

**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?

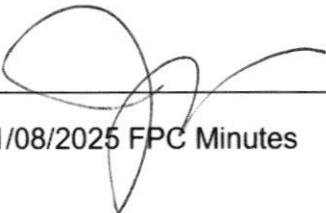
The next meeting will be February 12, 2025.

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 6 NAYS: 0 ABSTENTIONS: 0 ABSENT: 2


01/08/2025 FPC Minutes



A handwritten signature in black ink, appearing to be 'Jenni McCullar', located at the bottom center of the page.

Conditions of Approval for:
Zoning Map Amendment (ZMA 24002)
Tentative Subdivision Map (TSM 24002)

SCOPE AND DURATION OF APPROVAL

1. APPROVAL:

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

- A. THE ZONING MAP AMENDMENT IS APPROVED CHANGING THE ZONING OF THE PROPERTY FROM SF20 TO SF6.
- B. THE TENTATIVE SUBDIVISION MAP IS APPROVED TO DIVIDE APPROXIMATELY 39.67 ACRES INTO 153 SINGLE-FAMILY LOTS.

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A MAXIMUM OF 153 LOTS ON 39.67 ACRES LOCATED ON THE SOUTH SIDE OF FARM DISTRICT ROAD BETWEEN BROWNE LANE AND RAINBOW LANE (APN 021-303-20).

3. EXPIRATION DATE:

THE TENTATIVE SUBDIVISION MAP APPROVAL SHALL EXPIRE WITHIN FOUR (4) YEARS OF THE DATE OF THE CITY COUNCIL APPROVAL UNLESS THE FINAL MAP HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360. THE ZONING MAP AMENDMENT DOES NOT EXPIRE.

4. GOVERNING DOCUMENTS:

ALL CITY OF FERNLEY MUNICIPAL CODE (FMC) OR DEVELOPMENT CODE REFERENCES HEREIN PERTAIN TO THE VERSION OF THE CODE AS ADOPTED AT THE TIME OF THE PROJECT APPROVAL. THE DEVELOPER MUST COMPLY WITH ALL DESIGN STANDARDS AND REGULATIONS AS SET FORTH IN FMC. 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 IN MARCH 2024, "CITY OF FERNLEY STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" AS UPDATED IN JULY 2022, AND THE MOST CURRENT "CITY OF FERNLEY COMPREHENSIVE MASTER PLAN".

REGULATORY AGENCIES

5. NORTH LYON FIRE PROTECTION DISTRICT:

- A. THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT TO THE APPROVAL OF THE ADMINISTRATOR AND FIRE CHIEF PRIOR TO THE ISSUANCE OF ANY FINAL MAP FOR THE PROJECT.
- B. NO COMBUSTIBLES SHALL BE BROUGHT ON SITE PRIOR TO THE INSTALLATION AND ACCEPTANCE OF AN ALL-WEATHER SURFACE AND THE INSTALLATION/OPERATION OF FIRE HYDRANTS TO THE APPROVAL OF THE ADMINISTRATOR, PUBLIC WORKS DIRECTOR, AND THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT.

6. TRUCKEE CARSON IRRIGATION DISTRICT (TCID)/BUREAU OF RECLAMATION:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEVADA DEPARTMENT OF THE TRUCKEE CARSON IRRIGATION DISTRICT AND/OR THE BUREAU OF RECLAMATION RELATED TO ANY FACILITY OR EASEMENT WITHIN THE PROJECT BOUNDARY TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

7. NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION — BUREAU OF SAFE DRINKING WATER AND BUREAU OF WATER POLLUTION CONTROL FOR THE WATER AND SEWER INFRASTRUCTURE DESIGN AND CONSTRUCTION TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

