



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, February 12, 2025 • 5:00 PM

Members

Jenni McCullar - Chairwoman
Angela Lewis - Vice Chair
Barry Williams Sr. - Commissioner
Cody Wagner - Commissioner
Jacob VanderHeiden - Commissioner
Robert Flores - Commissioner
Tessa Garvin - Commissioner
Julianne Holt - Alternate

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

Zoom information:

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

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

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

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

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

1. INTRODUCTORY ITEMS

- 1.1. Pledge of Allegiance**
- 1.2. Roll Call**
- 1.3. Public Forum**
- 1.4. (For Possible Action) Approval of Agenda**
- 1.5. (Possible Action) Approval of Minutes**

2. STAFF REPORTS

- 2.1. (For Possible Action) Consideration and possible action on a Tentative Parcel Map application (TPM24002) submitted by Jim Cutler on behalf of King Construction to split an existing ± 5-acre parcel into two (2) smaller parcels measuring approximately ± 4.28-acres and ± 31,199 square feet, generally located at 2040 Farm District Road (APN: 021-331-05) in the SF20 (Single-Family; 20,000 square feet lot minimum) zoning district.**

3. GENERAL BUSINESS

- 3.1. Open discussion with Harman Bains, Lyon County School District Director of Operations, regarding the impact of residential development on current school facilities within the City of Fernley.**

4. CHAIR AND COMMISSION ITEMS

(SUMMARY OR ACTIVITY REPORTS ON PLANNING ISSUES, ACTIVITIES OR ORGANIZATIONS IN WHICH INDIVIDUAL MEMBERS MAY BE INVOLVED. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

5. PLANNING DIRECTOR ITEMS

(ACTIVITY SUMMARY OR UPDATES ON PROJECTS THAT HAVE BEEN PREVIOUSLY REVIEWED BY THE PLANNING COMMISSION. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

- 5.1. Update on City Council actions from January 15, 2025 and February 5, 2025.**
- 5.2. General Planning Department updates and announcements**

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

7. PUBLIC FORUM

8. ADJOURNMENT

Next Meeting: March 12th at 5pm

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
JANUARY 8, 2025**

Chairwoman Jenni McCullar called the meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Chair Jenni McCullar, Vice-Chair Angela Lewis, Commissioner Barry Williams Sr., Commissioner Cody Wagner, Commissioner Robert Flores, Commissioner Tessa Garvin, Alternate Commissioner Julianne Holt, City Attorney Aaron Mouritsen, Mayor Neal McIntyre, City Manager Ben Marchant, Senior Planner Michele Rambo, Assistant Planner Lisa Warner, Public Works Director Barry Williams. **Absent:** Commissioner Jacob VanderHeiden.

1.3. Public Forum

None

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE TONIGHT'S AGENDA WITH ITEMS 3.1 AND 3.2 SWAPPED IN ORDER. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt,

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES FROM THE MEETING HELD ON DECEMBER 11, 2024. **Action:** Approved. **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Commissioner Julianne Holt. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt.

2. STAFF REPORTS

2.1. (For Possible Action) Consideration and possible action on a Tentative Parcel Map application (TPM24002) submitted by Jim Cutler on behalf of King Construction to split an existing ± 5-acre parcel into two (2) smaller parcels measuring approximately ± 4.28-acres and ± 31,199 square feet, generally located at 2040 Farm District Road (APN: 021-331-05).

Lisa Warner, Assistant Planner, presented this item. The parcel has been under the ownership of Edward and Jaynee King since April 1981. There are currently two (2) single-family residences on the property. The current parcel was recorded in February 1981 (Document #58430). The parcel is surrounded by Rural Residential zone land to the North, South, East, and West.

Jim Cutler stated that the property is owned by The King Family Trust and this request is for estate planning. They would like to request a waiver of some of the development conditions since this is not truly a development type project and would create financial hardship. The purpose of this is to separate this parcel for their daughter so that she can live there as the Estate may go forward in the future.

Commissioner Garvin asked if both parcels are to be kept under The King Family Trust and will the new property assume any of the water rights that are currently under the entire property as it is right now.

Jim Cutler stated that the smaller parcel will be named to Cassandra King, who is living on the property now, and the remaining parcel will remain in The King Family Trust. If anything happens going forward in the future, she'll have title to that property. They are converting that manufactured home into real property. It was built on a foundation and complied with all the city codes at that time when it was placed, and we've petitioned to the State to have that converted to real property. The State has come back, and they want this done first, before we can commit to finishing of going to real property which affects the actual property taxes to Fernley.

Commissioner Cody Wagner asked if there is a logical reason for the deeding of Browne Lane over to the City of Fernley.

Michele Rambo, Planning Director, stated that it is required in the code for the creation of a new parcel that the frontage road or the road be dedicated to the city and improved per city standards. Those conditions were added because it is required in the code. If we take out those conditions, we may have an issue with not being able to make one of the findings for approval. So instead of a decision tonight, what I would recommend is that we continue it so we can keep discussing options with the developer and the property owners so maybe we can come up with something that works for both of us.

Motion: I MOVE TO CONTINUE AGENDA ITEM 2.1 TO THE NEXT MEETING IN FEBRUARY TO DISCUSS BROWNE LANE. **Action:** Approved. **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Vice-Chair Angela Lewis. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt.

2.2. (For Possible Action) Consideration and possible action on a Tentative Parcel Map application (TPM24001) submitted by Nev Dev, LLC to split a ± 26.55-acre parcel into four (4) parcels in order to separate the different uses which were approved by the Conditional Use Permit (CUP24003) (allow for the development of a 90,000 square foot mini-storage facility and a 73-unit manufactured home park). The site is generally located on the south side of Farm District Road, west of Desert Lakes Drive, and east of Donna Way and is currently zoned Commercial (C2). (APN: 021-301-35)

Lisa Warner, Assistant Planner, presented that on September 20, 2023, City Council approved ZMA23001, and MPA23001, to redesignate ± 26.55-acres from Single Family Residential to Commercial to coincide with CUP23005, which was approved by Planning Commission on August 9, 2023, on a ± 15.08-acre portion of the parcel to establish a mini-warehouse and vehicle storage facility use. In 2024, the developer opted to change the project significantly; therefore, CUP23005 was no longer a valid entitlement. A new Conditional Use Permit (CUP24003) application was approved by Planning Commission on July 12, 2024, to allow for the development of a 90,000 square foot mini-storage facility and a 73-unit manufactured home park on ±15.66-acres of the ± 26.55-acre parcel

Motion: I MOVE TO APPROVE THE TENTATIVE PARCEL MAP REQUEST ASSOCIATED WITH TPM24001 SUBJECT TO CONDITIONS OF APPROVAL 1 THROUGH 31 AS PRESENTED BY STAFF AND BASED ON FINDINGS TPM1 THROUGH TPM5 AND THE SUPPORTING DATA AS SET FORTH IN THE STAFF REPORT. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 6, **No** 1. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Holt, **No:** Commissioner Garvin.

