

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
DECEMBER 11, 2024**

Commissioner Barry Williams, Sr., called the meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Chairwoman Jenni McCullar (Zoom), Vice-Chair Angela Lewis (Zoom), Commissioner Barry Williams, Sr., Commissioner Cody Wagner (Zoom), Commissioner Jacob VanderHeiden, Commissioner Robert Flores, Commissioner Tessa Garvin, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, Administrative Specialist II Reba Skinner, Administrative Specialist I Sandy Harris, Planning Director Michele Rambo, Planning Technician Tyler Hanson, Public Works Director Barry Williams, Project Manager Alex Lopez Martinez, Alternate Commissioner Julianne Holt.

Motion: I MOVE THAT BARRY WILLIAMS CHAIR THIS MEETING. **Action:** Approved. **Moved by:** Chairwoman Jenni McCullar, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

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:** Commissioner Robert Flores, **Seconded by:** Commissioner Jake VanderHeiden. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES FROM NOVEMBER 13TH. **Action:** Approved. **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

2. PUBLIC HEARINGS

2.1. (For possible action) Discussion and possible action regarding a Zoning Map Amendment (ZMA 24002) and Tentative Subdivision Map (TSM 24002), a request by Phelps Engineering, Inc on behalf of Creekwood Development Group for 1) changing the zoning designation from SF20 (Single-Family Residential; 20,000 square foot minimum) to SF6 (Single-Family Residential; 6,000 square foot minimum; and 2) the division of approximately 39.67 acres into 153 single-family lots. The project is located on the south side of Farm District Road between Browne Lane and Rainbow Lane (APN 021-303-20).

Michele Rambo, Planning Director, presented. The applicant is seeking approval for a Zoning Map Amendment (ZMA) and Tentative Subdivision Map (TSM) for the 39.67-acre property from the current Zoning Designation (SF20) to (SF6). The current zoning designation of SF20, residential single-family (minimum lot size of 20,000 square feet), permits a maximum of 2 detached single-family units per acre. The applicant is requesting a zoning map amendment to change the zoning to SF6, residential single-

family (minimum lot size of 6,000 square feet), which permits a maximum of 7 detached single-family units per acre.

Devin Perry, Phelps Engineering, requested that before any motion is taken on the application, they would like the removal of condition 33 from the staff report. If this request cannot be granted, they would like to understand the process of how to appeal this specific request to the city council. Mr. Perry gave a presentation covering the existing conditions; existing land use and zoning; proposed land use and zoning; conceptual site plan; traffic impact on neighboring road; on site stormwater control; utilities; and project compatibility with comprehensive master plan goals and action strategies.

Commissioner Cody Wagner suggested continuing this item to the next meeting to try to work through some of the roundabout issues.

Chairwoman Jenni McCullar also stated that she would like this item continued to next meeting.

Public comment:

Dana Uhlhorn, Fernley resident, spoke against changing the lot size. He stated that he participated in the Master Plan Meetings that took place 7 to 10 years ago, where 140 to 150 people from the community showed up and voiced their opinion. He said during the meetings there was a consensus that Farm District should remain a rural street with trees, to maintain the agricultural feel; and asked that the trees along Farm District and along the property boundaries be maintained.

Greg Worgo, Fernley resident, expressed concerns about the amount of additional traffic and water. He stated a concern over employment opportunities, emergency services availability and a flood right next to the canal.

Patrick Anderson, Fernley resident, expressed concern about traffic.

Robert Bernal, Fernley resident, expressed concerns about traffic, specifically at the intersection of Red Rock Road.

Jim Chamberlain (zoom), Fernley resident, expressed concerns about traffic and reducing lot size.

Motion: I MOVE TO CONTINUE THIS ITEM TO THE JANUARY 8TH MEETING SO THAT WE CAN WORK THROUGH THE ROUNDABOUT CONDITION AND GAIN MORE CLARITY ON THAT. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

2.2. (For possible action) Discussion and possible action regarding a Zoning Map Amendment (ZMA 24001), Major Deviation (MJD 24001), and Tentative Subdivision Map (TSM 24001), a request by KLS Planning & Design on behalf of The 1903 Trust for 1) changing the zoning designation from RR1/2 to SF6; 2) the reduction of side setback requirements from a combined total of 20 feet to a combined total of 10 feet; and 3) the division of approximately 47.52 acres into 158 single-family lots. The project is located at the northeast corner of Farm District Road and Red Rock Road (APN 021-343-20).

Michele Rambo, Planning Director, introduced Susanna Amaro-Gutierrez (Zoom), who is one of the city's outside planners. The property is currently classified under the Lyon County Assessor's office as use code 698: Agricultural Deferred with Multiple Residences. The applicant is proposing to demolish all existing structures and redevelop the site into 158 single-family dwelling units east of Red Rock Road. This item was continued from the November 13, 2024, Planning Commission so the applicant and the City could further discuss conditions of approval. The first one is changing the zoning designation from rural residential with a one-half acre minimum lot size to single family residential with a 6,000-foot square foot minimum lot size. The second is a request for the reduction of side setback requirements from a combined total of 20 feet to a combined total of 10 feet, and the third is the division of approximately 47 acres into 158 individual single-family lots.

Commissioner Flores questioned the reduction of the side setback and if it would result in very tight street parking and brought up fire concerns.

Planning Director Rambo stated that the only parking that is required for houses is the 2-car garage and the 2-car driveway and that ten feet is the minimum allowed per fire department before they need something like a firewall.

Commissioner Garvin inquired how staff concluded that single-family was in line with the Master Plan regarding this area, when it is surrounded by rural residential. She asked if there had been any other assessments, aside from the traffic, regarding the city's Master Plan for conservation, agricultural land, natural resources, as well as the impact on water supply.

Planning Director Rambo stated that everything in the Master Plan was analyzed for all the different elements: housing, agriculture, conservation, open space and parks.

Cody Black, Shaw Engineering, stated the project falls within the pressures of the current water system and that there is an adequate supply and that there is sewer capacity with the Highway 50 lift station.