8. FEDERAL, STATE, AND LOCAL AGENCIES:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF ANY OTHER FEDERAL, STATE, LOCAL AGENCY, DEPARTMENT, OR LICENSED PROFESSIONAL WITH JURISDICTION OVER THE PROJECT INCLUDING, BUT NOT LIMITED TO: NEVADA DEPARTMENT OF TRANSPORTATION (NDOT), NEVADA PUBLIC UTILITIES COMMISSION (PUCN), NEVADA STATE ENVIRONMENTAL COMMISSION, THE CITY OF FERNLEY BUILDING OFFICIAL, THE CITY OF FERNLEY ENGINEER, CITY OF FERNLEY PLANNING DEPARTMENT, CITY OF FERNLEY PUBLIC WORKS DEPARTMENT, AND THE CITY OF FERNLEY PROFESSIONAL LAND SURVEYOR.

9. UNITED STATES POSTAL SERVICE:

THE DEVELOPER SHALL PROVIDE AN EASEMENT FOR ANY NEW CLUSTER MAILBOX LOCATION TO THE APPROVAL OF THE ADMINISTRATOR AND LOCAL POSTAL INSPECTOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

REQUIREMENTS FOR GRADING AND CIVIL PERMITS

10. WATER AND SEWER SYSTEM MODELING:

ADEQUACY OF SEWAGE COLLECTION AND/OR TREATMENT IS SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR. FURTHER, THE ADMINISTRATOR SHALL DETERMINE WHETHER ADEQUATE PUBLIC FACILITIES ARE IN PLACE OR CAN BE CONSTRUCTED CONCURRENTLY WITH THE DEVELOPMENT PROJECT PRIOR TO THE APPROVAL OF A DEVELOPMENT PROJECT.

11. GRADING PERMIT:

PRIOR TO ISSUE OF A GRADING PERMIT FOR THE DEVELOPMENT, THE DEVELOPER SHALL POST A SURETY BOND FOR REGRADING AND RECLAMATION OF THE SITE. THE DEVELOPER SHALL COMPLY WITH ALL GRADING REQUIREMENTS SET FORTH IN FMC, AS WELL AS ALL STATE AND FEDERAL REGULATIONS INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION AND AIR QUALITY RELATED TO SURFACE AREA DISTURBANCE.

12. PROJECT CONTACT:

PRIOR TO ISSUE OF A GRADING PERMIT, THE DEVELOPER SHALL DESIGNATE A PROJECT CONTACT PERSON TO THE ADMINISTRATOR. THE CONTACT PERSON SHALL BE AUTHORIZED TO AND RESPONSIBLE FOR CORRECTING ANY PROJECT-RELATED ISSUES ON A 24-HOUR, SEVEN-DAYS-PER-WEEK BASIS.

REQUIREMENTS DURING CONSTRUCTION PHASE

13. CONSTRUCTION DEBRIS:

ALL CONSTRUCTION SITES SHALL HAVE APPROVED TRASH RECEPTACLES OR AN APPROVED TRASH REMOVAL PLAN IN PLACE AT THE TIME OF THE FIRST INSPECTION AND DURING CONSTRUCTION, UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED. THE RECEPTACLES SHALL BE USED APPROPRIATELY TO MAINTAIN A CLEAN WORK SITE.

14. CONSTRUCTION HOURS:

PRIOR TO THE START OF ANY CONSTRUCTION-RELATED ACTIVITY, THE DEVELOPER SHALL INSTALL SIGNS AT ALL ACCESS POINTS TO THE PROJECT THAT CLEARLY INDICATE THE HOURS OF ACTIVITY ON-SITE. THE DEVELOPER SHALL LIMIT ALL CONSTRUCTION-RELATED ACTIVITIES TO BETWEEN THE HOURS OF SEVEN AM AND SEVEN PM, SEVEN DAYS PER WEEK. ONCE CONSTRUCTION IS FINISHED, THE DEVELOPER SHALL REMOVE THESE SIGNS.

