

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

Mayor Neal E. McIntyre called the meeting to order at 5:02 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Councilman Ryan Hanan, Councilwoman Felicity Zoberski, Councilman Stan Lay, Councilman Albert Torres, Councilman Joe Mendoza, City Manager Ben Marchant, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist 1 Sandy Harris, City Treasurer Robert Carson, Building Official Charity Birkel, Planning Director Michele Rambo, Public Works Director Barry Williams, Deputy Public Works Director Olivia John, Utility Director Soeng Kim.

1.3. Public Forum

Cal Eilrich, Fernley resident, stated Farm District Road represents something to our community, something very special. It's the country atmosphere that people move to Fernley to get out of the big city. We should try to preserve that as much as we can. We used to have a buffer zone in our old code. Every development along Farm District Road really needs to work at getting the traffic from Farm District Road out over to Highway 50, and the ones on the south of Farm District Road need to be using the arterial roads. Maybe they can do some zeroscape for the buffer zone that doesn't require maintenance.

Sky Long, Fernley resident, stated that next year is the 25-year anniversary of Fernley becoming a city. She proposed a gathering of city leaders to talk about an event that celebrates the city and the 25-year anniversary. She invited the Council to come on Tuesday, January 28th to the Boys and Girls Club from 5:30 pm to 7:00 pm to have an informal discussion about what this event could look like.

Tammy Dittman, Fernley resident, stated that the fire hydrants were inspected in 2015 and there were issues then and they were fixed. The Western Fire Protection Services recommendation is to check the flow every year, and then every 5 years to check the hydrants. We're 10 years behind our inspections and it's concerning that they haven't been done.

Jim Chamberlain, Fernley resident, stated once we start changing the zoning on Farm District Road to accommodate developers you can't stop it, because if you do it for one, you got to do it for the next one.

Kelly Robertson, Fernley resident, expressed her concerns on Farm District Road and why we are drifting from the Master Plan of preserving Farm District Road. Making it an exception, or changing the zoning for one developer does open the door for all of the other developers.

Dakota Johnston, Fernley resident, stated he recently moved to Fernley from Reno and supports any new housing development even if it deviates from a previously established plan.

Dana Uhlhorn, Fernley resident, stated we've tried to keep Farm District as a rural feeling area. Every developer who comes in just mows the trees down. Why do we have to jump at every developer that comes along here and throw the Master Plan out, throw the zoning out, and just let them do what they want just because somebody else already did it somewhere else.

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

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 authorize the execution of the water rights banking and dedication agreement with Valeries Casares, APN 020-032-02 TCID serial number 1031-A-A-1-A in the amount of .855 acre feet.

2.5. Discussion and Possible Action to Approve the Will-Serve Request from Mark IV Capital (Victory Logistics District – Phase B Final Map) for 1.25 ERCs for Water and 0.00 ERCs for sewer for Lyon County Parcel(s) labeled as Lots: 16-a, 16-b, 17-a, 17-b, 18-a, 18-b, 18-c, 20, 7, 22-a, 22-b, 22-c, 23, and 19 (with of total of 14 parcels) located in Fernley, NV.

2.6. Possible Action to approve contract with Burdick Excavating Construction for construction services for the Fernley Train Depot ADA Restroom Facility in amount not to exceed \$440,444.00

Motion: I MOVE TO APPROVE THE CONSENT AGENDA AS PRESENTED. **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.

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 Department, shared the link to Lyon County Sheriff's Office Annual Report. Training

Mayor Neal E. McIntyre thanked him for the report.

Councilwoman Felicity Zoberski asked if the work crews worked in Fernley.

Chief Deputy Brantingham stated that they had crews for the Mayors Clean Sweep and at the veteran's cemetery.

Councilman Ryan Hanan thanked Chief Deputy for such a detailed report.

Councilman Albert Torres stated that this report lets everybody know where the department is, and what the department is doing. Thank you for that.

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

Ben Marchant, City Manager, recognized outstanding work by Building Inspector and Building Official, Bailey Scott and Charity Birkle. They completed their R3 residential Plans Examiner, passing one of the most difficult tests they've ever faced. He stated he is very appreciative of their continued commitment to the city of Fernley and professional development. He also noted that Monday, January 20th, City Hall will be closed for Martin Luther King, Jr. Day.

Councilman Albert Torres stated the fire hydrants flush program is mandated by the Bureau of Safe Drinking Water and they're tested yearly on a rotating basis. He reported that he had heard back from Representative Amodel's office and the Bureau of Reclamation (BOR) regarding the MOU. Several from the city as well as himself will be speaking with the regional manager on January 20th to get a MOU put together, so the city, the sheriff's office, health and human services, Animal Control, code enforcement and 2 or 3 other entities between the city and the county can get that mess cleaned up by the cemetery.