3. PUBLIC HEARINGS

3.1. (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, stated that this item will be presented by Susanna Amaro-Gutierrez, our outside planner. Ms. Rambo stated that there was a mistake, and the conditions of approval were inadvertently left out of the Commissioners' packets. She gave them hard copies and left copies for anybody in the audience who would like to see them. They are the same as the conditions the Commission considered at the last meeting.

Susanna Amaro-Gutierrez, contract associate planner, presented the project. The applicant is proposing 153 single-family unit parcels, as well as a zone change from SF20 to SF6. The Commission previously considered this item, and it was continued to tonight's meeting for further review. She noted that there have not been any changes to the findings since the original presentation.

Commissioner Julianne Holt asked for clarification on the tentative maps presented.

Commissioner Tessa Garvin stated that this area is part of agricultural land. How does that work when it comes to changing the zoning? Are they going to be aware that they are surrounded by people who are going to be doing their agricultural things, even though you're not. She also inquired about the border perimeter and what it is going to be.

Michele Rambo, Planning Director, stated that is the right to farm, which is an NRS. It is required that people who are buying property around agricultural land sign that waiver that they understand. Regarding the border, it's early in the process. That usually comes later with the improvement plans.

Commissioner Cody Wagner questioned the accuracy of the required acre feet of surface water to be dedicated to the City of Fernley. Looking at the traffic table, it just doesn't seem like this traffic report matches this project.

Michele Rambo, Planning Director, stated the traffic report probably has some of the old numbers in it. However, when they resubmitted the new plan, they were asked to provide an update, a traffic letter with new numbers and it was less traffic than the original. So any impact will be less than what's showing in the traffic report. They are conditioned in the conditions of approval to mitigate all of the traffic impacts to Cottonwood and the other streets other than the roundabout.

Barry Williams, Public Works Director, stated that the correct dedication amount of water for this subdivision should be 171.368 feet.

Chairwoman McCullar stated that a lot of the information in this packet is incorrect and maybe they should extend this until they get all of the numbers, all of the maps, and all of the information corrected.

Public Comment:

Devon Perry, Phelps Engineering, stated the traffic impact study that is being reference is outdated. In our submittal packet we did submit our current updated and NDOT approved traffic impact study. Regarding the water rights. I'm not sure where that calculation came from, but we do have 180-acre feet of water banked in the project. So, it is sufficient. Last month we presented the correct site plan. All the information that's included in what you were seeing in terms of the zoning modification request in terms of the sort of the density request which is well within the rights of single family. 6,000 square foot lots all do abide by the city standards. We requested a continuation last month to waive the roundabout criteria, which is why we're here tonight, and I just really hope we don't have to continue this once again. We have city planning approval. We have agency approval. We have the conditions of approval which we are okay to abide by aside from Number 33, which deals with the roundabout. We just sat here and listened to your determination on the roundabout, but we would still request that condition to be waived.

Commissioner Tessa Garvin asked what the plan for perimeter fencing is.

Devon Perry stated the perimeter fencing has yet to be established.

Michele Rambo, Planning Director, stated based on the resolution that was passed earlier, city attorney and the staff would recommend that 33 be eliminated altogether.

Jim Chamberlain, Fernley resident, stated per the city he can only build 1,000 foot ADU but you're letting them build 6,000 square foot lots right next to me.

Debbie Skinner, Fernley resident, asked why it is the recommendation that's coming from staff as well as from the developer, to take this agricultural area and make it all uniform to postage size lots.

Becki Howlett, Fernley resident, stated she had the understanding that at one point the Council did change it so when it goes from larger acreage to smaller lots, that it's supposed to gradually decrease, so there's not such a disparity.

Michele Rambo, Planning Director, stated the residential adjacency standards have several options that the developer can choose from, and one of them is to provide the bigger lots down to the smaller, and the other option is to provide a landscape, a wider buffer along the perimeter between the 2 subdivisions. So, it's not required necessarily that they put larger lots around the perimeter.

Chairwoman Jenni McCullar asked if they would be open to increasing that 12,000 to possibly the 20,000?

Devon Perry stated that he could not speak to that at this time.

Dana Uhlhorn (Zoom), Fernley resident, stated developers need to consider where they are developing. He recommended the outside lots be 20,000 square foot lots. One of the things that everybody that met with the city on this Master Plan revision said that they wanted to maintain the country atmosphere of Farm District Road.

Dan McCreary, Fernley resident, (Zoom) stated that he is in favor of the approval of this project.

Vice-Chair Angela Lewis, made a disclosure in regards to this project. She currently lives at 1415 Sunflower Lane, which is adjacent to this project. She has no financial interest in the project and has concluded that her independence of judgment would not be reasonably affected by this relationship with the project, so she will be voting on this matter. It's about enforcement of the zoning. It clearly states in NRS. 278260, determination, establishment and enforcement of current zoning. That is where all of us are feeling right now, we've got to make us some sort of stance that we got to stick with what's being zoned out there and NRA clearly states that we have the right to do that.

Susanna Amaro-Gutierrez (Zoom) stated that she does have the development agreement on file from a lower density development back in 2011 that seems to have incorporated a lot of what the Commission was talking about as far as landscaping and buffering. This previous tentative parcel map that she referenced provided 8,000 square foot lots and it included 2 phases as well. There are some differences in the current and previously proposed development on the site.

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 CREEKWOOD COMMONS ASSOCIATED WITH TSM24002 AND ZMA24002. 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 UNABLE TO MAKE THE FOLLOWING REQUIRED FINDINGS: FINDING A CONSISTENCY WITH THE CITY'S MASTER PLAN, AND OTHERWISE CONSISTENT WITH STATE AND FEDERAL LAW, AND JUST THAT SF6 DOES NOT SEEM LIKE A ZONING OR A MASTER PLAN AMENDMENT THAT FITS WITH SURROUNDING ZONING AND BE CONSISTENT WITH THE SURROUNDING LAND USES. AS WE SAW THERE'S MOSTLY RURAL RESIDENTIAL AROUND THAT AREA AND WE ARE ASKING FOR 6,000 SQUARE FOOT MINIMUM LOT SIZES. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Tessa Garvin. **Vote:**

Passed, **Summary:** Yes 6, No 1. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Garvin, Commissioner Holt, **No:** Commissioner Flores.

3.2. (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.