Commissioner Lewis stated that this does conform to our Master Plan, but it doesn't conform to the zoning. This parcel is designated as half-acre lots, which doesn't allow for preservation of the green belt in town.

Mike Vicks, on behalf of KLS Planning, stated that they would like to omit condition #31 of the Conditions Of Approval due to its impact on the viability of the project, as it places a large burden on a small subdivision. He explained that the ultimate subdivision could be enhanced in several ways to address traffic and street maintenance.

Commissioner Wagner stated that he would be leaving the meeting and allowing Commissioner Holt to vote. He inquired if there had been any consideration to buffering or adjacency standards to the houses on Red Rock Road.

Cody Black stated that there will be a 20-foot buffer along the west property line, which will be in addition to the side setback. They incorporated a buffer on both the east and the west property lines in conformance with city code.

Commissioner Wagner left the meeting at 6:22 pm and Commissioner Julianne Holt joined.

Commissioner Holt asked if a condition could be placed for 9,000-10,000 square foot lots. She asked if there was any consideration for rumble strips or additional signage to diminish speeds in these neighborhoods or any other considerations that would help the public feel better about the project.

Public Comment:

Cal Elrich, developer of Country Ranch II, stated he has many concerns with this project, but the most important one is the major deviation on the front lot sides. He said a deviation would go against what the City Council decided in 2018/2019, when they approved the development code with 20-foot setbacks to widen the frontage of lots to allow for parking.

Erika Frisk, Fernley resident, spoke against the project.

Vice Chair Lewis suggested that the time for public input be extended to 10 minutes.

Commissioner Williams asked the Commission if everyone agreed on that and then called for a recess.

Break 6:34 pm- 6:42 pm.

Commissioner Barry Williams announced that they will be extending public input to 5 minutes.

Farrah Alexander, Fernley resident, stated a concern over the roundabout and spoke against the project, with concerns over the impacts to roadway and schools, and building from Farm District to Highway 50, instead of other way around.

Cal Elridge, Fernley resident, stated a concern over vehicular and pedestrian traffic, and echoed a concern of building from Farm District to Highway 50 because of current access to the project site.

Greg Wargo, Fernley resident, asked how they could ask for a zoning change and deviation and still conform to the Mater Plan of that area of Farm District. He stated a concern over high density, crime, privacy, property values and sewers issues.

Aaron Mouritsen, City Attorney, addressed the question regarding the Planning Director's obligations in regards to recommending or denying a project. He stated that part of the Planning Director's job is to review each proposed plan and development project, and then compare it to the codes that we have, and then make a recommendation for approval or denial. Sometimes those are going to be approvals. Sometimes those will be denials. These may sometimes coincide with what the developer recommends, and sometimes coincide with what is recommended or requested by members of the public. But it is the job of the Planning Director to review that and make a recommendation for approval or denial.

Peggy Austin, Fernley resident, stated she is against the proposed two-stories dwellings and her concern over traffic and access points to and from the proposed project.

Tom Ehrhart, Fernley resident, asked if there was any way to ensure that the green space remains to separate the agricultural property from the subdivision and spoke in favor of bigger lots with single story dwellings.

Bobby Burnell, Fernley resident, spoke against the proposed project.

Naomi Flowers, Fernley resident, asked what kind of separation they are going to put down to protect the agricultural part of this development, as her property borders the proposed project and she has horses and sheep.

Hermina Bennal, Fernley resident, stated she is against two-story houses and small lots.

Jim Chamberlain, Fernley resident (Zoom), spoke against the proposed project.

Commissioner Holt asked for clarification on two-story homes and if the intention is to build two-story homes along the perimeter and around other people's properties, as well as fence considerations.

Mike Vicks stated that the final product has not been determined yet but would like to have the option to maintain some economic viability for the project. He explained the project's roadway safety and construction access, and that the proposed buffer is consistent with Fernley code. He stated that the reason for the major deviation is to allow some flexibility in that side yard setback, and that the property will be fenced.

Commissioner VanderHeiden stated that the unique pie-shaped lots indicate an intent to maximize the amount of lots on the lane and a deviation would not be needed if the intent was not to maximize all the space, and therefore require an SF6.

Mike Vicks stated that they didn't do a full design on the more conventional subdivision, but it showed that it would yield 187 lots, which is 29 more lots than they were proposing. He said that the major deviation allows for a more efficient use of the land. Instead of pavement and creating more streets to maintain that creates more runoff, there will be more yard space, and ultimately fewer lots.

Motion: BASED ON INFORMATION RECEIVED IN WRITTEN MATERIALS AND AT THE PUBLIC HEARINGS ON THIS MATTER, I MOVE TO RECOMMEND CITY COUNCIL DENY THE TENTATIVE SUBDIVISION MAP, AND ZONING MAP AMENDMENT FOR YORI SINGLE-FAMILY DEVELOPMENT ASSOCIATED WITH TSM24001, AND ZMA24001. I CANNOT RECOMMEND APPROVAL OF THIS TENTATIVE SUBDIVISION MAP AND ZONING MAP AMENDMENT BECAUSE I HAVE DETERMINED THE PROPOSED CHANGES ARE DETRIMENTAL TO THE PUBLIC'S HEALTH, SAFETY, AND GENERAL WELFARE AND AM UNABLE TO MAKE THE FOLLOWING REQUIRED FINDINGS: EFFECTS ON PUBLIC STREETS DUE TO INCREASED TRAFFIC AND LACK OF SIDEWALKS ON RED ROCK ROAD AND FARM DISTRICT ROAD; DETRIMENTAL TO PUBLIC HEALTH AND SAFETY DUE TO CONCERNS ABOUT REDUCING TOTAL SETBACKS DOWN TO 10 FEET FROM 20 FEET STANDARD; CONSISTENCY WITH SURROUNDING LAND USES DUE TO LACK OF ADJACENCY EFFORTS ON THE BORDER, ALONG THE HOMES ON RED ROCK ROAD, WITH LARGER LOTS. I

DENY THE MAJOR DEVIATION, DETRIMENTAL TO PUBLIC HEALTH AND SAFETY DUE TO CONCERNS ABOUT REDUCING TOTAL SETBACKS DOWN TO 10 FEET FROM THE 20-FOOT STANDARD. **Action:** Approved. **Moved by:** Chairwoman Jenni McCullar, **Seconded by:** Vice-Chair Angela Lewis. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Holt. **Absent:** Commissioner Wagner.