Councilman Ryan Hanan stated that if any agencies have issues, any businesses have issues, please reach out to the Council. Let them know, so they can help you thrive.

Mayor Neal E. McIntyre reminded everyone that the State of the City is February 27th at 6pm at the Senior Center. The Mayor's Corner will be held February 6th at the Wigwam. He will be speaking at the Chamber Luncheon on February 5th at the Boys & Girls Club at 11:30.

3.2. State of Nevada Legislative update

There was none.

4. PROCLAMATIONS AND AWARDS BY THE MAYOR

Mayor Neal E. McIntyre stated he is starting a new award called the Mayor's Spotlight Award. It's for individuals and businesses that he feels go above and beyond. His first Mayor Spotlight Award goes to Robert Perea.

5. PRESENTATIONS

5.1. Discussion and possible action regarding the creation of a building enterprise fund to account for the collection of fees associated with issuing barricade, building and encroachment permits and account for all expenses associated with these activities.

Robert Carson, City Treasurer, presented a powerpoint regarding a Building Enterprise Fund. This was an item that Councilman Torres had brought up a few months ago and wanted to explore. He explained different types of funds in governmental accounting. He presented the benefits and the challenges of an enterprise fund. Director Carson explained the process in order to create a new fund. Council would have to adopt a resolution that would have to be filed with the Department of Tax. This resolution must contain the purpose of the fund, the resources used to establish the fund, where the revenues are going to come from, how expenses are going to be controlled and monitored, and then also how the fund balance is going to be controlled and monitored. An advisory committee must be established to review the operations of and make recommendations relating to the Enterprise Fund. The biggest benefit is that statutory limitation on raising fees is waived so you have more control over what fees you charge, for what aspects, whether it be planning, plan reviewer, or issuing the building permits. It legally separates out your assets, liabilities, revenues, and expenses from the general fund, and gives you more flexibility to add staff or purchase capital items, because those funds are legally restricted to solely those activities. Some of the challenges are you're not allowed to supplement any shortfalls with general fund assets. So when you get to that point, you run out of cash, and you can't pay, you either turn to an Interfund loan and then, if you're in that position, the odds of you paying it back are not very good, but before you get to that point, you start laying people off or stopping projects. After speaking with the Department of Tax, they are strongly against the creation of this currently for the city of Fernley because of our size, the uncertainty of the growth.

Councilman Albert Torres stated that the smartest thing to do is wait. He's all for taking risks but doesn't want to lay people off. He added in 4 or 5 years, and we are continuing to be the 3rd fastest growing city then it may be something to come back and revisit.

Motion: I MOVE TO NOT CREATE IT NOW AND READDRESS IT IN 12 MONTHS AT THE START OF 2026. **Action:** Approved. **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.

6. PUBLIC HEARINGS

6.1. (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).

Susanna Amaro-Gutierrez, outside contract planner, presented. Application materials indicate a historic commercial utilization of the site, including vehicle, motorcycle repair, and outdoor storage services. It should be noted that although a site plan has been submitted as requested, this request does not include any improvements to the project site at this time. Any future improvements will need to be in compliance with the General Commercial (C2) zoning designation and any other applicable design standards including residential adjacency standards upon approval of the MPA and ZMA. As stated in the project description submitted with the original application, the C2 zoning standards require design standards to help mitigate when commercial use is adjacent to a residential development. Therefore, any future improvements to the project site would be required to adhere to all applicable residential adjacent standards.

Councilman Ryan Hanan asked for clarification of APN because the APN number stated on the agenda and the APN belonging to the property are different.

Susanna Amaro-Gutierrez stated that the correct APN is 020-151-05.

Eric Casey, Wood Rogers, stated that as it has already been established that this isn't a commercial area off Stock Lane. He also pointed out the size of the lot is under one acre. This is a cleanup. No development is proposed currently.

Councilman Joe Mendoza asked if the cleanup included removal of the building and grading.

Erica Casey stated that the cleanup he is referring to is the amendment to the master plan and zoning. Right now the property is vacant but the owner wants to keep his options open as far as what's going to be there.

Councilwoman Felicity Zoberski asked for clarification as far as what kind of restrictions does the Special Planning Area put on C2 zoning and what kind of specific process or review process does the city have when it's looking at a special planning area compared to anywhere else and does this SPA have a specific design standard when it was created. For a special Planning Area it would be important that those kind of zoning areas actually come to the council for final consideration.