Michele Rambo, Planning Director, presented. Based on recent traffic studies submitted to the City of Fernley, the roundabout is dropping below the minimum Level of Service required in both the Comprehensive Master Plan and the Transportation Master Plan. Approval of any project that creates further impact to the roundabout is technically a violation of these two documents, which the Planning Department cannot recommend. NDOT is responsible for updating the roundabout and has no plans to do so for several years. The City Attorney has determined that this continued violation puts the City at risk of not only violating NRS Chapter 278, but it makes the City vulnerable to lawsuits. The City has been looking at ways to address this issue. Some of the options include: not allowing building permits until there is a plan and MOU in place to redesign the roundabout; not allowing the submittal of any development applications unless they can show that there will be no impact to the roundabout; implementing an impact fee or Special Assessment District; implementing a temporary zoning ordinance putting development on hold until NDOT addresses the roundabout issue; and exempting the roundabout from the LOS standards in the Comprehensive Master Plan and the Transportation Master Plan. After exploring many of these options the only viable option is to exempt the roundabout from LOS standards. The proposed Resolution would exempt the roundabout from the Level of Service requirements and allow development to continue without violating any regulatory documents.

Aaron Mouritsen, City Attorney, stated that at this time NDOT hasn't created a plan in terms of the roundabout, and so whatever that plan would be something to deal with the transportation issue or to deal with the traffic issues in the roundabout.

Ben Marchant, City Manager, stated that because NDOT has not studied the roundabout or any of the transportation corridors, we have entered into an agreement with them to conduct a study of the corridor from Exit 48 to Exit 46, which includes the roundabout as well as Farm District Road and 95A South from the intersection with the traffic light at Main Street.

Aaron Mouritsen, City Attorney, suggested a brief recess for a legal brief to discuss some of the litigation issues in regard to the roundabout and litigation risks and possible issues regarding that.

Chairwoman Jenni McCullar called for a recess: 5:47 pm - 5:59 pm

Mayor Neal E. McIntyre stated the political aspirations of our Governor is economic development. The most economic development feasible area is the City of Fernley. We put out BDRS (Build Draft Requests) for the city of Fernley. We had spoken with the Governor, Lieutenant Governor, the Director of NDOT and actually had them out here and gave them tours of the City of Fernley. You want economic development, but our roundabout is failing us. Without having the roundabout fixed we see a problem with our economic development that our Master Plan will not allow us to do if it falls below a D. Right now, it's there. The Governor had requested us to pull the roundabout out of any traffic study decisions that have to do with development. It was a request from the Governor's office. The City of Fernley wants to play ball with the Governor. We will do that, for the simple fact is, our BDRs that go to the governor and legislator he will kill immediately if we don't play ball with the with the Governor. So that's a lot of the political aspirations behind us bringing this resolution forward. Even right now, today I would trade the BDRs for a roundabout. But the problem is their finances won't allow them to do it right now, because of the infrastructure they have going down on south. That's one of the main reasons behind the resolution is to play ball with the State and try to get Fernley what it needs.

Ben Marchant, City Manager, stated because of the conflict between the State's priorities and the priorities in Fernley is that we just need more of a voice at the State level, and this is going to be where it becomes very important that the city, the residents, our development partners, are all speaking the same priority, the same voice, and that if Fernley is as important to economic development as we've heard people say, then they need to support economic development here by investing in that infrastructure and not ignoring it anymore. Every new development is pushing us closer to a more and more painful pinch and we just need to bring that reality to the State.

Public input:

Kim McCreary, Fernley resident, NDOT has no plan for the roundabout and the reason that they don't is because 50 is one of 11 jobs in Nevada. What NDOT's thinking is they come in, put in Exit 50, and then, when that's done they'll go back to the roundabout, and then they'll evaluate the roundabout but they have no plan to do that right now. If a town doesn't grow going forward, it's going backwards

Jim Chamberlain, Fernley resident, would like the Commission to consider the Master Plan and the efforts that went into that master plan.

Debbie Skinner, Fernley resident, stated part of the problem that may not have been considered or is considered is that to expand the roundabout they would have to get more permissions from the railroad because it does back up to BOR and to BLM and so that, as we know that the challenge with Exit 50 has taken a little bit longer because we have to get their blessing as well.

Dana Uhlhorn, Fernley resident, (Zoom) stated that one of the things he hasn't heard discussed is the possibility of the city using its right of condemnation. You take some of the road area north of the new development by Genuine homes where they have that parkway coming off Farm District and run that through to highway 50 and improve that. If they did that it might alleviate some of the traffic on Farm District and maybe make it so those people don't have to go through the roundabout.

Michelle Rambo, Panning Director, stated all the housing developments that are along the north side of Farm District that are currently approved are required to somehow connect to highway 50. So that is already in the works we've already started requiring that.

Jacob McCreary, Fernley resident, (Zoom), asked if there is a proposed time when the Exit 50 overpass is going to be implemented.

Rick Nelson, Mark IV Capital, we expect to have permission to begin construction in July. We look at 18 months to finish the bridge and the rest of the parkway. So, it fits into what the city manager is talking about. We're looking at late 2027, middle of 2028, barring any complications. We're working through all the permissions and all the permits with NDOT right now. Mr. Nelson explained it's a 6-lane road and it will come to a signalized intersection. It's got on and off ramps to allow it to work. So, the studies have been done. We see it is going to help. My discussions with NDOT are they do recognize the roundabout. They also recognize the Governor's desire to have economic development here, so they're under pressure as well to do things correctly for the city of Fernley. So, we're working in partnership with the city as well as following the Governor's direction, and we're trying to fuse as much economic development as we can as well as meet the timelines that benefit everyone around us.

Motion: I MOVE TO APPROVE, AND RECOMMEND THAT THE CITY COUNCIL CERTIFY, RESOLUTION #25-002 AS PRESENTED BY STAFF. **Action:** Approved, **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 5, No 2. **Yes:** Commissioner Williams, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt, **No:** Chairwoman McCullar, Vice-Chair Lewis.

4. CHAIR AND COMMISSION ITEMS

Commissioner Wagner stated six years ago we were pitched on this Master Plan of 6,000 square foot lots. The idea was to make more affordable housing in Fernley. I think we've really done a pretty good job at approving a

lot of that. Multifamily hasn't made a big difference to the affordability of Fernley. He felt the Planning Commission needed to discuss the possibility of requiring something like 20% 9,000 square foot lots and 20% 12,000 square foot lots just so we're diversifying our housing stock a little bit and not just building these 6,000 square feet.

Commissioner Garvin stated she was looking at the capacity reports that were given in December at the School District meeting and Cottonwood, Eves and Fernley Elementary, at least with the grades 3 and 4, are at or near capacity.