REQUIREMENTS FOR FINAL MAP

15. FINAL SUBDIVISION MAP PHASING:

IF THE FINAL SUBDIVISION MAP IS PHASED, EACH MAP PHASE SUBMITTED MUST BE DESIGNED TO MEET THE PUBLIC FACILITIES AND IMPROVEMENT STANDARDS AND BE ABLE TO OPERATE INDEPENDENTLY AND AS PART OF THE OVERALL DESIGN. A PHASING PLAN SHOULD BE SUBMITTED WITH PHASE ONE. CHANGES TO THE PHASING PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR, PRIOR TO IMPLEMENTATION.

16. IMPROVEMENT PLANS:

- A. WITH SUBMITTAL OF ANY FINAL SUBDIVISION MAP APPLICATION, THE ASSOCIATED CIVIL IMPROVEMENT PLANS SHALL BE SUBMITTED AND APPROVED BY THE CITY ENGINEER. THE UTILITIES AND INFRASTRUCTURE FOR EACH PHASE MUST OPERATE INDEPENDENTLY OF FUTURE PHASES YET TO BE CONSTRUCTED.
- B. FINAL IMPROVEMENT PLANS SHALL PROVIDE 20-FOOT WIDE MINIMUM GRAVEL ACCESS ALONG ONE SIDE AND THE BACK OF THE RETENTION BASINS TO PROVIDE SUFFICIENT ACCESS FOR MAINTENANCE VEHICLES.
- C. FINAL IMPROVEMENT PLANS SHALL PROVIDE RETENTION BASINS WITH A FLAT BOTTOM WHICH CAN BE ACCESSED BY MAINTENANCE VEHICLES TO REMOVE ACCUMULATED SEDIMENT. THE SURFACE FOR THE ACCESS TO THE BOTTOM OF THE BASINS SHALL BE PAVEMENT OR ARTICULATING CONCRETE BLOCKS.
- D. FINAL IMPROVEMENT PLANS SHALL PROVIDE A REINFORCED CONCRETE SWALE ALONG THE BACK OF THE LOTS BACKING UP TO THE CANAL TO INTERCEPT OFF-SITE RUNOFF AND DIRECT IT TO PERIMETER DRAINAGE SWALES OR POND B. THE CONCRETE SWALE SHALL BE MARKED "PRIVATE" ON ALL IMPROVEMENT PLANS AND SHALL BE MAINTAINED BY THE MAINTENANCE ASSOCIATION.
- E. FINAL IMPROVEMENT PLANS SHALL HAVE CROSS SECTIONS SHOWN WHICH INCLUDE THE CANAL EMBANKMENT AND THE HOMES ALONG THE CANAL. THE CROSS SECTIONS SHALL SHOW THE EXCAVATION DEPTHS AND SHALL BE APPROVED BY THE BUREAU OF RECLAMATION AND TCID.
- F. THE EXTERIOR BUFFER AREAS ON THE EAST AND WEST SIDES OF THE SUBDIVISION SHALL HAVE 12' WIDE MINIMUM ACCESS ROADS TO PROVIDE MAINTENANCE. IF THESE AREAS CARRY PRIMARY/DIRECT DRAINAGE FROM THE SUBDIVISION STREETS OR LOTS THEY SHALL ALSO HAVE CONCRETE SWALES TO CARRY THE 25-YEAR, 6-HOUR STORM.

- G. ANY STORM DRAIN BASINS TO BE OFFERED FOR DEDICATION TO THE CITY OF FERNLEY SHALL BE FULLY FENCED WITH 6' HIGH FENCING AND ACCESS GATES.

17. EASEMENTS:

THE DEVELOPER SHALL PROVIDE EASEMENTS TO THE CITY OF FERNLEY FOR MAINTENANCE OF ALL PUBLIC INFRASTRUCTURE INSTALLED ON PRIVATE PROPERTY. THE EASEMENTS SHALL INCLUDE CITY OF FERNLEY'S STANDARD EASEMENT LANGUAGE – SUBJECT TO APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR – AND SHALL BE RECORDED ALONG WITH THE FINAL SUBDIVISION MAP. ALL EASEMENTS SHALL BE WIDE ENOUGH TO ALLOW FOR OPERATIONS, MAINTENANCE, AND REPLACEMENT OF UTILITY IN THE FUTURE (20-FT FOR A SINGLE UTILITY AND 30-FEET FOR TWO UTILITIES OR DEEP SEWER).