Eric Casey stated that with the special planning area, typically there's going to be additional findings that you would have to make with any type of improvement. For this one, specifically, it would just be that any new development would have to match the character of this rural area and that would be determined at a later time when it gets reviewed by planning staff.

Michele Rambo, Planning Director, stated that the overlay zone just requires that it be compatible with the rural character. As far as process, it would be the same process that it would follow normally, except we would add that into the review is to make sure that it complies with rural character.

Susanna Amaro-Gutierrez stated that there are no specific guide design guidelines or architectural standards. Development within this specific plan area will remain focused on residential concept with little commercial development. So it does have a provision to allow it but it doesn't have a lot of extra criteria for it to meet.

Public comment:

None

Motion: I MOVE TO CERTIFY RESOLUTION 24-020 CHANGING THE MASTER PLAN AMENDMENT FROM RURAL RESIDENTIAL TO COMMERCIAL AND APPROVE BILL 359 CHANGING THE ZONING FROM RR1 TO C2 ON THE PROPERTY LOCATED 840 WOODCHUCK DRIVE, ALSO KNOWN AS APN 020-151-05. **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.

Mayor Neal E. McIntyre called for a recess 6:54 pm - 7:03 pm.

7. ORDINANCES

7.1. (For Possible Action) Discussion and First Reading of Bill #355, an Ordinance related to Zoning Map Amendment (ZMA 24001), a request by KLS Planning & Design on behalf of The 1903 Trust for changing the zoning designation from RR1/2 (Rural Residential-1/2 acre minimum) to SF6 (Single-Family Residential-6,000 square foot minimum) on 47.52 acres located at the northeast corner of Farm District Road and Red Rock Road (APN 021-343-20).

Michele Rambo, Planning Director, presented the first reading. The public hearing and the final decision are scheduled for the February 5th meeting.

Mayor Neal E. McIntyre opened the meeting for public comment.

Public comment:

Cal Eilrich, Fernley resident, stated that the agenda staff report has errors. The Planning Commission meeting was on December 11, 2024, and the Planning Commission recommended the City Council deny this request.

Erika Frisk, Fernley resident, stated that she is opposed to the 6,000 square foot lots that they're trying to get approved.

Councilman Albert Torres inquired about the original zoning for the Red Rock development.

Michele Rambo, Planning Director, stated that she didn't know the exact zoning to begin with, but there was a zoning amendment done for that down to a 1/2 acre.

Councilman Ryan Hanan asked what creates the major deviation.

Michele Rambo, Planning Director, stated it is because of the pie shaped lots.

John Krimpatic (zoom) stated that they have done a lot of work on the major deviation, the design iterations of the subdivision map and the zoning analysis.

Farrah Alexander, Fernley resident, stated that she went to meetings and suggestions and concerns were expressed and she feels like they weren't heard. They were putting a sidewalk in for us for our kids to get safely to the bus.

Jim Chamberlain, Fernley resident, stated that if the council is even contemplating this on Red Rock Road that it should become a boulevard. There are going to be a lot of homes that weren't in the Master Plan onto the infrastructure.

Debbie Skinner, Fernley resident, recommended that maybe something should be implemented in the Master Plan that says 20% has to be a half-acre, 20% has to be 9,000 square foot lots, 6,000 square foot lots, so that we don't end up with this.

7.2. (For Possible Action) Discussion and First Reading of Bill #353, an Ordinance related to Zoning Map Amendment (ZMA 24002), a request by Phelps Engineering, Inc on behalf of Creekwood Development Group for changing the zoning designation from SF20 (Single-Family Residential-20,000 square foot minimum) to SF6 (Single-Family Residential-6,000 square foot minimum) on 39.67 acres located on the south side of Farm District Road between Browne Lane and Rainbow Lane (APN 021-303-20).

Michele Rambo, Planning Director, stated that the staff report has an error. The public hearing and discussion will be at the February 5th meeting and the recommendation from Planning Commission was also for denial.

Mayor Neal E. McIntyre opened the meeting for public comment.

Public comment:

Jim Chamberlain, Fernley resident, stated there are 400 homes being built on Farm District right now we don't even know the impact that's going to have on the roundabout.

Dana Uhlhorn, Fernley resident, stated he sees no reason for cutting down the trees, no reason for not putting a buffer between Farm District and the houses, no reason for not putting in a retention, pond or something at that end of the development.

Mayor McIntyre stated that normally we wouldn't open up the first reading for public comment but because there were so many people out in the audience, most of them here for 7.1 and 7.2, he felt it necessary.