Michele Rambo, Planning Director, stated she has been having conversations with the school district. We are planning new school sites, and they are working on a new facilities plan.

5. PLANNING DIRECTOR ITEMS

Michele Rambo, Planning Director, invited the Commission to participate in the ethics training at 4:00 on January 15th.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Commissioner Cody Wagner we should discuss the possibility of requiring something like 20% 9,000 square foot lots and 20% 12,000 square foot lots.

Commissioner Garvin would like a presentation from the School District to review the Fernley Capacity Level and the 5-year plan.

Vice-Chair Lewis requested updates once a month on projects that the Commission have approved.

7. PUBLIC FORUM

Debbie Skinner, Fernley resident, thanked the Commission for considering that there are other zones. The school district stats are very important to figure out where we are for growth.

Kim McCreary, Fernley resident, can staff suggest to developers that come to town how may square feet to request for their development.

Dan McCreary, Fernley resident (zoom) , when Genuine Communities came in with their 600, or whatever many houses they're doing east of Jessica Lane, what was the zoning on that? Did they do a zone change?

The next meeting will be February 12, 2025.

8. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 7:36 pm.

Approved by the Fernley Planning Commission on February 15, 2025, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Chairwoman Jenni McCullar

ATTEST:



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: February 12, 2025

REPORT TO: Fernley Planning Commission

REPORT FROM: Lisa Warner

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action) Consideration and possible action on a Tentative Parcel Map application (TPM24002) submitted by Jim Cutler on behalf of King Construction to split an existing $\pm$ 5-acre parcel into two (2) smaller parcels measuring approximately $\pm$ 4.28-acres and $\pm$ 31,199 square feet, generally located at 2040 Farm District Road (APN: 021-331-05) in the SF20 (Single-Family; 20,000 square feet lot minimum) zoning district.

AGENDA ITEM BRIEF:

These parcels have a land use designation of Single Family Residential and are equivalently zoned as Single Family (SF20). The purpose of the parcel map is to subdivide the area to separate two single-family residences.

RECOMMENDED MOTION:

Approval

"I move to approve the Tentative Parcel Map request associated with TPM24002 subject to conditions of approval 1 through 14 as presented by staff and based on Findings TPM1 through TPM6 and the supporting data as set forth in the staff report."

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Approval with Modified Conditions

"I move to approve Tentative Parcel Map request associated with TPM24002 subject to the removal of condition(s) _____. As the removal of said conditions change the ability of staff to make Finding TPM6, I find that Finding TPM6 can instead be made based on the following: _____."

Denial

"Based on the information received in written materials and at the public hearings on this matter, I move to recommend Planning Commission deny the tentative parcel map request associated with TPM24002 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 Finding(s): I am unable to make the finding _____ as it relates to _____.

Therefore, I cannot recommend approval of the parcel map."

NOTE: Though further specific language has not been provided, all motions are possible under Planning Commission parliamentary procedure are appropriate.

BACKGROUND:

The parcel has been under the ownership of the Edward and Jaynee King Trust since April 1981. There are currently two single-family residences on the property. The current parcel was created by a parcel map recorded in February 1981 (Document #58430). The parcel is +/-5-acres in size and is located at 2040 Farm District Road (APN: 021-3310-05), in a Single-Family, 20,000 square foot lot minimum zoning district (SF20). The parcel is surrounded by Rural Residential zoned land to the North, South, East, and West.

ANALYSIS:

The applicant has submitted a Tentative Parcel Map request to subdivide a +/-5-acre parcel into two (2) smaller lots. The proposed new parcels will be: Parcel 2A at +/- 4.28-acres and Parcel 2B at +/- 31,199 square feet. The purpose of the subdivision is for estate planning purposes only, so the King's daughter may continue to live on Parcel 2B and have separate title to the parcel/property.

The City of Fernley's Master Plan Land Use Map states that the parcel site currently has a land use designation of Single Family Residential (SFR) and the City's Zoning Map identifies the parcel as being located within the Single-Family (SF20; 20,000 square foot minimum lot size) zoning district. As both lots will be more than the required minimum of 20,000 square feet, the proposed parcel map is in conformance with the City's regulations.

Given that the properties surrounding the project site generally share the rural residential zoning, lot transitioning and adjacency standards will not be a concern. As a result, no improvements are expected to be made regarding adjacency between the new and existing lots and buffering between the project site and the surrounding area.

The proposed project materials were additionally distributed to the City's outside agencies for comment, and any relevant agency comments have been incorporated into the Conditions of Approval which must be satisfied prior to the recordation of the Final Parcel Map.

Should the Planning Commission determine the project, as submitted and conditioned, is consistent with the development code, will not have a significant adverse impact on the existing surrounding uses, promotes public health, safety, and general welfare and can make the applicable Findings, the Planning Commission may approve the project.

If the Planning Commission cannot make some or all of the applicable Findings and determines the project as

submitted and conditioned, is not consistent with the development code, will have a significant adverse impact on the existing surrounding uses, and/or does not promote public health, safety, and general welfare, the Planning Commission could deny the application. The motion to deny should be based upon information received in written materials and at the public hearings on this matter and the Planning Commission's inability to make any Finding(s) should be explicitly described.

FINDINGS:

TPM1: Availability of water that meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Future Parcel 2B is currently served by city water; therefore, there will be no additional use of city water.

TPM2: Availability and Accessibility of Utilities.

Future Parcel 2B is already serviced by city water; therefore, the subdivision of the parcel will not create any additional use of city water.

TPM3: Availability and Accessibility of public services such as schools, police, and fire protection, recreation facilities and parks.

Police & Fire: The parcel site is located in an area currently serviced by Lyon County Sheriff's Office and the North Lyon County Fire Protection District.

Schools: The project was submitted to the Lyon County Office of Education for review and no response was received; therefore, the current infrastructure of the school district is deemed sufficient as any school-age children/youth residing on the parcel are already in school.

Parks & Recreation Facilities: The parcel is located in close proximity to Autumn Winds Park and Ponderosa Park and the Golf Course at Fernley is very close by.

TPM4: Consistency with zoning district regulations.

The proposed tentative parcel map is generally consistent with the zoning regulations as outlined within the City of Fernley Development Code.

TPM5: Recommendations and comments of review bodies:

All agency comments and recommendations have been addressed. Given that Truckee Carson Irrigation District (TCID) facilities exist near the project site, the final map will require TCID approval.

TPM6: Compliance with this Code and all other applicable regulations.