2.3. (For possible action) Discussion and possible action regarding a Master Plan Amendment (MPA 24004) and Zoning Map Amendment (ZMA 24005), a request by Wood Rodgers, Inc on behalf of Douglass Development LLC for 1) changing the Master Plan land use designation from RR (Rural Residential) to C (Commercial); and 2) changing the zoning designation from RR1 (Rural Residential; 1-acre minimum) to C2 (General Commercial) on a +/-0.85 acre lot located at 840 Woodchuck Drive (APN 021-343-20).

Planning Director Rambo stated this project is going to be presented by Susanna Amaro-Gutierrez.

Susanna Amaro-Gutierrez stated that the proposed item included a change to the Master Plan land use designation from rural residential to commercial and change the zoning designation from RR1 to C2, which is general commercial. A public records search found no business licenses or building permits on file. The property is assessed as a single-family dwelling, but historically it hasn't been utilized as such. There is a 1,400 square foot metal shop building that includes a bathroom and an office, but no kitchen facilities. There's a lot of surrounding commercial development directly adjacent to the site. She noted that this is kind of a transect zone in between rural residential zoning and those commercial uses closer to the highway. Historic commercial utilization of the site has included vehicle and motorcycle repair, and outdoor storage services. She stated that there aren't any kind of adjacency standards that applied to the site previously and with the rezone, those new regulations would apply.

Commissioner Holt asked for clarification on what residential adjacency standards would entail and if the City had heard from any of the adjacent residential neighbors on how they felt about the change.

Planning Director Rambo explained that residential adjacency allows for some options on how to do it, for example the lots can be made bigger to match or conform to the neighboring lots or a buffer can be added. She said that depending on what changes or what future building comes in, if any, it can be decided then which one they want to go with. A public notice was sent out and the developer sent out a postcard asking for comments. No public comment was received by the City or the developer.

Eric Casey, Wood Rogers, representing Dan Douglas, the applicant, stated that this site has been used as a commercial site for as far back as 2004 and has been used in conformance with everything that's surrounding it. He explained that the lot size for this property is under one acre which it currently does not conform with the Master Plan designation that it currently has as rural residential, one acre minimum and its zone designation of RR1, which requires a maximum of one dwelling unit per acre. Even though the building is still there, it's not occupied. The site is also set up to have multiple access points, much like a commercial property would be. This parcel is located within the Stock Lane Special Planning Area, which is focused on low density residential, but commercial is not limited. If this was to go through, this parcel would be the only commercial one in that Stock Lane planning area, so it would be in conformance with the special planning area. He stated that no new development is proposed, but future projects, should they come forward, would then have to conform with the C2 design standards.

Commissioner Flores asked if the intention is to demolish the existing structure.

Dan Douglas, owner, stated that the structure is very functional.

Commissioner Holt inquired if it is on municipal water and waste services.

Eric Casey stated that it is currently on well and septic. There are existing services that are on Stock Lane, about 200 feet from the site, so they could be extended to the site if they are needed in the future.

There was no public input.

Motion: I MOVE TO APPROVE JOINT RESOLUTION #24-020 AND RECOMMEND THAT THE CITY COUNCIL 1) CERTIFY JOINT RESOLUTION #24-020 CHANGING THE MASTER PLAN DESIGNATION FROM RURAL RESIDENTIAL TO COMMERCIAL AND APPROVE BILL #359 AND ZMA 24005 CHANGING THE ZONING FROM RR1 TO C2 ON THE PROPERTY LOCATED AT 840 WOODCHUCK DRIVE BASED ON THE FINDINGS AND CONDITIONS OF APPROVAL INCLUDED IN THE STAFF REPORT. **Action:** Approved. **Moved by:** Commissioner Jake VanderHeiden, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Planning Commissioner Holt. **Absent:** Commissioner Wagner.

2.4. (For possible action) Discussion and possible action regarding Resolution #25-001 associated with a Master Plan Amendment application (MPA24005) submitted by the City of Fernley to adopt the North Fernley Area Plan document and associated design guidelines for approximately 5,400 acres generally located north of Interstate 80 between Exit 46 and Exit 50.

Planning Director Rambo introduced this item and stated that staff is ready to move it forward through the approval process.

Blake Young, Kimerly Horn, reviewed the project overview of the North Area Plan and design guidelines. He discussed existing conditions, topography, developable/undevelopable areas, adjacent land uses, community facilities, access points, utilities, demographics, market and growth trends. He stated that an online survey was posted between December 2023 and April 2024, an open house, which was hosted on January 16th, and a stakeholder workshop was held on January 17th. From the information gathered, 6 vision elements were created: employment opportunities, tech and data campus, residential near employment, a town center and community amenities, highway services and commercial, and open spaces for community recreation. These vision elements were compared with the comprehensive Master Plan and other planning initiatives. He stated that the Pyramid Lake Paiute Tribe Reservation was consulted regarding their concerns about the North Area Plan, and that a second open house was held, followed by virtual meetings with individual stakeholders. Mr. Young discussed an implementation matrix, which include key areas such as infrastructure, utilities, water and transportation and some potential funding mechanisms that include Metro Districts, TIFS, impact fees, the general fund and local, State and Federal grants. He stated that the first reading of the plan will be done at next week's City Council meeting and that on January 15th will be the second reading for City Council, and then plan adoption.

Blake Young stated that it would be used for flood control, multi-use pathways, and then portions of it on the edge could be utilized for neighborhood parks or separate park delineations. He said that as development comes, understand what the density is for that development, and then we can go forward and recommend either an overpass or a widening of that mouse hole.

