fernley City Council meeting adjourned at 9:08 pm.

Approved by the Fernley City Council on November 5, 2025, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0


Mayor Neal E. McIntyre


ATTEST: City Clerk Kim Swanson



Planning Department

Michele Rambo, AICP
Planning Director

Alisa Johansson
Senior Planner

Lisa Warner
Assistant Planner

Tyler Hanson
Planning Technician

NOTICE OF PUBLIC HEARING

AGENDA ITEM: Zoning Map Amendment (ZMA25001) and Tentative Subdivision Map (TSM25001)
(FOR POSSIBLE ACTION) Discussion and possible action regarding a Zoning Map Amendment (ZMA25001) and Tentative Subdivision Map (TSM25001) request from Wood Rodgers, Inc. on behalf of Genica Development, LLC, rezoning six (6) parcels containing approximately 24.72 acres from RR½ (Rural Residential, ½-acre minimum) and RR5 (Rural Residential, 5-acre minimum) to SF6 (Single Family, 6000-square foot minimum) and creating a 105-lot single-family residential subdivision generally located between Farm District Road to the south, Langdon Street to the north, Winnie Lane to the west, and Nevada Pacific Boulevard to the east (APNs 021-331-15, -19, -20, -22, -29, and -38).

Dear Neighbor:

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

The scheduled public hearing dates are as follows:

CITY COUNCIL:

Date: **October 15, 2025**
Time: The meeting commences at 5:00 p.m.
Location: Fernley City Hall-Council Chambers
595 Silver Lace Blvd., Fernley, NV

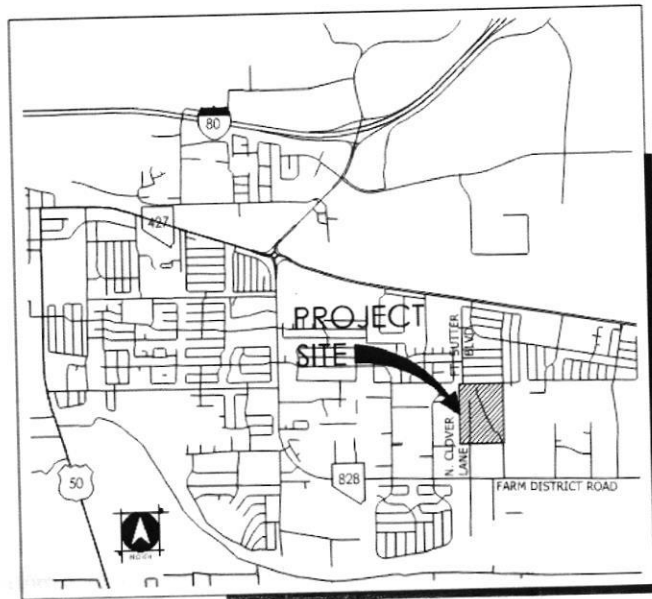
These matters may be continued to another meeting without additional notice.