As conditioned, this tentative parcel map is in compliance with the City's Development Code and all other applicable regulations.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Nevada Revised Statutes (NRS) Chapter 278 - Planning and Zoning
Fernley Municipal Code (FMC), Title 32 - Development Code
City of Fernley Master Plan, August 2018

Specific References:

NRS 278.461 - 278.469 - Parcel Maps

FMC 32.03.020, Table 32.02.020-1 - Development Code, Administration, Review and decision-making bodies,
Summary Table of Development Code Procedures

FMC 32.03.060(d) - Development Code, Administration, Land division applications, Parcel Maps

FMC 32.06.070 - Development Code, Zoning Districts, Residential (SF20, SF12, SF9, SF6)

FMC Chapter 32.09 - Development Code, Development Standards

Master Plan, Chapter 3, Page 63 - Land Use, Residential Uses

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. CONDITIONS OF APPROVAL 1.28.25
2. 19003-PM 9-12-24 SHEET 1
3. 19003-PM9-12-24 SHEET 2

Conditions of Approval for TPM24002

TENTATIVE PARCEL MAP

SCOPE AND DURATION OF APPROVAL

1. APPROVAL:

THE PROJECT IS APPROVED AS CONDITIONED AND DESCRIBED BELOW. ANY SUBSTANTIVE CHANGE SHALL REQUIRE APPROVAL FROM THE CITY OF FERNLEY AND SHALL BE PROCESSED AS OUTLINED IN THE DEVELOPMENT CODE.

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO THE SPLITTING OF AN EXISTING ± 5-ACRE PARCEL INTO TWO (2) SMALLER PARCELS, APPROXIMATELY ± 4.28-ACRES AND ± 31,199 SQUARE FEET GENERALLY LOCATED AT 2040 FARM DISTRICT ROAD (APN: 021-331-05), IN A SINGLE-FAMILY RESIDENTIAL, 20,000 SQUARE FEET MINIMUM (SF20) ZONING DISTRICT. THE PURPOSE OF THIS SUBDIVISION IS FOR ESTATE PLANNING ONLY AS THERE IS NO FURTHER DEVELOPMENT PLANNED AT THIS TIME.

3. EXPIRATION DATE:

THE TENTATIVE PARCEL MAP SHALL EXPIRE WITHIN FOUR (4) YEARS OF THE DATE OF THE PLANNING COMMISSION APPROVAL, UNLESS THE FINAL MAP HAS BEEN RECORDED.

4. GOVERNING DOCUMENTS:

ALL CITY OF FERNLEY MUNICIPAL CODE (FMC) REFERENCES HEREIN PERTAIN TO THE VERSION OF THE CODE ESTABLISHED BY ORDINANCE NUMBER 2023-008, UNLESS OTHERWISE NOTED. THE DEVELOPER MAY SUBSTITUTE REQUIREMENTS ESTABLISHED IN FUTURE FMC UPDATES, IF APPROVED BY THE ADMINISTRATOR.

THE DEVELOPER SHALL ALSO COMPLY WITH ALL STANDARDS FOUND WITHIN "CITY OF FERNLEY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS & REVIEW GUIDELINES" AS UPDATED MARCH 2024, "CITY OF FERNLEY STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" AS UPDATED JULY 2022, AND "CITY OF FERNLEY COMPREHENSIVE MASTER PLAN" AS UPDATED APRIL 2024.

DESIGN STANDARDS

5. DESIGN STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE DESIGN STANDARDS AND REGULATION AS SET FORTH IN THE CITY OF FERNLEY'S DEVELOPMENT CODE AND PUBLIC WORKS MANUAL UNLESS IN CONFLICT WITH THE LOCAL, STATE, OR FEDERAL REGULATIONS, IN WHICH CASE THE MORE STRINGENT REGULATION WILL TAKE PRECEDENCE.

6. ENGINEERING DEPARTMENT:

THE DEVELOPER SHALL COMPLY WITH ALL ENGINEERING REQUIREMENTS WITHIN FERNLEY MUNICIPAL CODE TITLE 32, INCLUDING BUT NOT LIMITED TO, COMPLIANCE WITH SITE DEVELOPMENT STANDARDS, FLOODPLAIN MANAGEMENT, ROADWAYS, UNDERGROUNDING OF UTILITIES, AND WATER AND WASTEWATER FACILITIES TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THE PROJECT.

7. LEGAL ACCESS:

THE DEVELOPER SHALL DEMONSTRATE THAT LEGAL ACCESS IS PROVIDED TO EACH PROPOSED PARCEL TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF THE FINAL PARCEL MAP FOR THE PROJECT.

Conditions of Approval for TPM24002

TENTATIVE PARCEL MAP

GRADING AND CIVIL PERMIT CONDITIONS

8. THE DEVELOPER SHALL PROVIDE CURB, GUTTER, SIDEWALK, AC PAVEMENT, UNDERGROUND UTILITIES, STREET LIGHT IMPROVEMENTS, AND HALF-STREET PAVING/PAVEMNT RECONSTRUCTION ON BROWNE LANE ALONG THE FRONTAGE OF BOTH PROPOSED PARCELS PRIOR TO RECORDATION OF THE FINAL PARCEL MAP OR BONDING IN PLACE TO COVER REQUIRED IMPROVEMENTS PER FERNLEY MUNICIPAL CODE 32.09.140 – STREETS.
9. DEVELOPER SHALL DEDICATE THE ACCESS EASEMENT LONG THE FRONTAGE OF BOTH PROPOSED PARCELS ON BROWN LANE TO THE CITY OF FERNLEY.
10. DEVELOPER SHALL PROVIDE A DRAINAGE REPORT WITH THE FINAL PARCEL MAP WHICH COVERS THE REQUIRED IMPROVEMENTS TO BROWNE LANE.
11. DEVELOPER SHALL PROVIDE A GEOTECHNICAL REPORT TO COVER THE ROADWAY IMPROVEMENTS.

REGULATORY AGENCIES

12. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE MOST RECENT FIRE CODE ADOPTED BY THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT, TO THE APPROVAL OF THE FIRE CHIEF, FIRE MARSHAL, OR DESIGNEE.

13. FEDERAL, STATE, AND LOCAL AGENCIES:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF ANY FEDERAL, STATE, LOCAL AGENCY, DEPARTMENT, OR LICENSED PROFESSIONAL WITH JURISDICTION OVER THE PROJECT INCLUDING, BUT NOT LIMITED TO: BUREAU OF RECLAMATION (BOR), NEVADA DEPARTMENT OF TRANSPORTATION (NDOT), NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP), NEVADA DIVISION OF WATER RESOURCES (NDWR), NEVADA BUREAU OF WATER POLLUTION CONTROL, NEVADA BUREAU OF SAFE DRINKING WATER, NEVADA STATE ENVIRONMENTAL COMMISSION, TRUCKEE CARSON IRRIGATION DISTRICT (TCID), THE CITY OF FERNLEY BUILDING OFFICIAL, THE CITY OF FERNLEY ENGINEER, CITY OF FERNLEY PLANNING DEPARTMENT, CITY OF FERNLEY PUBLIC WORKS DEPARTMENT.