18. WATER RIGHTS:

PRIOR TO RECORDING A FINAL SUBDIVISION MAP, IN ORDER TO BE SERVED BY THE MUNICIPAL WATER SYSTEM, THE DEVELOPER SHALL DEDICATE THE APPROPRIATE AMOUNT OF WATER RIGHTS, AS CALCULATED BY THE CITY ENGINEER. SHOULD THE PROJECT BE CONSTRUCTED IN PHASES, THESE REQUIREMENTS MAY BE CALCULATED ON A PER-PHASE BASIS. THIS REQUIREMENT IS SUBJECT TO APPROVAL OF THE PUBLIC WORKS DIRECTOR, THE CITY ENGINEER, AND THE ADMINISTRATOR.

19. WATER AND SEWER:

- A. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING OR SHALL POST SURETY BOND FOR ALL IMPROVEMENTS DEEMED NECESSARY TO SERVE THE PROJECT, AS IDENTIFIED IN THE APPROVED WATER AND SEWER MODELING REPORTS, SUBJECT TO APPROVAL OF THE CITY ENGINEER, PRIOR TO RECORDING A FINAL SUBDIVISION MAP.
- B. THE DEVELOPER SHALL COMPLY WITH FMC STANDARDS REGARDING CONNECTIONS/DEMANDS TO THE SANITARY SEWER AND POTABLE WATER SYSTEMS, INCLUDING ASSOCIATED CONNECTION FEES, DESIGN STANDARDS, DEVELOPMENT CODE REQUIREMENTS, AND STATE REQUIREMENTS PRIOR TO ISSUING A PUBLIC IMPROVEMENT PERMIT.
- C. PRIOR TO APPROVAL OF A FINAL SUBDIVISION MAP FOR THE PROJECT, THE DEVELOPER SHALL PERMIT THE WATER SYSTEM MODIFICATIONS IN CONFORMANCE WITH THE FMC AND PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND ADMINISTRATOR.
- D. NEVADA DIVISION OF ENVIRONMENTAL PROTECTION BUREAU OF SAFE DRINKING WATER AND BUREAU OF WATER POLLUTION CONTROL SUBMITTAL WILL BE REQUIRED.

20. STREETS AND SIGNAGE:

STREET IDENTIFICATION SIGNS MUST BE IN PLACE AND STREETS WITHIN THE SUBDIVISION MUST BE COMPLETE, TO THE APPROVAL OF THE CITY ENGINEER AND FIRE CHIEF, PRIOR TO SUBMITTING THE FINAL MAP APPLICATION.

21. WASTE MANAGEMENT:

THE DEVELOPER SHALL PROVIDE A WILL-SERVE FROM WASTE MANAGEMENT, SUBJECT TO APPROVAL OF THE ADMINISTRATOR, PRIOR TO RECORDING ANY FINAL SUBDIVISION MAP.

22. HYDROLOGY REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL HYDROLOGICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE FMC AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND

APPROVAL BY THE CITY ENGINEER PRIOR TO APPROVAL OF A FINAL MAP FOR ANY PORTION/PHASE OF THE PROJECT.

23. MAINTENANCE ASSOCIATION:

THE DEVELOPER SHALL ESTABLISH A MAINTENANCE ASSOCIATION FOR THE UPKEEP OF ALL COMMON AREAS, THE LANDSCAPING AND FENCING THROUGHOUT THE DEVELOPMENT, AND ANY DRAINAGE CONVEYANCE FACILITIES NOT DEDICATED TO AND ACCEPTED BY THE CITY OF FERNLEY. DOCUMENTS ESTABLISHING THE MAINTENANCE ASSOCIATION SHALL BE SUBMITTED, APPROVED, AND RECORDED ALONG WITH THE FINAL SUBDIVISION MAP. THIS CONDITION IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ATTORNEY, CITY ENGINEER, FINANCE DIRECTOR, AND PUBLIC WORKS DIRECTOR.