Councilwoman Felicity Zoberski inquired about how important it is for the first reading to have the correct information. The language is getting lost, whether it's yes, what we approved was the denial, or where that language is getting lost in translation when it comes into our agenda items.

Aaron Mouritsen, City Attorney, stated the process in terms of creating these agendas is through the different departments. He could not comment as to exactly where that error occurs, but that may be something to discuss with different department members. In terms of its correctness, it needs to be sufficiently correct minor corrections. It doesn't require that we redo the whole entire thing. It's only if there's drastic changes that have to do another first reading. So as long as it's correct by that second reading, and even as it is now, it's sufficient to meet the requirements for agendas, and being sufficiently clear and concise.

8. STAFF REPORTS

8.1. (For Possible Action) Consideration and possible action to request a hardship waiver for the water connection fees at 1000 Shadow Lane.

Seong Kim, Utility Director, turned the presentation over to Jim Cutler.

Jim Cutler stated he was here to represent June Inhaler and her plight with her well going dry. He read the letter requesting this hardship waiver. She is an elderly woman with limited funds. She is in the process of reaching out for a grant. They were able to get enough money to pay for the meter and the ancillary process but are falling short with the connection fee of \$7,600.00.

Councilman Albert Torres stated this is something that needs to be done. He asked if she could provide some type of accounting to show that she doesn't have the money which we would ask of anybody. Code already allows us to make this decision on a case-by-case basis.

Councilman Ryan Hanan recommended stated that if Council is going to do something like this, that a mechanism is created to be able to be fair and equitable to all people.

Mayor Neal E. McIntyre stated that he knows that there are USDA grants available.

Motion: I MOVE TO REQUEST A HARDSHIP WAIVER FOR WATER CONNECTION AT 1000 SHADOW LANE AND WE CAN ALSO ASSIST HER WITH GETTING HER GRANTS TO HELP FOR THAT WATER BECAUSE WE KNOW THAT OUR WATER IS EXPENSIVE AND TO ALSO LOOK INTO HELPING OTHER SENIORS THAT ARE ON RETIREMENT THAT ARE HAVING PROBLEMS COMING UP WITH CONNECTION FEES IF THEY ARE NEEDING CONNECTION FEES. **Action:** Approved.

Moved by: Councilman Stan Lau, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 4, No 1. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Mendoza, **No:** Councilman Hanan.

9. RESOLUTIONS

9.1. (For possible action) Discussion and possible action regarding Resolution #25-002 in association with a Master Plan Amendment (MPA 25001), submitted by the City of Fernley to remove the Level of Service requirements at the intersection of Highway 50A/Highway 95A/Main Street/Farm District Road ("the roundabout") from both the Comprehensive Master Plan and the Transportation Master Plan to maintain economic development opportunities within the City of Fernley until the roundabout is updated by the Nevada Department of Transportation.

Motion: I MOVE TO CERTIFY RESOLUTION #25-002 AS PRESENTED BY STAFF. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

9.2. (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.

Motion: I MOVE TO CERTIFY RESOLUTION 25-001 ASSOCIATED WITH MPA24005 AND ADOPT THE NORTH FERNLEY AREA PLAN DOCUMENT AND DESIGN GUIDELINES AS PRESENTED BY STAFF. **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.

10. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

10.1. Possible Action to request a future agenda item regarding the City of Fernley to work with Western Nevada Development District on getting the Preliminary Engineering Report revised and to find funding for engineering and design for FY 2025 regarding the sewage treatment plant. (Councilman Torres)

Councilman Albert Torres stated that everybody was here for the presentation by Christine Brandon from Western Nevada Development District (WNDD). We are pretty sure that at a maximum this will be an 80/20 split with 80% paid for by WNDD, 20% would come back on the city to get both the PER done and find funding for engineering and design for this for a real water sewage treatment plant. We need to have something that's going to get us to about 75,000 people and that what the idea is. Continually speaking with Christine since this presentation, she's pretty sure that she can get us down to maybe just a 10% cost by the city and the rest funded by the State, especially through Environmental Protection and a couple of the other departments.