Public input:

Scott Barnes, Vice-President Mark IV Capital, stated that Mark IV owns more than 1,800 acres in this planned area. He applauded the city of Fernley for their effort to do this master planning, not only for the north area but the south and southeast areas, it is a huge undertaking and appreciate that they have been included as a stakeholder from the very beginning. He said that they have attended all the stakeholder meetings and have been working on their master plan for those 1,800 acres concurrently with the effort here. They look forward to working with the city and continuing the positive dialogue they have had. They will be starting to master plan their projects after the first of the year.

Guinevere Hobdy, NDOT, stated that she appreciates the information provided at this meeting and encourages the City to fully evaluate and mitigate transportation impacts of this project. While NDOT is not able to commit any funding to improvements that may be needed due to increase traffic from this development, they stand ready to assist with the analysis and solution identification to facilitate efficient movement of people and goods in the area.

Motion: I MOVE TO APPROVE RESOLUTION #25-001 (ASSOCIATED WITH MPA24005) AND RECOMMEND THAT THE CITY COUNCIL CERTIFY RESOLUTION #25-001 TO ADOPT THE NORTH FERNLEY AREA PLAN DOCUMENT AND DESIGN GUIDELINES AS PRESENTED BY STAFF.

Action: Approved. **Moved by:** Commissioner Jacob VanderHeiden, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 6, Abstained 1. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin. **Absent:** Commissioner Wagner, **Abstain:** Commissioner Julianne Holt.

3. CHAIR AND COMMISSION ITEMS

Vice-Chair Angela Lewis stated she wanted to go on record that this is the first time NDOT has ever been to one of our meetings since she has been on the Planning Commission for almost 9 years. For them to come and make a statement to placate what they are doing, she believes they need their contact information so that maybe we can start having conversations with them.

4. PLANNING DIRECTOR ITEMS

Michele Rambo, Planning Director, thanked the Commission for all their efforts tonight.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None at this time.

6. PUBLIC FORUM

None at this time.

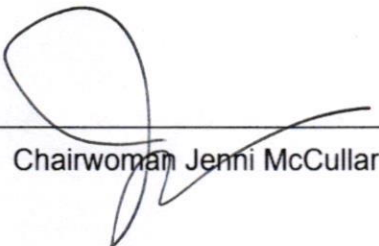
The next Planning Commission meeting will be January 8, 2025, at 5:00 pm

7. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 8:20 pm.

Approved by the Fernley Planning Commission on January 8, 2025, by a vote of:

AYES 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Chairwoman Jenni McCullar



ATTEST:

Please sign in

FPC 12-11-2024

Name	Contact Information
Dana Uh/horn	775-200-8618
Greg Wargo	775-848-0172
Peter Clark	775-302-5424
Robert Bernal	760 559-6107
Quyl Erickson	775-745-9127
Erika	
Farran	
Greg Wargo	
Peggy Austin	
Tom Ehrhart	775-404-2935
Neomi Flowers	
Hermine Bernal	
Scott Barnes MARK N	775-772-0296
Gunnivere Hardy	775 430 3868

Sandy Harris

From: noreply@civicplus.com
Sent: Thursday, December 12, 2024 7:36 AM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to board members and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach board members before action is taken.

Submitted by: * Margie Forster

Email Address: margie.mcfoster@gmail.com

Phone 7754208657

Number:

Address: 3500 Farm District Road

Meeting(s) City of Fernley

where your
concern should
be expressed: *

Meeting 12/11/24

Date(s): *

Comments: * I was unable to attend last nights meeting to discuss the approval of the development proposed to go in behind the homes on Vonnie Lane, backing up to the homes on Red Rock. I 100% oppose this project and any other that continues to alter the "Farm District" part of Fernley. We are already getting a trailer park/storage units across from our property and now more homes going in, which will greatly affect all the acreage homes this project goes up against. We are struggling on this end of town to keep what is left of the country/ranch culture that we all love and have greatly contributed to over the years. We are being swallowed up by homes, non-local people who are bringing negative culture to the area and all that goes along with it. This part of town does not have the streets, sidewalks, infrastructure to support all of this, nor do we want that! Please help us preserve with dignity what is left of the original Fernley which was ranches, farms and a country way of life. Thank You.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9373>

The following form was submitted via your website: Public Input Form

Submitted by:: Margie Forster

Email Address: : margie.mcfoster@gmail.com

Phone Number:: 7754208657

Address: : 3500 Farm District Road

Meeting(s) where your concern should be expressed:: City of Fernley

Meeting Date(s):: 12/11/24

Comments: : I was unable to attend last nights meeting to discuss the approval of the development proposed to go in behind the homes on Vonnie Lane, backing up to the homes on Red Rock. I 100% oppose this project and any other that continues to alter the "Farm District" part of Fernley. We are already getting a trailer park/storage units across from our property and now more homes going in, which will greatly affect all the acreage homes this project goes up against. We are struggling on this end of town to keep what is left of the country/ranch culture that we all love and have greatly contributed to over the years. We are being swallowed up by homes, non-local people who are bringing negative culture to the area and all that goes along with it.

This part of town does not have the streets, sidewalks, infrastructure to support all of this, nor do we want that! Please help us preserve with dignity what is left of the original Fernley which was ranches, farms and a country way of life. Thank You.

Additional Information:

Form submitted on: 12/12/2024 7:36:15 AM

Submitted from IP Address: 98.97.56.190

Referrer Page: <https://cityoffernley.org/>

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

From: Pat <patrick1395@att.net>
Sent: Sunday, December 8, 2024 9:39 AM
To: planning@cityoffernley.org
Subject: Fw: Zoning Map Amendment (ZMA24002) and Tentative Subdivision Map (TSM24002), (APN:031-303-20)

One other note, I suggest that a small park be built in the purposed development.

----- Forwarded Message -----

From: Pat <patrick1395@att.net>
To: planning@cityoffernley.org <planning@cityoffernley.org>
Sent: Saturday, November 30, 2024 at 11:08:48 AM PST
Subject: Zoning Map Amendment (ZMA24002) and Tentative Subdivision Map (TSM24002), (APN:031-303-20)

First of all I want to thank the planning commission for taking serious consideration of the residents concerns of the purposed development adjacent to Farm District Road across from Browne Ln., and Rainbow Ln.