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

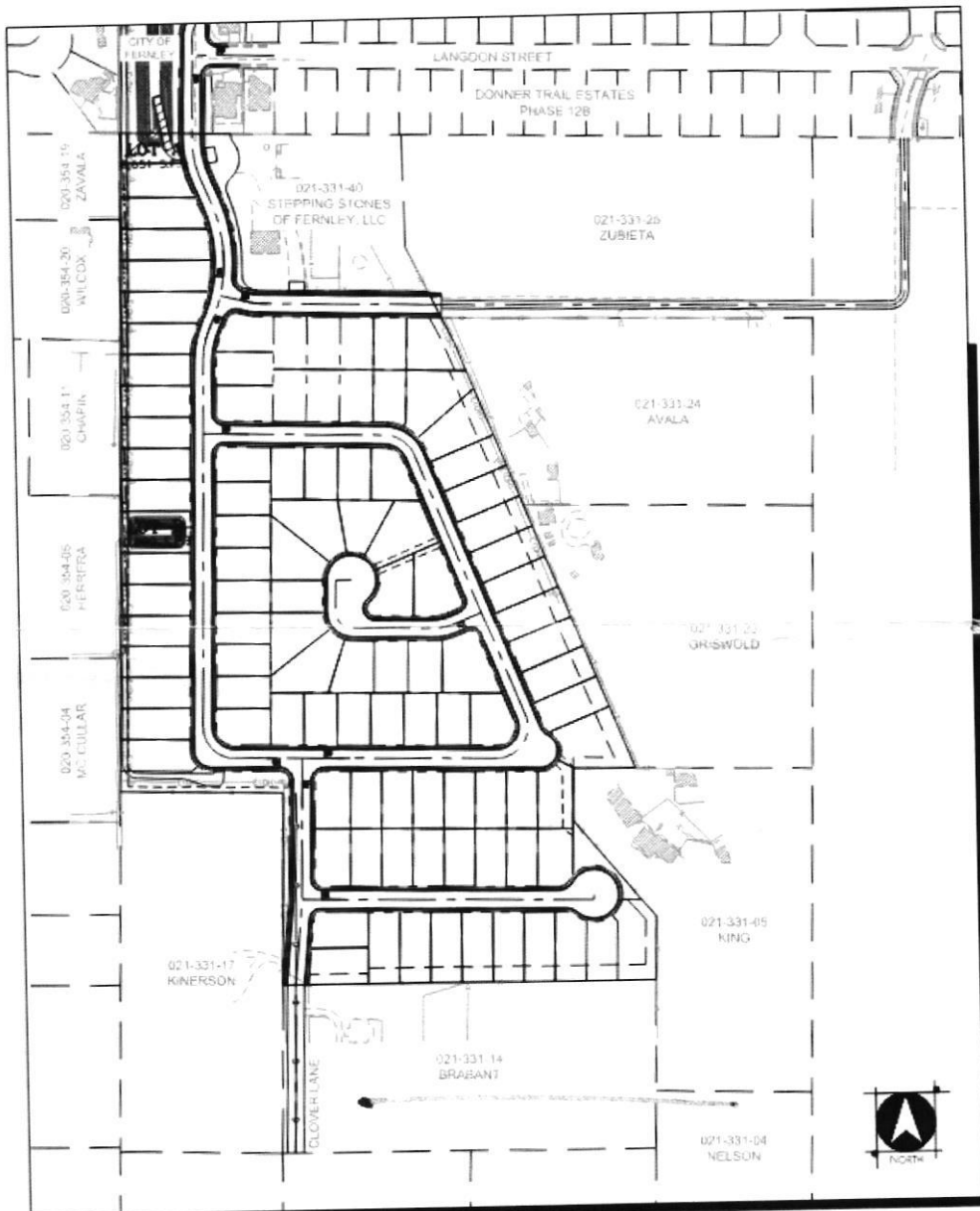
If written comments are not received prior to the date of the meeting, the Planning Commission or City Council may not consider them. For further information please contact the Planning Department at (775) 784-9810.

Comments (*attach additional sheets, if necessary*): _____

see attached



VICINITY MAP



SITE PLAN

Robert & Sheila Condie

2000 Farm District Rd

Fernley, NV 89408

srcondie122@gmail.com

October 1, 2025

City of Fernley Planning Department

595 Silver Lace Blvd

Fernley, NV 89408

Subject: Opposition to Proposed Zoning Map Amendment (ZMA25001) and Tentative Subdivision Map (TSM25001)

Dear Planning Commission Members,

We are writing to address our concerns about the Zoning Map Amendment listed above, creating a 105-lot single-family residential subdivision north of Farm District Road and near our property at 2000 Farm District Road.

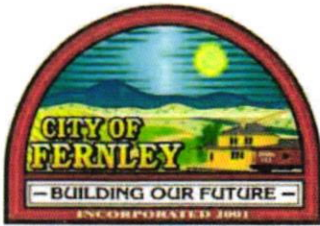
There have recently been subdivisions constructed to the area east of us on Farm District Road and the traffic has become treacherous. Increasing the population again will strain existing roads and infrastructure. Farm District Road doesn't seem to be built for an increasing population in the area. We have noticed a huge increase in traffic and the problems that arise with it. There aren't sufficient turn lanes, drivers drive extremely fast and pass on double lines regularly, and when we walk in the area, trying to cross Farm District Road is DANGEROUS to put it mildly. Simply exiting our driveway is a more difficult feat than it was a few years ago due to the increased traffic, construction trucks and large gravel trucks that accompany building. In addition to Farm District Road, Clover Lane and Brownie Lane will be very difficult to exit and enter to the additional 105 homes. The roundabout is another unfortunate circumstance when adding more homes to the area.