Motion: I MOVE THAT THIS COMES BACK AND THAT WE HAVE THIS ON THE AGENDA TO GET THIS SEWAGE TREATMENT PLANT MOVING. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

10.2. Possible Action to request a future agenda item regarding future plans for a landscape treatment for the roundabout and long-term viability for the upkeep of the center of the roundabout. (Councilman Hanan)

Councilman Ryan Hanan stated that under the current situation that we're in with the corridor studies and the unknown resolution with future improvements on the roundabout, he would like to direct the Mayor to direct Staff to come up with some sort of a solution for the center of the roundabout to minimize upkeep. Some of the suggestions have been to gravel or to put some landscape treatment on the center of the roundabout and finalize it so it doesn't look like a work in progress. Some of the ideas for example, are

to rock it and then create a big letter like F for Fernley, or to do an American flag design in some gravel or rock.

Mayor Neal E. McIntyre stated that he has spoken with Public Works Director Barry Williams on this project and what he is looking at is doing something big in that roundabout for our 25-year anniversary or trying to coincide with the Chamber on what we could do.

Motion: I MOVE TO BRING THIS ITEM BACK AND HAVE THE MAYOR DIRECT STAFF TO COME UP WITH SOME SORT OF TREATMENT FOR THE CENTER THAT WOULD FINISH IT OFF TEMPORARILY. **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.

11. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Councilman Albert Torres would like to see impact fee ideas so we can move forward on impact fees.

Councilman Ryan Hanan asked if they are interest in special assessment districts also for some of the industrial areas. He would also like a future agenda item to set qualifications for waivers for city services in the future.

Councilman Joe Mendoza requested an agenda item for the city attorney to present a reason for when he requested annual review for appointed officials that he wasn't receiving all the reviews from the Council. He was told that that wasn't public information. He wants to be shown why in a presentation at one of the meetings.

Aaron Mouritsen, City Attorney, stated that he can do a presentation in regards to the policy. In terms of personnel files those aren't subject to FOIA requests, and we don't release documents that are contained within personnel files. However, every member of the Council is a supervisor, and so you can schedule an appointment with HR to review the entire file.

12. PUBLIC FORUM

Debbie Skinner, Fernley resident, stated that the confusion on the Planning Commission vote for recommendation or denial is the same confusion that they have at their meetings.

Cal Eilrich, Fernley resident, stated it use to be a councilman had to read the actual ordinance on the first reading into the record. Aaron Mouritsen, City Attorney, stated that the requirement is to read the title of it and that's the only requirement. Mayor Neal E. McIntyre stated that he reads the title every time.

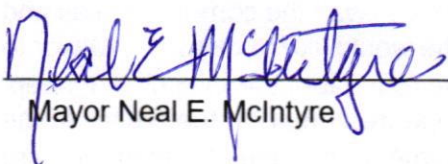
The next City Council meeting will be February 5, 2025.

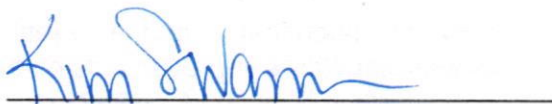
13. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:02 pm.

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

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0


Mayor Neal E. McIntyre


ATTEST: City Clerk Kim Swanson

CITY OF FERNLEY

RESOLUTION # 25-001

A RESOLUTION OF THE CITY OF FERNLEY FOR A COMPREHENSIVE MASTER PLAN ASSOCIATED WITH CASE NUMBER MPA24005, 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.

WHEREAS, the 2018 Fernley Comprehensive Plan was adopted by Resolution of the Planning Commission on August 8, 2018, and by the City Council on August 15, 2018; and

WHEREAS Nevada Revised Statutes chapter 278.210 specifies that master plans or any amendments, including zoning map and text amendments must be adopted by resolution of the Planning Commission and City Council;

WHEREAS the Planning Commission held a public hearing on December 11th, 2024 and the City Council heard this item on _____; and

WHEREAS the proposed Master Plan Amendment would implement Goals LU1.3, LU.1.4, LU.1.6, and LU.1.11 of the City of Fernley Comprehensive Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that based on the discussion and findings provided in the staff report and/or testimony presented at the December 11th, 2024 Planning Commission and the _____ City Council meetings, that the North Fernley Area Plan and associated design guidelines be adopted as part of the City of Fernley's comprehensive master plan; and

BE IT FURTHER RESOLVED that the Fernley Planning Commission approves and recommends that the City Council certify this Master Plan Amendment as part of the Fernley Comprehensive Plan.