14. NEVADA FEVISED STATUES 278 COMPLIANCE:

THE FINAL MAP SHALL CONFORM TO THE FORM AND CONTENTS OF A FINAL PARCEL MAP AS REQUIRED BY NRS 278.

OWNER’S CERTIFICATE

THIS TO CERTIFY THAT THE UNDERSIGNED, THE EDWARD W. KING AND JAYNEE R. KING, AS TRUSTEES OF THE KING FAMILY TRUST ARE THE OWNER'S OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278; AND THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITY COMPANIES (INCLUDING CABLE TV), THE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER.

EDWARD W. KING
JAYNEE R. KING
BY: OWNER

EDWARD W. KING TRUSTEE
JAYNEE R. KING TRUSTEE

STATE OF NEVADA } S.S.
COUNTY OF LYON }
SIGNED BEFORE ME ON THIS _____ DAY OF _____, 2024.
BY EDWARD W. KING

NOTARY PUBLIC _____ DATE _____

STATE OF NEVADA } S.S.
COUNTY OF LYON }
SIGNED BEFORE ME ON THIS _____ DAY OF _____, 2024.
BY JAYNEE R. KING

NOTARY PUBLIC _____ DATE _____

COUNTY CLERK’S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON PROPERTY, THE SUBJECT OF THIS MAP. (APN 021-331-05)

LYON COUNTY CLERK/TREASURER
BY _____ DATE _____

NAME & TITLE _____

TCID CERTIFICATE

I, RUSTY D. JARDINE, ESQ., MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT ("DISTRICT") CERTIFY THAT:

- THE PARCEL(S) DEPICTED ON THIS MAP IS/ARE SITUATE WITHIN THE GEO-PHYSICAL BOUNDARIES OF THE NEWLANDS FEDERAL RECLAMATION PROJECT (PROJECT) ESTABLISHED BY ACT OF CONGRESS IN 1902 (32 Stat. 388), RESERVED TO THE UNITED STATES (THROUGH THE BUREAU OF RECLAMATION OF THE DEPARTMENT OF THE INTERIOR), IS/ARE AN EASEMENT(S) AND/OR RIGHT(S) OF WAY, AS DEPICTED HEREIN, FOR THE CONSTRUCTION, MAINTENANCE AND/OR OPERATION OF PROJECT CANALS, DITCHES, AND/OR DRAINS, PURSUANT TO THE ACT BY CONGRESS OF 1890 (26 Stat. 391). OBSTRUCTIONS WITHIN THE EASEMENT(S) AND/OR RIGHT(S) OF WAY THAT WOULD INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND OPERATION OF CANALS, DITCHES, AND/OR DRAINS, ARE NOT PERMITTED..
- THE DISTRICT IS THE CONTRACTOR FOR THE UNITED STATES, THROUGH THE BUREAU OF RECLAMATION OF THE DEPARTMENT OF THE INTERIOR, AND IS RESPONSIBLE FOR THE CARE, OPERATION, AND MAINTENANCE OF ALL PROJECT WORKS, INCLUDING, WITHOUT LIMITATION, CANALS, DITCHES, AND DRAINS.
- THE PARCEL(S) DEPICTED HEREIN IS/ARE SUBJECT TO SURFACE WATER DELIVERY POLICIES OF THE TRUCKEE-CARSON IRRIGATION DISTRICT.
- REVIEW AND APPROVAL OF THIS MAP BY THE DISTRICT IS LIMITED TO EASEMENTS, WATER RIGHTS, AND THE APPLICABILITY OF SURFACE WATER DELIVERY POLICIES OF THE DISTRICT. REVIEW AND CERTIFICATION HEREOF IS NOT INTENDED TO CREATE ANY RELIANCE, OR EXPECTATION, OR WARRANTY, BY THE PROPERTY OWNERS(S), THAT THE DISTRICT HAS UNDERTAKEN ANY REVIEW HEREOF OTHER THAN THAT EXPRESSLY STATED HEREIN. THE DISTRICT DOES NOT ENGAGE IN, NOR IS THE SAME RESPONSIBLE FOR, ANY ASSESSMENT, CERTIFICATION, INSPECTION, REVIEW OR APPROVAL OF HYDROLOGIC CONDITIONS THAT DO OR MAY EXIST VIS-A-VIS THE PARCEL(S) HEREIN DEPICTED, AS RELATING TO CONDITIONS, INCLUDING, WITHOUT LIMITATION, CHANGES IN SURFACE OR GROUND WATER CONDITIONS, WATER TABLES, OR FLOODING, AS THE SAID CONDITIONS DO, OR MAY HAVE, AN EFFECT UPON THE CONSTRUCTION, PLACEMENT, OR USE-ABILITY OF ANY STRUCTURE(S) NOW EXISTING UPON THE PARCEL(S) OR AS TO ANY STRUCTURES THAT MAY BE PLACED UPON THE SAME IN THE FUTURE.
- IT IS THE DUTY OF THE OWNERS(S), THROUGH ASSISTANCE OF A LICENSED PROFESSIONAL ENGINEER AS NECESSARY, TO ENGAGE IN APPROPRIATE CONSTRUCTION PLANNING AND/OR REVIEW, AND/OR PLACEMENT OF STRUCTURES ON THE PARCEL(S), SO AS TO ELIMINATE OR MINIMIZE DAMAGE THERETO FROM ANY CAUSE OR CAUSES ASSOCIATED WITH THE PROXIMITY TO SURFACE OR GROUND WATER SOURCES, THE EFFECT OF THE EXISTING WATER TABLE UPON EXISTING OR PROPOSED STRUCTURES AND/OR FACILITIES, AND/OR THE RESULT OF FLOODING TO EXISTING OR PLANNED STRUCTURES OR FACILITIES.
- ANY WATER RIGHTS DEPICTED ON THIS MAP ARE INTENDED ONLY AS A REPRESENTATION OF SUCH WATER RIGHTS THAT ARE OR MAY BE APPURTENANT TO THIS/THESE PARCEL(S). THE ACCURACY OF SUCH WATER RIGHTS, THEIR OWNERSHIP, ACTUAL LEGAL STATUS, PLACEMENT TO BENEFICIAL USE, OR THE CONDITIONS THAT MAY EXIST UPON THEIR USE, HAVE NOT BEEN VERIFIED BY A LICENSED WATER RIGHT SURVEYOR OR PROFESSIONAL ENGINEER. THE VALIDITY OF SUCH WATER RIGHTS MAY BE SUBJECT TO SALE, TRANSFER, AND/OR EXISTING OR THREATENED LITIGATION. RELIANCE UPON THE REPRESENTATIONS BORNE BY THIS MAP AS TO WATER RIGHTS, THEIR EXISTENCE, AND/OR VERIFICATION, IS NOT WARRANTED.