Thank you for hearing our concerns. Thank you for your time and consideration in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Bob Condie" and "Sheila Condie" stacked vertically.

Robert & Sheila Condie



Planning Department

Michele Rambo, AICP
Planning Director

Alisa Johansson
Senior Planner

Lisa Warner
Assistant Planner

Tyler Hanson
Planning Technician

NOTICE OF PUBLIC HEARING

AGENDA ITEM: Zoning Map Amendment (ZMA25001) and Tentative Subdivision Map (TSM25001)

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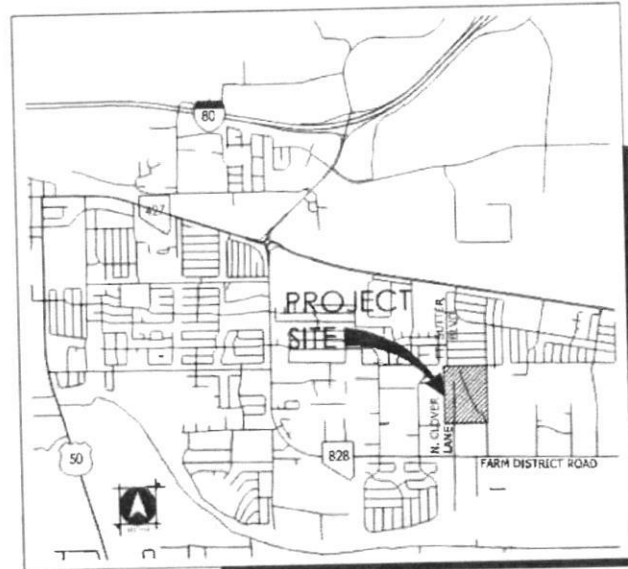
Date: **October 15, 2025**
Time: The meeting commences at 5:00 p.m.
Location: Fernley City Hall-Council Chambers
595 Silver Lace Blvd., Fernley, NV

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

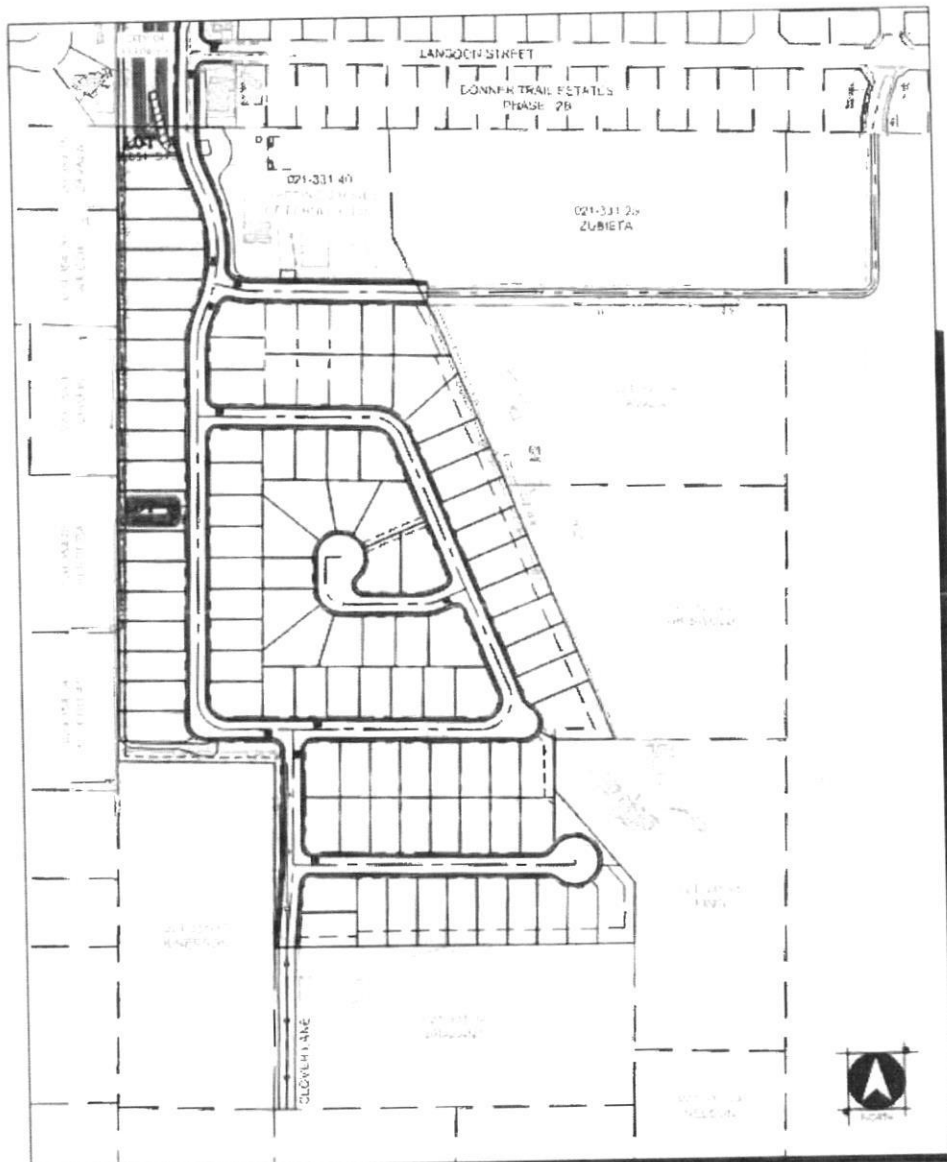
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If written comments are not received prior to the date of the meeting, the Planning Commission or City Council may not consider them. For further information please contact the Planning Department at (775) 784-9810.