RESOLUTION PASSED, APPROVED, AND ADOPTED this 11th day of December 2024, by the following vote of the Fernley Planning Commission:

AYES: 6 NAYS: 0 ABSTENTIONS: 1 ABSENT: 1

By: 

Jenni McCullar, Chairwoman

Date: 12/11/2024

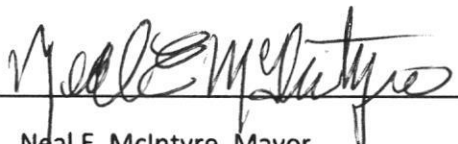
Attest By: 
Sandra B. Harris
Brenda Gosser, Deputy City Clerk

Date: 12/11/2024

RESOLUTION CERTIFIED this 15th day of January 2025, by the following vote of the Fernley City Council:

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

FERNLEY CITY COUNCIL

By: 
Neal E. McIntyre, Mayor

Date: 1/15/2025

Attest By: 
Kim Swanson, City Clerk

Date: 1/15/2025

CITY OF FERNLEY
RESOLUTION # 25-002

A RESOLUTION OF THE CITY OF FERNLEY FOR A COMPREHENSIVE MASTER PLAN AMENDMENT ASSOCIATED WITH CASE NUMBER MPA25001, TO REMOVE THE LEVEL OF SERVICE REQUIREMENTS AT THE INTERSECTION OF HIGHWAY 50A/HIGHWAY 95A/MAIN STREET/FARM DISTRICT ROAD ("THE ROUNDABOUT") FROM BOTH THE COMPREHENSIVE MASTER PLAN AND TRANSPORTATION MASTER PLAN TO MAINTAIN ECONOMIC DEVELOPMENT OPPORTUNITIES WITHIN THE CITY OF FERNLEY UNTIL THE ROUNDABOUT IS UPDATED BY THE NEVADA DEPARTMENT OF TRANSPORTATION.

WHEREAS, the 2018 Fernley Comprehensive Master Plan was adopted by Resolution of the Planning Commission on August 8, 2018, and by the City Council on August 15, 2018; and

WHEREAS, the 2020 Transportation Master Plan was adopted by Resolution of the City Council in July 2020; and

WHEREAS Nevada Revised Statutes chapter 278.210 specifies that master plans or any amendments, including zoning map and text amendments must be adopted by resolution of the Planning Commission and City Council; and

WHEREAS the Comprehensive Master Plan and the Transportation Master Plan both require a Level of Service D or above for all roads within the City of Fernley; and

WHEREAS traffic studies submitted as part of recent development applications indicate that the roundabout is falling below Level of Service D during both AM and PM peak hours; and

WHEREAS approving these developments is a violation of the Comprehensive Master Plan and the Transportation Master Plan; and

WHEREAS the roundabout falls under the jurisdiction of the Nevada Department of Transportation, who has no current plans to upgrade the roundabout; and

WHEREAS the Planning Commission held a public hearing on January 8th, 2025 and the City Council heard this item on January 15th, 2025; and

NOW, THEREFORE, BE IT RESOLVED, that the removal of the roundabout from Level of Service requirements in the Comprehensive Master Plan and Transportation Master

Plan be adopted until such time that the roundabout is updated by the Nevada Department of Transportation; and

BE IT FURTHER RESOLVED that the Fernley Planning Commission approves and recommends that the City Council certify this Resolution.

RESOLUTION PASSED, APPROVED, AND ADOPTED this 8th day of January 2025, by the following vote of the Fernley Planning Commission:

AYES: 5 NAYS: 2 ABSTENTIONS: 0 ABSENT: 0

By: [Signature]

Jenni McCullar, Chairwoman

Date: 1/8/2025

Attest By: [Signature]

Brenda Gosser, Deputy City Clerk

Date: 1/8/2025

RESOLUTION CERTIFIED this 15th day of January 2025, by the following vote of the Fernley City Council:

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

FERNLEY CITY COUNCIL

By: [Signature]

Neal E. McIntyre, Mayor

Date: 1/15/2025

Attest By: [Signature]

Kim Swanson, City Clerk

Date: 1/15/2025

When recorded, mail to:
City Clerk
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

**BILL #359
CITY OF FERNLEY
ORDINANCE # 2025-001**

A GENERAL ORDINANCE FOR A FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH CASE NUMBER ZMA24001, TO CHANGE THE ZONING ON A ±0.85-ACRE LOT FROM RR-1 (RURAL RESIDENTIAL-1 ACRE MINIMUM) TO C2 (COMMERCIAL) LOCATED AT 840 WOODCHUCK DRIVE (APN 021-343-20)

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter "the Council", DO HEREBY ORDAIN:

Section 1: The zoning of that certain real property totaling ±.85 acres, more or less, situated in the City of Fernley, Nevada, and owned by Daniel Douglass (Douglass Development LLC), being more particularly described on Exhibit "A" attached hereto and depicted on "Exhibit B" attached hereto is hereby reclassified from RR1 (Rural Residential, 1 acre minimum) to C2 (General Commercial).