I appreciate the developers deleting the 132 town homes from their previous planes, with that said, I am apposed to 153 single family homes being built in that 40 acre area. I would rather they build fewer homes on larger lots. For instance 100 to 120 1,800sf to 2,200sf~ single family homes. With that said my primary concern is the traffic increase based on if 153 homes are built across from where I live on Browne Ln. Of course keeping in mind the traffic has all ready increased significant in the last couple of years do to new residential developments.

My request:

Block off Nevada Pacific Blvd at the junction of Brown Ln. and install not a through street signs on Browne Ln. and Nevada Pacific Blvd.

My second choice would be to install one speed bump, along with 15MPH signs on Browne Ln. A mobile RADAR speed indicator was placed on Browne Ln. a few about a week ago, and that noticeable reduced the speed and noise of the traffic, but thats just temporary.

My third choice would to at least install 15MPH signs on Browne Ln, however, the signs with the speed bump would be preferred.

The traffic on Brown Ln. and Rainbow Ln. and of course Farm District Rd has all ready increased significantly and of course the traffic noise do to the new residential developments, and also many people are exceeding the 25MPH limit and occasionally dangerously over the speed limit and there are children that play near the street form

time to time on Browne Ln. Obviously people who would live in the new development that would drive to or from ALT 50 are ether going to use Rainbow Ln, or Browne Ln.

By the way I recently filed a report with the Lyon county Sherriff Department about speeding on Browne Ln (attached).

I'm urging the City planners and departments who deal with traffic issues to please take actions as I have requested, as well as take other actions to mitigate the traffic issues that the new housing developments are causing.

Thank you

Patrick Anderson
1280 Browne Ln.
Fernley NV

775-302-5424

----- Forwarded Message -----

From: "support@frontlinepss.com" <support@frontlinepss.com>
To: "patrick1395@att.net" <patrick1395@att.net>
Sent: Thursday, September 19, 2024 at 01:46:41 PM PDT
Subject: Your Citizen Report has been received

Citizen Report Submission

Dear Resident,

Thank You. Your Citizen Report has been received and is in our review process.

Citizen Report Submit Date : 9/19/2024 **Citizen Report ID:** 11003

Incident Type: Neighborhood Speed Complaints

Incident Date: 9/18/2024

Incident Time: 04:35 PM

Incident Location: Browne Ln

Incident City: Fernley

Incident State: Nevada

Incident Zip: 89408

Personal Contact Info:

Name: Patrick Anderson

Home Phone: 775-302-5424

Cell Phone:

Email: patrick1395@att.net

Incident Involves Vehicle:

Plate: Not known

Make: Chevrolet

Model: Not known

Color:

VIN:

Incident Involves Property:

Property Description: :

:
:
:
:

Report Narrative: Do to new construction in this area Browne Ln (a residential Street) in Fernley has been connected to Nevada Pacific Blvd, and Browne Ln connects to Farm District Rd. and the traffic has significantly increased and along with the increased traffic there are people exceeding the speed limit daily. I don't have plate numbers or specific descriptions of the cars but I'm retired and I'm usually home most of the day and have observed people routinely driving well over 25MPH, my estimation of the speed is 35MPH and occasionally over 35MPH and in some instances including hard acceleration. I have contacted the Ward 5 Fernley City Council representative looking into getting 15MPH speed limit signs installed on Browne Ln and she recommended I file a report with the Sheriffs Department. Browne Ln presently does not have speed limit signs. Thank You

Thank You,
Lyon County Sheriff's Department

Courtesy of Frontline Public Safety Solutions

11-30-24
City of Fernley Planning Department

(This is a copy of a e-mail I sent you, I want to make sure you receive this letter)
Subject: Tentative Subdivision Map (TSM24002)

First of all I want to thank the planning commission for taking serious consideration of the residents concerns of the purposed development adjacent to Farm District Road across from Browne Ln., and Rainbow Ln.

I appreciate the developers deleting the 132 town homes from their previous plans, with that said, I am apposed to 153 single family homes being built in that 40 acre area. I would rather they build fewer homes on larger lots. For instance 100 to 120 1,800sf to 2,200sf~ single family homes. With that said my primary concern is the traffic increase based on if 153 homes are built across from where I live on Browne Ln. Of course keeping in mind the traffic has all ready increased significant in the last couple of years do to new residential developments.

My request:

Block off Nevada Pacific Blvd at the junction of Brown Ln. and install not a through street signs on Browne Ln. and Nevada Pacific Blvd.

My second choice would be to install one speed bump, along with 15MPH signs on Browne Ln. A mobile RADAR speed indicator was placed on Browne Ln. a few about a week ago, and that noticeable reduced the speed and noise of the traffic, but thats just temporary.

My third choice would to at least install 15MPH signs on Browne Ln, however, the signs with the speed bump would be preferred.

The traffic on Brown Ln. and Rainbow Ln. and of course Farm District Rd has all ready increased significantly and of course the traffic noise do to the new residential developments, and also many people are exceeding the 25MPH limit and occasionally dangerously over the speed limit and there are children that play near the street form time to time on Browne Ln. Obviously people who would live in the new development that would drive to or from ALT 50 are ether going to use Rainbow Ln, or Browne Ln.

By the way I recently filed a report with the Lyon county Sherriff Department about speeding on Browne Ln (attached).

I'm urging the City planners and departments who deal with traffic issues to please take actions as I have requested, as well as take other actions to mitigate the traffic issues that the new housing developments are causing.

Thank you

Patrick Anderson
1280 Browne Ln.
Fernley NV

775-302-5424

----- Forwarded Message -----

From: "support@frontlinepss.com" <support@frontlinepss.com>
To: "patrick1395@att.net" <patrick1395@att.net>

Sent: Thursday, September 19, 2024 at 01:46:41 PM PDT
Subject: Your Citizen Report has been received

Citizen Report Submission

Dear Resident,

Thank You. Your Citizen Report has been received and is in our review process.