Comments (attach additional sheets, if necessary): The area is becoming
congested and traffic is increasing. Our
1/2 acre lots are disappearing. Houses
so close together could turn into slums.
Where is water going to come from?
I say no to change. Lorraine Wilcox



VICINITY MAP



SITE PLAN

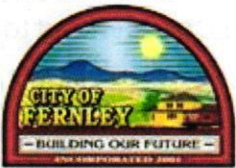
Sandy Harris

From: Michele Rambo
Sent: Wednesday, October 15, 2025 10:31 AM
To: City Clerk
Subject: FW: 10/15/25 Meeting

For tonight's meeting.

Michele Rambo, AICP

Planning Director
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408
775-784-9815



“Tell us how we are doing. We value your input. ****Customer Satisfaction Survey****”

From: Jennifer Van Wormer <vanwormer.jen@gmail.com>
Sent: Wednesday, October 15, 2025 10:22 AM
To: Planning <planning@cityoffernley.org>
Subject: 10/15/25 Meeting

Some people who received this message don't often get email from vanwormer.jen@gmail.com. [Learn why this is important](#)

Planning Commission Members,

Thank you for providing a chance to voice our concerns regarding the October 15, 2025 Planning Commission meeting Agenda Clover Lane Subdivision Zoning map amendment ZMA25001 and tentative subdivision map TSM25001.

We ask that you DENY the request for the zoning map amendment and tentative subdivision map.

We are strongly AGAINST the forced extension of Fort Sutter Road. When we bought our home, NO road was to be created in this location, to ensure the flood basin was protected. There was also to be a second basin in the original Clover Lane development to address flooding from the irrigation canal that services the ranches on Clover Lane.

The requested changes by this developer are trying to force small lot size homes into an area surrounded by ranch homes on acreage, agricultural land that is irrigated with a ditch and ranch animals. The city must do better to keep changes to lot sizes appropriate for the existing area.

We strongly OPPOSE the request to reconfigure and reduce the size of the existing flood basin to accomodate an unnecessary continuation of Fort Sutter Road to this development. Construction and

vehicular traffic in this narrow area would create a vulnerable weakness to a critical flood prevention instrument.

Extending Fort Sutter Road is only to appease 105 homes, on small lots, that should not be built in this location. Traffic flow, as anyone who actually lives in Fernley will tell you, is that residents use Cottonwood Drive to Farm District Road to Clover Lane to avoid the roundabout.