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the same as provided by law.

Section 4: This ordinance shall become effective upon passage, approval, and publication.

Section 5: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of public health, safety, welfare, and convenience.

Section 6: If any subsection, phrase, sentence, or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.

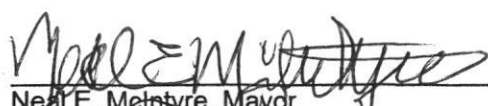
Section 7: The Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation, or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL #359 BEING HEREBY PROPOSED this 18th day of December 2024.

BILL #359 BEING HEREBY PASSED, APPROVED, AND ADOPTED this 15th day of January 2025, by the following vote of the Council:

Ayes: 5 Nays: 0 Abstentions: 0 Absent: 0

FERNLEY CITY COUNCIL

By: 
Neal E. McIntyre, Mayor

Date: 1/15/2025

Attest By: 
Kimberly Swanson, City Clerk

Date: 1/15/2025

EXHIBIT "A"
LEGAL DESCRIPTION FOR
MPA & ZMA

All that certain real property situate within the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of Section 10, Township 20 North, Range 24 East, M.D.M., City of Fernley, Lyon County, State of Nevada, being the parcel as described in Deed Document No. 650517, recorded December 28, 2021, also being Parcel C as shown on Record of Survey No. 66116, recorded February 4, 1982, both filed in the Official Records of Lyon County, Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Parcel C;

THENCE North 89°14'20" West a distance of 218.81 feet;

THENCE North 1°11'40" East a distance of 170.00 feet;

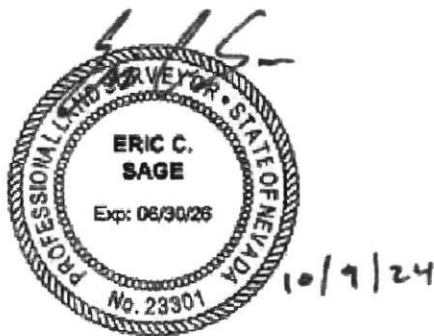
THENCE South 89°14'20" East a distance of 217.49 feet;

THENCE South 0°45'00" West a distance of 200.00 feet to the **POINT OF BEGINNING**.

Containing 0.85 acres of land, more or less.

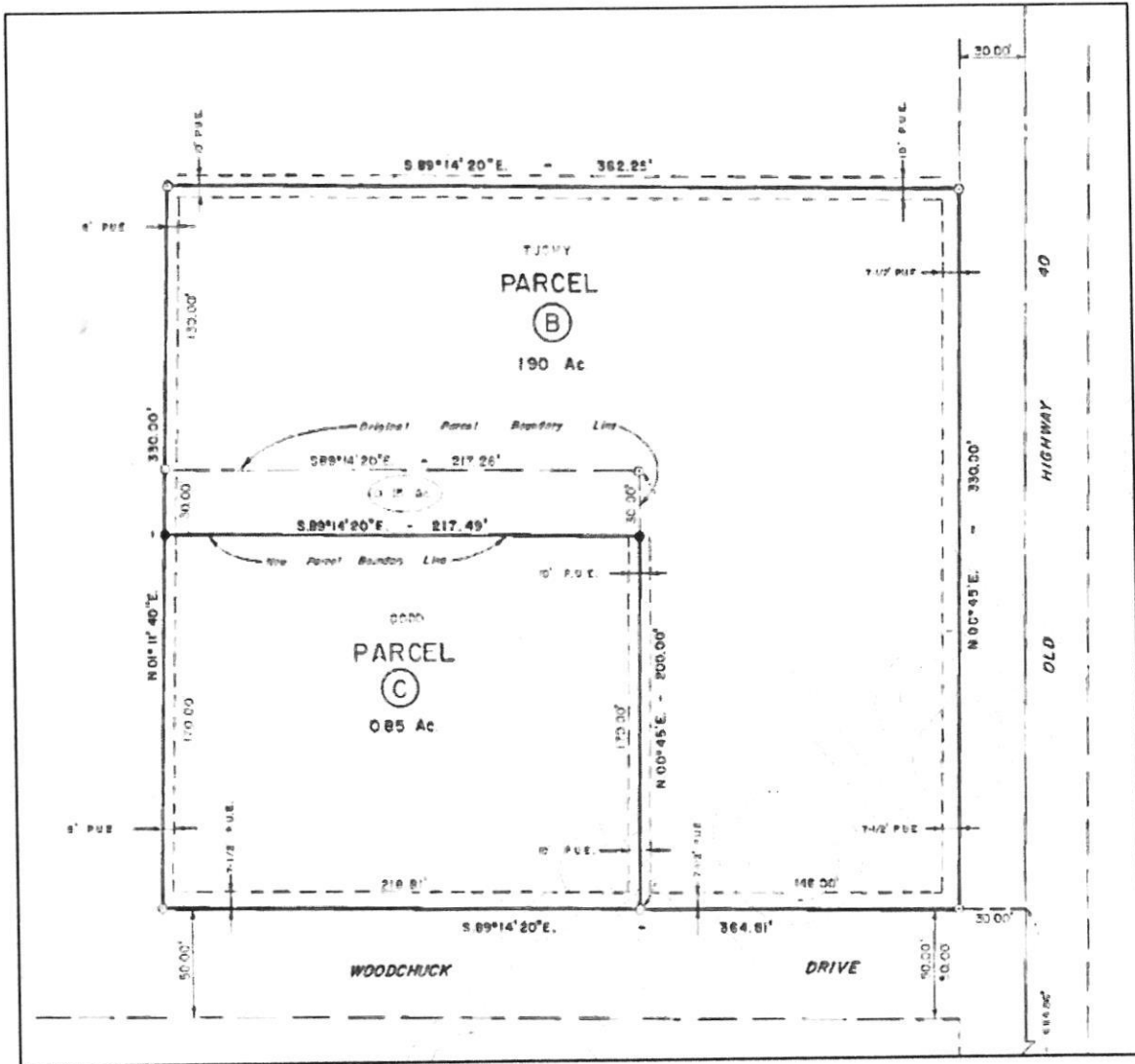
The Basis of Bearings for this description is identical to said Record of Survey No. 66116.