24. DRAINAGE REPORT:

- A. THE DEVELOPER SHALL PROVIDE A DRAINAGE REPORT FOR THE PROJECT IN CONFORMANCE WITH THE CITY'S DEVELOPMENT CODE, MUNICIPAL CODE, AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. EACH SUCCESSIVE PHASE OF THE PROJECT SHALL SUBMIT AN UPDATED DRAINAGE REPORT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER SHOWING THE CUMULATIVE EFFECT OF THE DEVELOPED PORTION OF THE PROJECT ALONG WITH THE PROPOSED PHASE'S EFFECT ON THE TOTAL DISCHARGE INTO THE DRAINAGE SYSTEM.
- B. THE DRAINAGE REPORT INDICATES A 100-YEAR STORM EVENT WAS USED TO DETERMINE RETENTION BASIN STORAGE CONCLUSIONS. UPON SUBMITTAL OF THE FINAL DRAINAGE REPORT, CONFIRM THAT THIS IS THE 100-YEAR, 24-HOUR STORM AND NOT A LESSER STORM DURATION.

25. GEOTECHNICAL REPORT:

A FINAL GEOTECHNICAL INVESTIGATION SHALL BE SUBMITTED WITH THE PUBLIC IMPROVEMENT PLAN SUBMITTAL(S) AND SHALL INCLUDE INFORMATION REGARDING PAVEMENT SECTION DESIGN.

26. SUBDIVISION MAP NOTES:

PRIOR TO SUBMITTAL OF THE FIRST FINAL MAP, THE FOLLOWING NOTES SHALL BE ADDED TO THE TENTATIVE SUBDIVISION MAP:

- A. A NOTE WHICH STATES THAT PUBLIC UTILITY EASEMENTS SHALL INCLUDE SOUTHWEST GAS, CABLE TELEVISION, AND CITY WATER, SEWER, AND STORM DRAIN UTILITIES.
- B. A NOTE GRANTING A DRAINAGE EASEMENT 10' IN WIDTH CENTERED ALONG ALL INTERIOR LOT LINES AND 5' IN WIDTH ALONG ALL REAR LOT LINES FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS.
- C. A NOTE STATING THAT ACCEPTANCE OF THIS MAP BY THE CITY OF FERNLEY IS NOT A COMMITMENT THAT A BUILDING PERMIT WILL BE ISSUED FOR ANY OR ALL LOTS.
- D. A NOTE STATING THAT OUTLOT B SHALL BE GRANTED TO AND MAINTAINED BY THE MAINTENANCE ASSOCIATION.

27. NDOT RIGHT OF WAY:

PRIOR TO SUBMITTAL OF THE FIRST FINAL MAP, ANY ADDITIONAL RIGHT-OF-WAY DEDICATED ALONG FARM DISTRICT ROAD AS PART OF THIS PROJECT SHALL BE DEDICATED TO THE NEVADA DEPARTMENT OF TRANSPORTATION AND NOT THE CITY OF FERNLEY.