We DO NOT need another street crisscrossing throughout our residential neighborhoods.

These unnecessary cut through streets are leading to unsafe conditions for children walking or riding their bikes to school, or for walking and enjoying our neighborhoods as drivers that do not live in these areas are speeding through trying to find short cuts.

Many of our current streets are long in need of repair. Fix the main roads that move more traffic effectively and do not force an unnecessary short cut street that was NEVER supposed to be built.

There are already FOUR other nearby options to travel from the roundabout or from Farm District Road to this Clover Lane development.

Not to mention there are already TWO streets that are planned and partially constructed to accommodate vehicles traveling from the area North of the development, into, adjacent to, and beyond Clover Lane.

The first is Westward Lane which is on the immediate east end of the Clover Lane development. Original plans show this road being finished and connected directly to this development.

The second is Winnie's Lane which is on the adjacent West end of the development.

Again we are OPPOSED to the changes requested by the developer.

If access is needed for emergency vehicles then a gated/barricaded emergency access only driveway could be provided. This is an easy solution that would protect the flood basin.

If you force this unnecessary road extension on us, we ask that the developer be required to provide us with the same 30 foot buffer from our property line to the street that they are offering to homes in their development. An additional stop sign on Fort Sutter Road heading South downhill into the development as well as large boulders at the 30 foot buffer zone to prevent the speeders from crashing into our home.

We appreciate your attention to our concerns.

Jennifer Van Wormer
James Shelton
4521 Langdon Street

Memo to City Council – City of Fernley, Nevada

Subject: Support for 6,000 Square Foot Lots – A Balanced, Sustainable Single-Family Neighborhood

From: Genica Developments

Date: Oct 15, 2025

Regarding: Proposed Single-Family Development – 6,000 SF Lots

Introduction

Our proposal represents a carefully considered, market-driven approach to single-family neighborhood development in the City of Fernley. We are requesting Council's support for our plan utilizing **6,000-square-foot lots**, consistent with both the City's long-term growth goals and the evolving housing needs of Fernley's workforce and families.

In recent discussions, some have suggested that larger 10,000+-square-foot lots should be required for portions of the project. While we respect these perspectives, we believe it is critically important that the City's land-use decisions reflect **objective planning principles, market realities, and community-wide needs**, rather than individual preferences.

1. Meeting Fernley's Workforce Housing Needs

Fernley is rapidly expanding as a center for industrial and logistics investment along the I-80 corridor. These new employers — and the small businesses that support them — rely on access to **attainable, modern housing** for their workers.

The reality is that the **market demand today is for smaller-lot single-family homes**, whether for rent or for purchase. The vast majority of Fernley's workforce households — including teachers, warehouse workers, health-care employees, and public safety personnel — are seeking well-designed homes that are affordable, low-maintenance, and within reasonable proximity to their employment.

Smaller lots directly translate into:

- **Lower land and infrastructure costs per home**, keeping both rents and sale prices attainable.
- **Efficient land utilization**, allowing Fernley to house more of its local workforce within city limits.
- **More realistic home and rental prices** aligned with current incomes in the Fernley–Lyon County area.

This is the product the market is demanding — and what is most urgently needed to support the City’s continued economic vitality.

2. Fiscal and Infrastructure Efficiency

From a planning and fiscal perspective, 6,000-square-foot lots are **more sustainable** for both the developer and the City:

- **Infrastructure efficiency:** Smaller lots make the most efficient use of public investment in water, sewer, and road networks.
- **Reduced long-term maintenance burden:** Shorter roadway and utility extensions per home mean **lower ongoing maintenance costs** for the City.
- **Water conservation:** With Nevada’s arid climate, smaller yards reduce irrigation demand, aligning directly with the region’s **water sustainability goals**.

A shift to 10,000+-square-foot lots would reduce the number of homes served by the same infrastructure, increase per-unit service costs, and work against the City’s goals for compact, fiscally responsible growth.

3. Market Preference and Livability

Today’s households — renters and buyers alike — increasingly seek **functional space, not excess yard area**. Families value newer homes with modern design, energy efficiency, and proximity to employment over larger parcels that require ongoing upkeep.