Prepared by:
Wood Rodgers, Inc.
1361 Reno Corporate Dr.
Reno, NV 89502
(775) 823-4068



Eric C. Sage, P.L.S.
Nevada Certificate No. 23301

EXHIBIT A-1
PLAT MAP



CITY OF FERNLEY
RESOLUTION # 24-020

A RESOLUTION OF THE CITY OF FERNLEY FOR A COMPREHENSIVE MASTER PLAN ASSOCIATED WITH CASE NUMBER MPA24001, TO CHANGE THE LAND USE ON A ±.85-ACRE LOT FROM RURAL RESIDENTIAL (RR) TO COMMERCIAL (C) LOCATED AT 840 WOODCHUCK DRIVE (APN 021-343-20)

WHEREAS, the 2018 Fernley Comprehensive Plan was adopted by Resolution of the Planning Commission on August 8, 2018, and by the City Council on August 15, 2018; and

WHEREAS Nevada Revised Statutes chapter 278.210 specifies that master plans or any amendments, including zoning map and text amendments must be adopted by resolution of the Planning Commission and City Council;

WHEREAS the Planning Commission held a public hearing on December 11th, 2024 and the City County heard this item on January 15, 2025; and

WHEREAS the proposed Master Plan Amendment would implement Goals LU.1.1, LU 1.2, LU1.3, LU.1.4 and LU.1.5 of the City of Fernley Comprehensive Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that based on the discussion and findings provided in the staff report and/or testimony presented at the December 11th, 2024 Planning Commission and the January 15, 2025 City Council meetings, that the change in the land use classification ±.85-acre lot from Rural Residential (RR) to commercial (C) located at 840 Woodchuck Drive (APN 021-343-20) be adopted as part of the City of Fernley's comprehensive master plan; and

BE IT FURTHER RESOLVED that the Fernley Planning Commission approves and recommends that the City Council certify this Master Plan as part of the Fernley Comprehensive Plan.

RESOLUTION PASSED, APPROVED, AND ADOPTED this 11th day of December 2024, by the following vote of the Fernley Planning Commission:

AYES: 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

By: [Signature]

Jenni McCullar, Chairwoman

Date: 12/11/2024

Attest By: Sandra B. Harris
Sandra B. Harris
~~Brenda Gesser, Deputy City Clerk~~

Date: 12/11/2024

RESOLUTION CERTIFIED this 15 day of January 2025, by the following vote of the Fernley City Council:

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

FERNLEY CITY COUNCIL

By: [Signature]
Neal E. McIntyre, Mayor

Date: 1/15/2025

Attest By: Kim Swanson
Kim Swanson, City Clerk

Date: 1/15/2025

Fernley City Council
1-15-2025

Tammy Ditmore

Dana Uhlhorn

Gila Frisk

Farrah Alexander

Debbie Skinner

Tim Cutler