Citizen Report Submit Date : 9/19/2024 **Citizen Report ID:** 11003

Incident Type: Neighborhood Speed Complaints

Incident Date: 9/18/2024

Incident Time: 04:35 PM

Incident Location: Browne Ln

Incident City: Fernley

Incident State: Nevada

Incident Zip: 89408

Personal Contact Info:

Name: Patrick Anderson

Home Phone: 775-302-5424

Cell Phone:

Email: patrick1395@att.net

Incident Involves Vehicle:

Plate: Not known

Make: Chevrolet

Model: Not known

Color:

VIN:

Incident Involves Property:

Property Description: :

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Report Narrative: Do to new construction in this area Browne Ln (a residential Street) in Fernley has been connected to Nevada Pacific Blvd, and Browne Ln connects to Farm District Rd. and the traffic has significantly increased and along with the increased traffic there are people exceeding the speed limit daily. I don't have plate numbers or specific descriptions of the cars but I'm retired and I'm usually home most of the day and have observed people routinely driving well over 25MPH, my estimation of the speed is 35MPH and occasionally over 35MPH and in some instances including hard acceleration. I have contacted the Ward 5 Fernley City Council representative looking into getting 15MPH speed limit signs installed on Browne Ln and she recommended I file a report with the Sheriffs Department.

Browne Ln presently does not have speed limit signs. Thank You

Thank You,
Lyon County Sheriff's Department

Courtesy of Frontline Public Safety Solutions

From: betty gentry-dunn <bsgdunn@hotmail.com>
Sent: Friday, December 6, 2024 6:08 PM
To: planning@cityoffernley.org
Subject: Tentative Subdivision Map (TSM24002) (APN:031-303-20) Purposed subdivision across from Browne Ln

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

I am apposed to 153 single family homes being built in that 40 acre area, I would rather they build fewer homes. With that said my primary concern is the traffic increase based on if 153 homes are built across from where I live on Browne Ln. Please understand the traffic has increased significantly in the last couple of years do to new residential developments.

I request that 15MPH signs be installed and a speed bump on Browne Ln, at least the 15MPH signs. Or Block off Nevada Pacific Blvd at the junction of Brown Ln. and install not a through street signs on Browne Ln. and Nevada Pacific Blvd.

The traffic on Brown Ln. and Rainbow Ln. and of course Farm District Rd has all ready increased significantly and of course the traffic noise due to the new residential developments, and also many people are exceeding the 25MPH limit and occasionally way over the speed limit and there are children that play near the street from time to time on Browne Ln. Obviously people who would live in the new development that would drive to or from ALT 50 are either going to use Rainbow Ln or Browne Ln.

Thank you

Betty Gentry-Dunn
1260 Browne Ln.
Fernley NV

775-351-5079

Sandy Harris

From: noreply@civicplus.com
Sent: Monday, December 9, 2024 8:13 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to board members and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach board members before action is taken.

Submitted by:* Sherry Ehrhart
Email Address: sherrylynn213@yahoo.com
Phone: 7753865672
Number:
Address: 1005 VONNIE LN
Meeting(s): Planning Commission Meeting
where your concern should be expressed: *
Meeting Date(s):* December 11, 2024
Comments: *

As a resident on Vonnie Lane which is to the east of the project and share a fence line I am in VERY strong opposition of the project on the agenda for Planning Commission December 11, 2024 for KLS Planning & Design on behalf of The 1903 Trust APN 021-343-20. To put 6,000 SF lots next to 1/2 acre lots to the west and a minimum of 5 acres to the east is too much! Red Rock Rd is NOT equipped to handle the influx of traffic. There are no sidewalks, lights or curbs. Even Farm District Road cannot handle more traffic without major improvements. Per the master plan how does this project conserve the old growth trees and the AG land as a scenic resource? How does this project incorporate and embrace the rural character? How does this project pass as compatible to my 5 Acre lot? I understand and respect that Mr. Yori wishes to make lots of money from his property and wishes to develop a bunch of homes. But then he moves away from here leaving us with the influx of traffic on roads that are already overcrowded, schools that are full, a sewer plant that already stinks and a shortage of water. In my opinion IF there are single family homes built on a beautiful ranch property then the minimum lot size on the perimeter should match the surrounding properties. The access to Quick Cal, which accesses Red Rock should NOT be allowed. Again, Red Rock cannot handle more traffic. If you allow smaller lots then place them in the center of the project. If this project in any form is allowed then please tell me how you plan to protect the surrounding property owners? What details can you share about the "green space"? What about walls? Those of us that are still on rural property that have livestock and grow alfalfa that gets cut and baled at early, early morning hours will continue that practice. Most people purchasing smaller lot properties will not appreciate the noise and or smells that come along with the rural life.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9370>

The following form was submitted via your website: Public Input Form

Submitted by:: Sherry Ehrhart

Email Address: : sherrylynn213@yahoo.com

Phone Number:: 7753865672

Address: : 1005 VONNIE LN

Meeting(s) where your concern should be expressed:: Planning Commission Meeting

Meeting Date(s):: December 11, 2024

Comments: : As a resident on Vonnie Lane which is to the east of the project and share a fence line I am in VERY strong opposition of the project on the agenda for Planning Commission December 11, 2024 for KLS Planning & Design on behalf of The 1903 Trust APN 021-343-20. To put 6,000 SF lots next to 1/2 acre lots to the west and a minimum of 5 acres to the east is too much! Red Rock Rd is NOT equipped to handle the influx of traffic. There are no sidewalks, lights or curbs. Even Farm District Road cannot handle more traffic without major improvements.

Per the master plan how does this project conserve the old growth trees and the AG land as a scenic resource? How does this project incorporate and embrace the rural character? How does this project pass as compatible to my 5 Acre lot?