REQUIREMENTS FOR BUILDING PERMIT

28. STORM WATER TREATMENT AND DRAINAGE:

- A. THE DEVELOPER SHALL UTILIZE STRUCTURAL CONTROLS FOR THE TREATMENT OF STORM WATER RUNOFF, IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES. DRAINAGE CONVEYANCE FACILITIES AND OTHER IMPROVEMENTS MUST BE CONSTRUCTED, FUNCTIONAL, AND DEDICATED TO THE CITY OF FERNLEY PRIOR TO SUBMITTAL OF THE FIRST BUILDING PERMIT APPLICATION.
- B. ALL INTERNAL STORM DRAIN INFRASTRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH PUBLIC WORKS DESIGN STANDARDS. DESIGN AND CONSTRUCTION OF ALL DRAINAGE CONVEYANCE FACILITIES ARE SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

29. RESIDENTIAL CONSTRUCTION TAX:

THE DEVELOPER SHALL PAY ONE PERCENT OF THE VALUATION OF EACH RESIDENTIAL DWELLING UNIT BUILDING PERMIT BASED ON THE CITY'S VALUATION DATA TABLE, OR \$1,000 PER DWELLING UNIT, WHICHEVER IS LESS, PRIOR TO ISSUE OF EACH RESIDENTIAL BUILDING PERMIT.

30. INFRASTRUCTURE CONSTRUCTION:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE FMC AND PUBLIC WORKS DESIGN MANUAL FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE INFRASTRUCTURE TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE PROJECT.

31. SUBDIVISION IMPROVEMENT AGREEMENT:

THE DEVELOPER SHALL EXECUTE A SUBDIVISION IMPROVEMENT AGREEMENT WITH THE CITY OF FERNLEY PRIOR TO APPLYING FOR ANY BUILDING PERMITS FOR NEW HOME CONSTRUCTION IF THE PUBLIC IMPROVEMENTS ARE STILL NOT CONSTRUCTED BUT ARE ADEQUATELY SECURED IN ACCORDANCE WITH THE CITY OF FERNLEY DEVELOPMENT CODE. THE AGREEMENT SHALL BE DRAFTED BY THE CITY OF FERNLEY AND PROVIDED TO THE DEVELOPER FOR REVIEW AND EXECUTION. THE AGREEMENT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

OTHER REQUIREMENTS:

32. ENCROACHMENTS:

THE K1C LATERAL IS PROPOSED TO ENCROACH INTO APPROXIMATELY 9 OF THE PROPOSED SINGLE-FAMILY SUBDIVISION LOTS. THIS AREA OF THESE LOTS SHALL BE FENCED AS PART OF THE OUTLOT A PARCEL AND HOMEOWNERS SHALL BE NOTIFIED OF THE ENCROACHMENT AS PART OF THE SALE DOCUMENTS. DRAINAGE FROM THE ENCROACHMENT AREA SHALL DRAIN BACK TO THE CONCRETE SWALE BEHIND THE LOTS.

33. ROUNDABOUT:

THE APPLICANT MAY PROCEED WITH FINAL MAP RECORDING AND SECURE A SITE IMPROVEMENT PERMIT TO COMPLETE SUBDIVISION IMPROVEMENTS PRIOR TO FUNDING BEING SECURED BY NDOT THAT ADDRESSES THE ROUNDABOUT OPERATIONAL DEFICIENCY, SPECIFICALLY THE LEVEL OF SERVICE OPERATING CONDITION. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED FOR ANY HOMES UNTIL THE FUNDING IS DETERMINED BY THE CITY OF FERNLEY TO BE ADEQUATE TO ADDRESS THIS OPERATIONAL CONDITION (I.E. MUST ACHIEVE THE LEVEL OF SERVICE REQUIRED BY THE CITY OF FERNLEY COMPREHENSIVE MASTER PLAN) AS PART OF THE INTENDED SCOPE. IF AN ALTERNATE

ROADWAY OR CAPACITY RELATED PROJECT (PLANNED OR UNPLANNED) IS CONSTRUCTED SUCH THAT THE ROUNDABOUT LEVEL OF SERVICE IS FOUND TO BE ACCEPTABLE BY THE CITY, THE APPLICANT MAY PROCEED WITH HOME CONSTRUCTION AND ISSUANCE OF CERTIFICATES OF OCCUPANCY WITHOUT FURTHER DELAY OR RESPONSIBILITY TO MITIGATE THIS OPERATIONAL ISSUE. IF AN IMPROVED LEVEL OF SERVICE STANDARD IS ADOPTED BY THE CITY, THE PROJECT WILL BE RESPONSIBLE TO MEET THAT STANDARD.