BENJAMIN D. SHAWCROFT ESQ. _____ DATE _____
DISTRICT MANAGER

CITY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PARCEL MAP HAS BEEN EXAMINED AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

KAITLIN CONSTANTINE _____ DATE _____
P.L.S. 30222
ACTING CITY SURVEYOR

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SUB-DIVIDER OFFERING THIS PLAT, IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NOVASEL & SCHWARTZ INVESTMENTS, INC., A PROFIT SHARING PLAN HOLDS OF RECORD A SECURITY INTEREST/DEED OF TRUST DOC. NO. 578909 IN SAID LAND AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TIRCOR TITLE OF NEVADA INC. _____
BY: _____ DATE _____
TITLE: _____

RIGHT TO FARM

THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS AS SET FORTH BY CITY OF FERNLEY CITY CODE.

GIS CERTIFICATE

A DIGITAL COPY OF THIS MAP HAS BEEN DELIVERED TO THE CITY OF FERNLEY AND LYON COUNTY GIS DEPARTMENTS.

CITY OF FERNLEY GIS DEPARTMENT
SIGNATURE _____ PRINT NAME / TITLE _____ DATE _____
LYON COUNTY GIS DEPARTMENT
SIGNATURE _____ PRINT NAME / TITLE _____ DATE _____

CITY OF FERNLEY CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF FERNLEY WATER, WASTEWATER, ROADWAYS AND DRAINAGE STANDARDS AND REGULATIONS AND THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED OR PROPER FINANCIAL SECURITY HAS BEEN POSTED GUARANTEEING COMPLETION OF THE IMPROVEMENTS.

CITY OF FERNLEY ENGINEER _____ DATE _____
PRINT NAME / TITLE _____

SURVEYOR’S CERTIFICATE

I, MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AND IS SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED PARCEL MAP.
- ALL CORNERS AND ANGLE POINTS OF THE PARCEL MAP HAVE BEEN DEFINED BY MONUMENTS AND ARE OF SUFFICIENT NUMBER AND DURABILITY OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.
- THE LAND SURVEYED LIES WITHIN SECTION 20, T20N, R25E, MDM, FERNLEY, NEVADA AND THE SURVEY WAS COMPLETED ON SEPTEMBER 11, 2024.
- THE SURVEY WAS CONDUCTED AT THE INSTANCE OF THE EDWARD W. KING.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.

MICHAEL TALONEN (PLS) _____ DATE _____
EXP. 06/30/2026

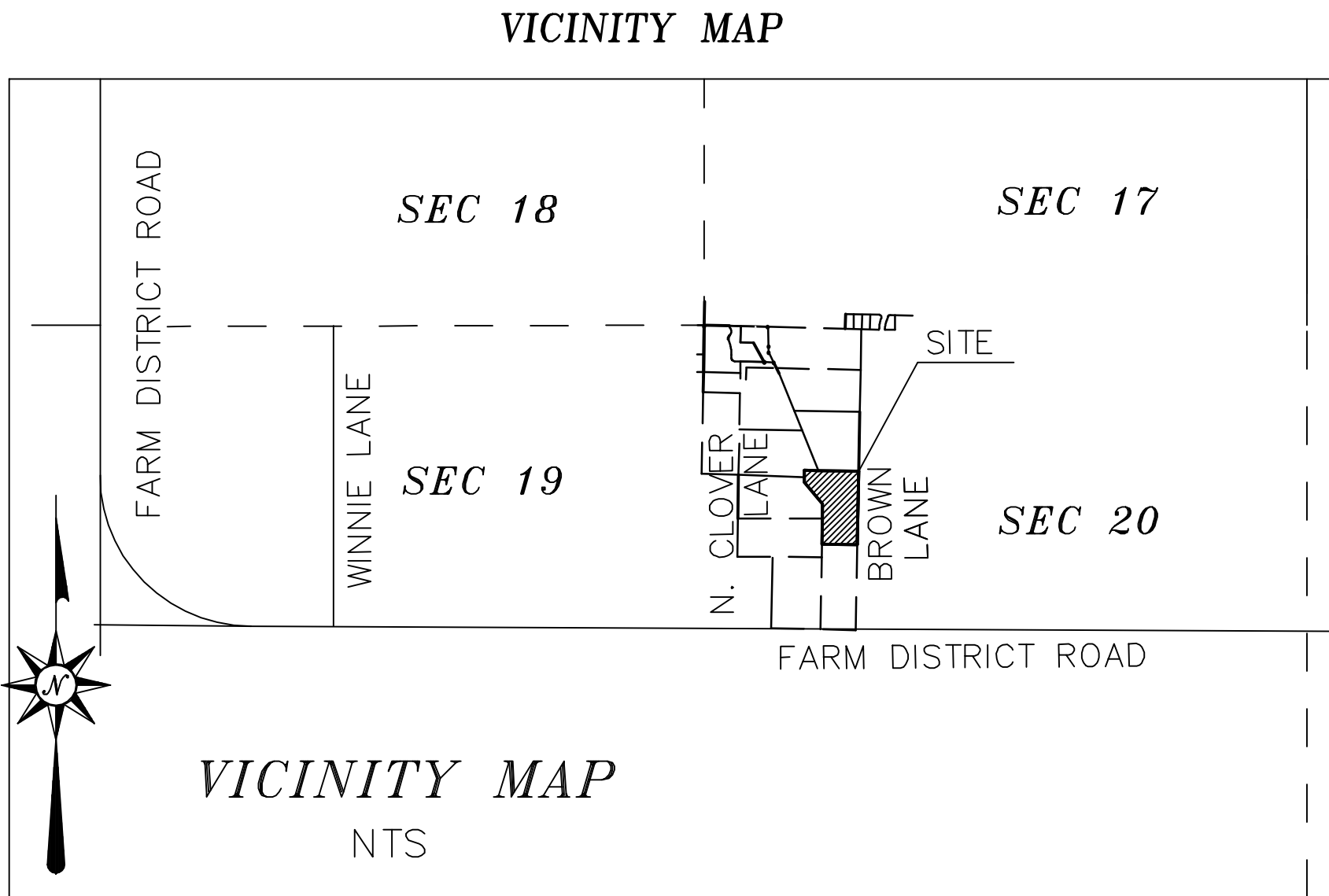


RECORDER’S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2019
AT _____ MIN. PAST _____ M. IN BOOK _____ PAGE _____
OF THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.
RECORDING FEE _____
FILE No. _____
RECORDER _____
TCID #18-005