I understand and respect that Mr. Yori wishes to make lots of money from his property and wishes to develop a bunch of homes. But then he moves away from here leaving us with the influx of traffic on roads that are already overcrowded, schools that are full, a sewer plant that already stinks and a shortage of water.

In my opinion IF there are single family homes built on a beautiful ranch property then the minimum lot size on the perimeter should match the surrounding properties. The access to Quick Cal, which accesses Red Rock should NOT be allowed. Again, Red Rock cannot handle more traffic. If you allow smaller lots then place them in the center of the project. If this project in any form is allowed then please tell me how you plan to protect the surrounding property owners? What details can you share about the "green space"? What about walls?

Those of us that are still on rural property that have livestock and grow alfalfa that gets cut and baled at early, early morning hours will continue that practice. Most people purchasing smaller lot properties will not appreciate the noise and or smells that come along with the rural life.

Additional Information:

Form submitted on: 12/9/2024 8:13:14 PM

Submitted from IP Address: 97.191.194.248

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

RE ZMA24002

To whom it may concern;

The planned development for the approximately 40 acres due east of Lindly Lane and bordering Farm District Rd does not conform to the most recent master plan on file with the City of Fernley. For this reason alone, the master plan zoning modification should not be approved.

While the most recent master plan was being defined in 2018 and 2019, concessions were made in numerous areas to accommodate the future growth of Fernley. The lot sizes permitted by each area's zoning reflect that vision. Changing the lot sizes to accommodate a developer's ROI should not be a consideration when it requires such a drastic change to the master plan and in no way improves the quality of life to people in that area.

Adjoining properties are 2+ acre lots. High density housing, as proposed regarding this housing development, will adversely affect the current landowner's value. The only way for them to regain that value would be to also subdivide their lots, which is also not allowed under the current master plan. I personally have been denied a request to subdivide my 2 ac lot so I could permit a larger ADU on the property. I am limited to 1bdrm and a maximum living space of 1000sf. How can the city justify these restrictions on currently developed residential lots and in turn approve a lot size of 6000SF right next door. I believe this will open the city up to litigation from current owners in the area.

Another point I would like to stress is the impact of additional traffic on Farm District Rd created by further high-density developments that rely on Farm District for ingress and egress. I have owned my lot for almost 10 years now. With each development that is built on the eastern half of Farm District I see extensive increases of traffic volume. Farm District is not an infinite resource. It is a two lane road that already experiences excessive speeding and high volume traffic. It relies on stop signs for arterial feeder roads leading to it, and few turning lanes for those feeder roads and numerous driveways. There are currently 2-3 housing subdivisions along Farm District that are not started or built out, so the full traffic impact to Farm District and the roundabout as a main artery to Fernley has not been fully realized.

Basically, there are abundant development opportunities with the correct zoning for the proposed development, not just off Farm district. I request that the planning department deny this proposed modification to the masterplan and deny approval of this project as submitted.

Jim Chamberlain
1345 Sunflower Lane, Fernley

Rebekah Skinner

From: noreply@civicplus.com
Sent: Wednesday, December 11, 2024 4:00 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to board members and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach board members before action is taken.

Submitted by:* Janet Struempf
Email Address: jstruemp1@att.net
Phone Number: 1 775 575 9717
Address: 1115 Vonnie Lane
Meeting(s) where your concern should be expressed:* FERNLEY planning commission
Meeting Date(s):* Dec 11 2024
Comments: * Strong opposition of the project for planning commission Dec 13 2024. For KLS planning and design . I oppose putting 6000 SF lots next to 1/2 acre to the west and a minimum of 5 acres to the east.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9372>

The following form was submitted via your website: Public Input Form

Submitted by:: Janet Struempf

Email Address: : jstruemp1@att.net

Phone Number:: 1 775 575 9717

Address: : 1115 Vonnie Lane

Meeting(s) where your concern should be expressed:: FERNLEY planning commission

Meeting Date(s):: Dec 11 2024

Comments: : Strong opposition of the project for planning commission Dec 13 2024. For KLS planning and design . I oppose putting 6000 SF lots next to 1/2 acre to the west and a minimum of 5 acres to the east.

Additional Information:

Form submitted on: 12/11/2024 4:00:02 PM

Submitted from IP Address: 66.141.166.248

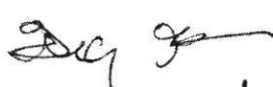
Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

December 12, 2024

City of Fernley City Council
City of Fernley Planning

Due to new housing projects being built in this area Browne Ln (a residential Street, 25MPH zone) in Fernley has been connected to Nevada Pacific Blvd, and Browne Ln connects to Farm District Rd, many more people are using Browne Ln to go to and from ALT 50 and the traffic has significantly increased. I am retired and witness this traffic through out the day and along with the increased traffic there are people exceeding the speed limit routinely and in some instances dangerously over the speed limit, and there are children that play near the street off and on and of course the increased traffic noise. Also with out doubt the traffic on Browne Ln will increase much more when the purposed development across Farm District Rd (TSM24002) is complete. I have contacted the Ward 5 Fernley City Council representative looking into getting 15MPH speed limit signs installed on Browne Ln and one speed bump, at least two 15MPH speed limit signs. She recommended I file a report with the Sheriffs Department (copy of report attached), and she also recommended I right this letter with signatures of my neighbors. Browne Ln presently does not have speed limit signs.

 1300 BROWNE LN-

Betty Gertruy-Dunn 1260 Browne Ln.



Thank you
Patrick Anderson
1280 Browne Ln
Fernley NV 89408

775-302-5424

Fw: Your Citizen Report has been received

From: Pat (patrick1395@att.net)

To: billstevens02@gmail.com

Date: Thursday, November 21, 2024 at 12:37 PM PST

----- Forwarded Message -----

From: "support@frontlinepss.com" <support@frontlinepss.com>**To:** "patrick1395@att.net" <patrick1395@att.net>**Sent:** Thursday, September 19, 2024 at 01:46:41 PM PDT**Subject:** Your Citizen Report has been received

Citizen Report Submission

Dear Resident,

Thank You. Your Citizen Report has been received and is in our review process.