The 6,000-square-foot lot achieves a **balanced neighborhood character**:

- Detached single-family homes with full setbacks and parking.
- Attractive streetscapes and landscaped frontages.
- Livable private outdoor space without unnecessary maintenance obligations.

This approach supports **Fernley’s small-town character** while reflecting the realities of modern lifestyles and housing economics.

4. Equity, Affordability, and Community Benefit

Requiring larger lots to satisfy a small number of adjacent landowners would have the effect of **reducing housing supply and increasing housing cost**, to the detriment of Fernley’s workforce and local employers.

Affordable, attainable housing — whether rented or owned — is **not a luxury; it is an economic necessity** for the City's long-term stability and competitiveness. By maintaining the proposed 6,000-square-foot lots, Fernley will:

- Encourage **a mix of housing opportunities** that meet the needs of both current and future residents.
 - Support **employers' ability to recruit and retain workers** locally.
 - Demonstrate a **commitment to responsible growth and economic inclusion**.
-

5. Policy Consistency and Good Governance

Land-use decisions should be guided by adopted planning principles, not by ad hoc adjustments driven by neighboring property owners. The City's **Master Plan and Housing policies** emphasize:

- Efficient and sustainable use of infrastructure.
- A variety of lot sizes and housing types.
- The creation of attainable housing options for Fernley's workforce.

Our proposal fulfills all of these objectives. Maintaining the 6,000-square-foot lot standard ensures **predictability, fairness, and policy integrity** in the City's development process.

Conclusion

Fernley stands at an important juncture in its growth. The 6,000-square-foot-lot proposal represents **balanced, modern, and sustainable single-family development** — exactly the kind of housing that supports Fernley's industries, workforce, and long-term fiscal health.

We respectfully urge the City Council to approve the project as submitted and to uphold the planning principles that have guided Fernley's growth into a vibrant, economically diverse community.

This is the right plan for Fernley's future — for the workers, families, and employers who call this city home.

Larry Les



P: 604-793-4040 | **C:** 604-791-1728 | **USA:** 253 380 3054

W: <http://www.genicadevelopments.com>

Sandy Harris

From: Michele Rambo
Sent: Wednesday, October 15, 2025 12:32 PM
To: City Clerk
Subject: FW: Chapparral Estates Memo to Council
Attachments: Memo to City Council Re Chapparral Estates.pdf

Michele Rambo, AICP

Planning Director
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408
775-784-9815



“Tell us how we are doing. We value your input. ****Customer Satisfaction Survey****”

From: Derek Kirkland <dkirkland@WoodRodgers.com>
Sent: Wednesday, October 15, 2025 12:12 PM
To: Stan Lau <slau@cityoffernley.org>; Ryan Hanan <rhanan@cityoffernley.org>; Felicity Zoberski <fzoberski@cityoffernley.org>; Albert Torres <atorres@cityoffernley.org>; Joe Mendoza <jmendoza@cityoffernley.org>; Neal McIntyre <nemcintyre@cityoffernley.org>
Cc: Eric Hasty <ehasty@WoodRodgers.com>; Michele Rambo <mrambo@cityoffernley.org>; Alisa Johansson <ajohansson@cityoffernley.org>; Larry Les <larryl@genicadev.com>
Subject: Chapparral Estates Memo to Council

Mr. Mayor and Members of the City Council-

Please find attached a memo from our Client, Larry Les with Genica Developments, in regard to the Chapparral Estates project that I will be presenting this evening.

Thank you!

Derek Kirkland, AICP | Principal Planner

Wood Rodgers, Inc. | www.woodrogers.com |
775.823.4068 Main
775.828.7742 Direct

775.771.0066 Mobile

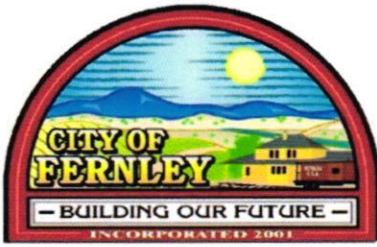
775.823.4066 Fax

dkirkland@WoodRodgers.com

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FCc 10-15-2025



Official Public Meeting Sign-in Sheet for the Record

[illegible]