



N E V A D A

AGENDA  
Regular Meeting  
City Council

Wednesday, October 19, 2022 • 5:00 PM

Mayor  
Roy Edgington

City Council  
Ward 1 - Raymond Lacy  
Ward 2 - Felicity Zoberski  
Ward 3 - Stan Lau  
Ward 4 - Albert Torres  
Ward 5 - Fran McKay

City Manager  
Patrick Marsh

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Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

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**Zoom information:**

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap\_mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

**Public Notice:** This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at [www.cityoffernley.org](http://www.cityoffernley.org) and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org)

**Public Comment:** Those wishing to address the City Council may submit public comment through the online public comment form found at <https://www.cityoffernley.org/forms>, or by sending an email to [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org). Comments received prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (\*9 if you are participating via phone).

**Accommodations:** City Council and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at [www.cityoffernley.org](http://www.cityoffernley.org). Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

**Order of Business:** The presiding officer shall determine the order of the agenda. The Fernley City Council may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

## **1. INTRODUCTORY ITEMS**

### **1.1. Roll Call**

### **1.2. Public Forum**

### **1.3. (For Possible Action) Approval of Agenda**

## **2. CONSENT AGENDA**

(PLEASE NOTE: ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE, AND MAY BE ACTED UPON BY THE COUNCIL MEMBERS IN ONE MOTION, AND WITHOUT AN EXTENSIVE HEARING. ANY MEMBER OF THE COUNCIL MAY REQUEST THAT AN ITEM BE TAKEN FROM THE CONSENT AGENDA, DISCUSSED, AND ACTED UPON SEPARATELY DURING THIS MEETING.)

### **2.1. (Possible Action) Approval of the Voucher Report**

### **2.2. (Possible Action) Approval of Minutes from October 5, 2022**

### **2.3. (Possible Action) Approval of Business Licenses**

### **2.4. Possible Action to award a contract to Lumos & Associates for Preliminary Engineering Report (PER) Services for the East Wastewater Treatment Plant for an amount not to exceed \$85,000**

### **2.5. Possible Action to approve a will-serve commitment for The Meadows at Inglewood Building H Unit 115 & 120 of .34 ERC's for Water and 1.16 ERC's for Sewer for Lyon County Parcel 020-341-11 located at 1044 Inglewood Drive Building H Unit 115 & 120, Fernley, NV**

### **2.6. Possible Action to Award a Contract for Engineering Services for the FY 22/23 PMP Maintenance Project, to Lumos and Associates, Inc., in an amount not to exceed \$251,200**

### **2.7. Possible Action to approve the Medical and Recreational Cannabis Cultivation licenses for West118 Investments, LLC**

### **2.8. Possible Action to approve the Medical and Recreational Cannabis Production licenses for West118 Investments, LLC**

## **3. REPORTS - THIS ITEM IS FOR VARIOUS PUBLIC ENTITY REPRESENTATIVES TO PROVIDE GENERAL INFORMATION TO THE COUNCIL AND PUBLIC. NO ACTION WILL BE TAKEN.**

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

## **4. ORDINANCES**

### **4.1. First Reading, Introduction of Bill # 318 (ZMA22008)**

Consideration and possible action to introduce Bill # 318 as an ordinance for a Zoning Map Amendment request to change the zoning on a site ±83.9-acres and generally located north of Farm District Road at the intersection of Clearwater Parkway (APN: 021-341-18) from RR1 (Residential - Rural, 1-acre minimum) to ±68.4-acres of SF6 (Residential - Single-Family, 6,000 square feet minimum) and ±15.5-acres of MDR14 (Medium Density Residential, 14 dwelling units per acre).

## **5. PUBLIC HEARINGS**

### **5.1. Public Hearing – Zoning Map Amendment (ZMA22007) & Tentative Subdivision Map (TSM22006)**

Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map request on a site approximately 8.63 acres in size generally located approximately 1,300 feet east of the intersection of US 50A/US95A and Desert Shadows Lane with an address of 610 Desert Shadows Lane, Fernley, NV. (APN: 021-541-56)

1. To change the zoning from SF20 (Residential – Single-Family, 20,000 square feet minimum lot size) to SF12 (Residential – Single-Family, 12,000 square feet minimum lot size)
2. To allow for the development of a 23-lot single family residential subdivision.

#### **5.2. Public Hearing – MPA22003 & ZMA22008**

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request for a site ±83.9 acres in size generally located north of Farm District Road at the intersection of Clearwater Parkway. (APN: 021-341-18)

A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR).

A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 dwelling units per acre maximum).

#### **6. STAFF REPORTS**

- 6.1. Possible Action to discuss a contract for employment services between the City of Fernley and Patrick Marsh as the City Manager.

#### **7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS**

- 7.1. Possible action and discussion regarding a future agenda item to explore the possibility of the City partnering with the library for community outreach projects. (Councilwoman Zoberski)

#### **8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS**

#### **9. PUBLIC FORUM**

#### **10. ADJOURNMENT**

**Next Meeting: November 2nd @ 5pm**