Citizen Report Submit Date : 9/19/2024 **Citizen Report ID:** 11003**Incident Type:** Neighborhood Speed Complaints**Incident Date:** 9/18/2024**Incident Time:** 04:35 PM**Incident Location:** Browne Ln**Incident City:** Fernley**Incident State:** Nevada**Incident Zip:** 89408

Personal Contact Info:

Name: Patrick Anderson**Home Phone:** 775-302-5424**Cell Phone:****Email:** patrick1395@att.net

Incident Involves Vehicle:

Plate: Not known**Make:** Chevrolet**Model:** Not known**Color:****VIN:**

Incident Involves Property:

Property Description ::
:
:
:
:

Your Citizen Report has been received

From: support@frontlinepss.com

To: patrick1395@att.net

Date: Thursday, September 19, 2024 at 01:46 PM PDT

Citizen Report Submission

Dear Resident,

Thank You. Your Citizen Report has been received and is in our review process.

Citizen Report Submit Date : 9/19/2024 **Citizen Report ID:** 11003

Incident Type: Neighborhood Speed Complaints

Incident Date: 9/18/2024

Incident Time: 04:35 PM

Incident Location: Browne Ln

Incident City: Fernley

Incident State: Nevada

Incident Zip: 89408

Personal Contact Info:

Name: Patrick Anderson

Home Phone: 775-302-5424

Cell Phone:

Email: patrick1395@att.net

Incident Involves Vehicle:

Plate: Not known

Make: Chevrolet

Model: Not known

Color:

VIN:

Incident Involves Property:

Property Description: :

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Report Narrative: Do to new construction in this area Browne Ln (a residential Street) in Fernley has been connected to Nevada Pacific Blvd, and Browne Ln connects to Farm District Rd. and the traffic has significantly increased and along with the increased traffic there are people exceeding the speed limit daily. I don't have plate numbers or specific descriptions of the cars but I'm retired and I'm usually home most of the day and have observed people routinely driving well over

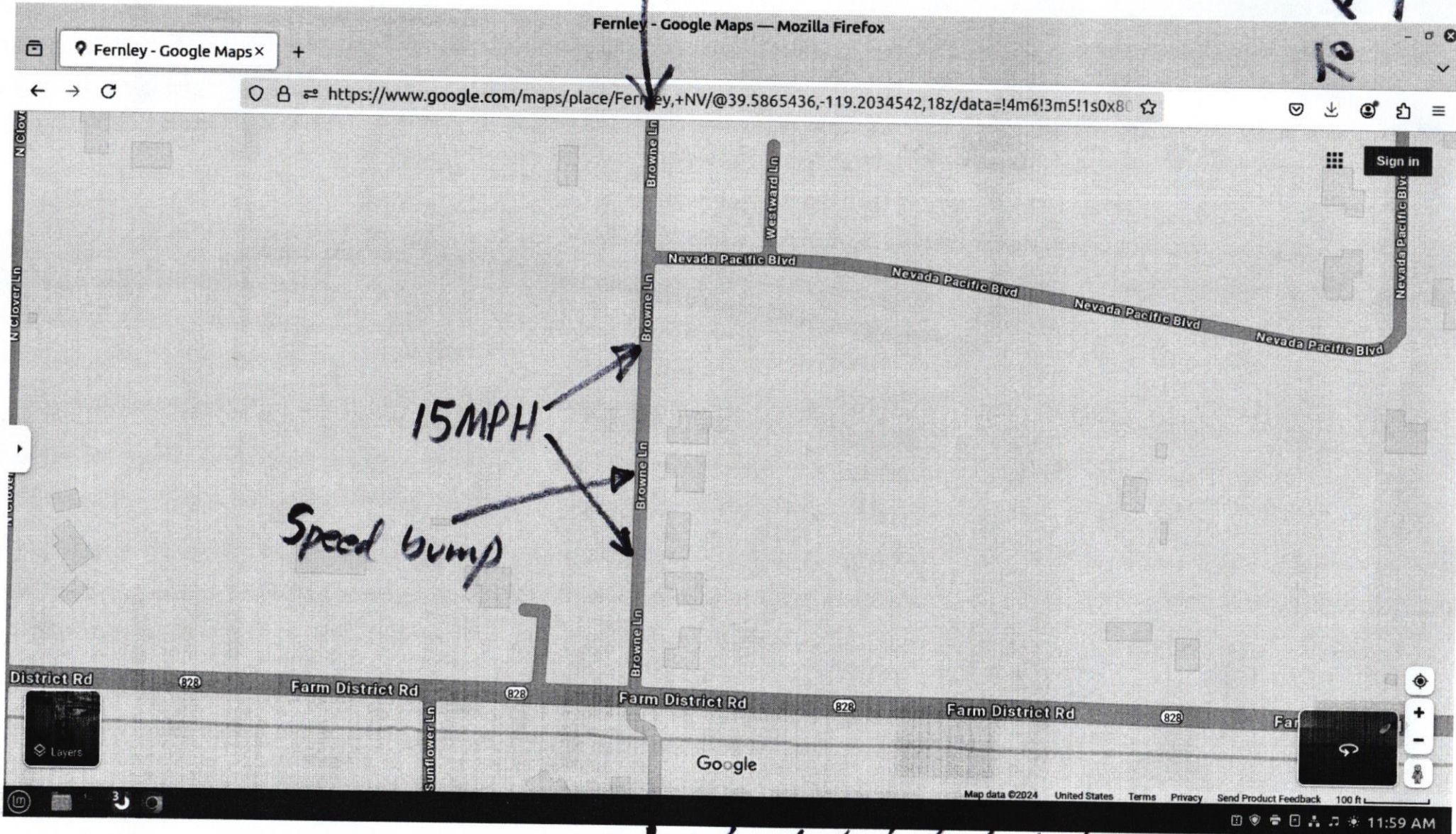
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Thank You,
Lyon County Sheriff's Department

Courtesy of Frontline Public Safety Solutions

Browne Ln

ALT 50
↑
70



Proposed subdivision
TSM24002