TENTATIVE PARCEL MAP

FOR
EDWARD W. KING AND JAYNEE R. KING, AS TRUSTEES OF
THE KING FAMILY TRUST
A DIVISION OF PARCEL 2 OF PARCEL MAP FILE 58430
SITUATE IN SECTION 20, T20N, R25E, MDM
FERNLEY, NEVADA
SHEET 1 OF 2



NOTES

- 5' PUE ON BOTH SIDES OF INTERIOR LOT LINES AND 5' ON EXTERIOR LOT LINES OR AS SHOWN.
- TWO NEW PARCELS HAVE BEEN CREATED AS A RESULT OF THIS MAP.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO NV ENERGY & CHARTER COMMUNICATIONS WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL/LOT AND THE RIGHT TO EXIT THAT PARCEL/LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNERS OF RECORD, AT THE TIME AND THE UTILITY COMPANY.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL/LOT, WITH THE RIGHT TO EXIT THAT PARCEL/LOT WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO NEVADA BELL COMPANY, D/B/A AT&T NEVADA, WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL/LOT, WITH THE RIGHT TO EXIT THAT PARCEL/LOT WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TV.

UTILITY COMPANY CERTIFICATE

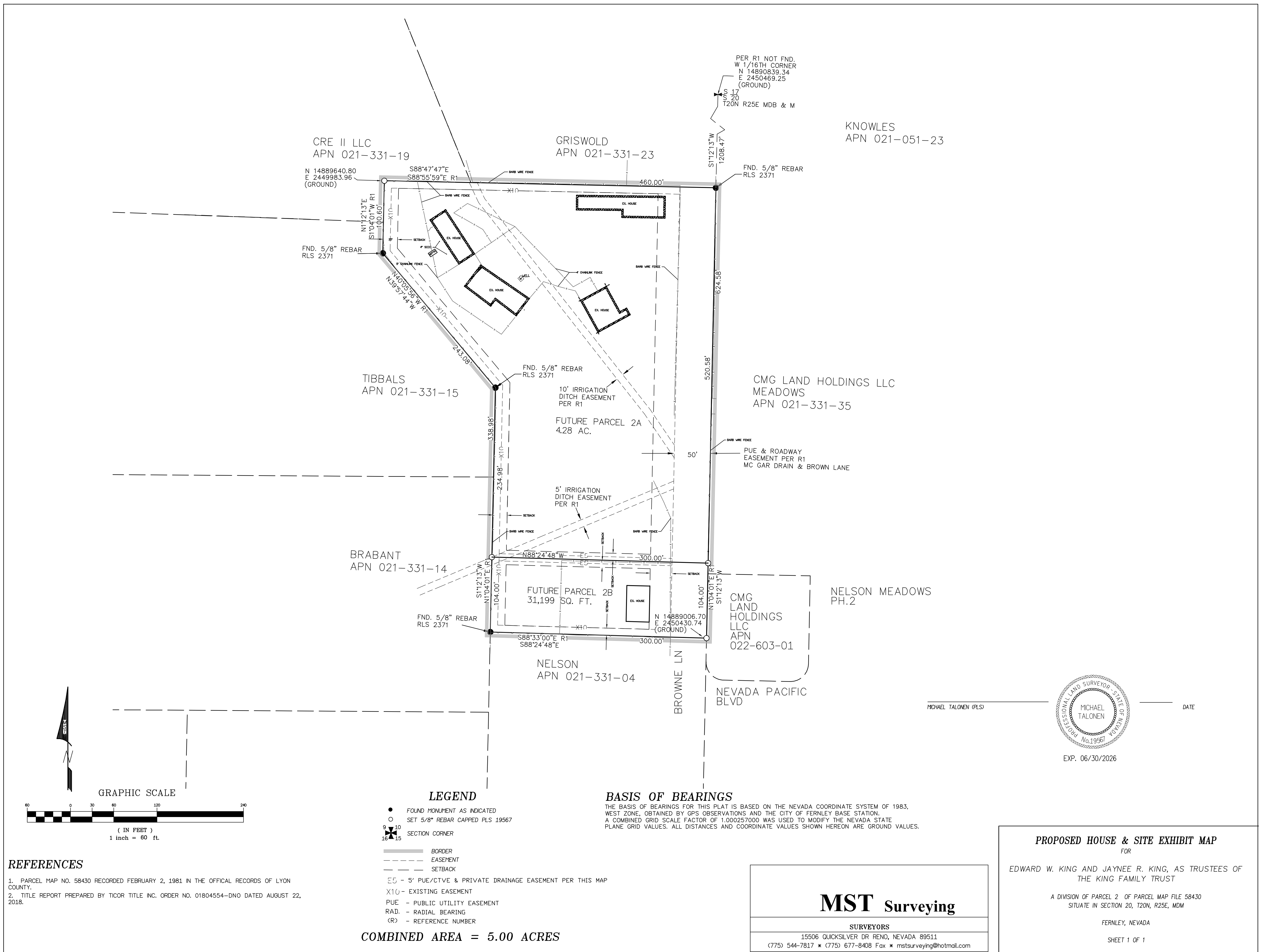
THE UTILITY EASEMENTS SHOWN HEREON THIS PARCEL MAP HAVE BEEN CHECKED, BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY _____ DATE _____
PRINT NAME / TITLE _____
NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA _____ DATE _____
PRINT NAME / TITLE _____
CHARTER COMMUNICATIONS _____ DATE _____
PRINT NAME / TITLE _____
SOUTHWEST GAS CORP. _____ DATE _____
PRINT NAME / TITLE _____

MST Surveying

SURVEYORS

15506 QUICKSILVER DR RENO, NEVADA 89511
(775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com





CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: February 12, 2025

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED:

AGENDA ITEM:

Open discussion with Harman Bains, Lyon County School District Director of Operations, regarding the impact of residential development on current school facilities within the City of Fernley.

AGENDA ITEM BRIEF:

At their meeting on January 8, 2025 the Planning Commission requested that a representative from the Lyon County School Board attend a future meeting to discuss concerns that the Planning Commission has regarding how the approval of residential development in Fernley is affecting school capacity. Mr. Harman Bains, the Director of Operations at the Lyon County School District, will be available to discuss and answer questions on this topic.

RECOMMENDED MOTION:

None

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

None

BACKGROUND:

None

RELEVANT LAWS, STATUTES, AND REGULATIONS:

None

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

None