34. SUBDIVISION ROAD MAINTENANCE:

IN THE EVENT THAT THE APPLICANT PROCEEDS WITH SUBDIVISION IMPROVEMENTS AND COMPLETES THE SUBDIVISION STREETS, THE APPLICANT SHALL BOND FOR THE COSTS TO SLURRY SEAL THE STREETS FOLLOWING ACCEPTANCE OF THE STREETS OFFERED FOR DEDICATION BY THE DEVELOPER. THIS BONDING SHALL BE IN AN AMOUNT AGREED TO BY THE CITY ENGINEER FOR THE COSTS OF SLURRY SEALING NOT PRIOR TO 8 YEARS AFTER ACCEPTANCE OF THE STREETS. THE INTENT IS TO INSURE AGAINST PUBLIC STREETS DEGRADING IN THE EVENT THAT THE DEVELOPER DEDICATES THE STREETS BUT DOES NOT CONSTRUCT HOMES DUE TO LACK OF ROUNDABOUT FUNDING. THIS CONDITION WILL NOT BE APPLICABLE IF THE OPERATIONAL CONDITION OF THE ROUNDABOUT IS LEVEL OF SERVICE D OR BETTER AT THE TIME REGARDLESS OF FUNDING SOURCES, AND NATURE OF OTHER PROJECTS THAT MAY RESULT IN THE ROUNDABOUT OPERATION BEING SATISFACTORY, AT LEAST 8 YEARS AFTER SUBDIVISION STREET ACCEPTANCE.

35. COMPLIANCE WITH TRAFFIC STUDY

THE APPLICANT SHALL COMPLY WITH ALL RECOMMENDED MITIGATION MEASURES OUTLINED IN THE TRAFFIC STUDY AND/OR REQUIRED BY THE NEVADA DEPARTMENT OF TRANSPORTATION.

Sandy Harris

From: Dana Uhlhorn <danamuhlhorn@yahoo.com>
Sent: Wednesday, January 8, 2025 4:33 PM
To: City Clerk
Subject: Public Comment Regarding Tonight's Meeting

Hello Planning Commissioners,

Dana Uhlhorn for the record. I am here for the item 3.1 for Creekwood Development, I live across the street from this project.

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).

I work in Real Estate, and am generally pro-development, however, I think that some development needs to consider the area it is going into, and plan accordingly. For instance, the parcels behind my house were originally 60 acres worth of agricultural land, I was not upset with the developers for subdividing that, and turning it into houses. Those developers looked at the area they would be adjoining and saw that 6000 square foot lots would not make sense, so they went with 12,000 to 15,000 square foot lots, and reasonable size houses. This is a good development.

The development in front of you today wants to go from 20,000 square foot lots, which was already subdivided from a 40 acre parcel, down to 6000 square foot lots throughout the development. In my opinion, they should at least have 20,000 square foot lots at the outside edges of the development, where it abuts houses that are on acreage. There is also the matter of setback. When I was a part of the group that helped to come up with priorities for the re-working of the Master Plan for Fernley, about 8 to 10 years ago, almost everyone there said they would like to preserve the country feel of Farm District Rd. To help in preserving that, a 200 foot setback was required of developments along Farm District Rd. This development doesn't appear to be honoring that at all. Also while I'm ranting about the set-back, I would like to ask why it isn't at least suggested by the city that the developer preserve the old growth trees on the property? We live in a desert, and large vegetation of this nature is hard to come by. It not only provides beauty to the area, it acts as a wind break, (Lord knows we can always use that!), and habitat to many species of birds. In closing, I am not opposed to this development, and I know that it will make traffic an absolute nightmare, between this, and the current developments under construction, and the others that are coming up in front of you. The traffic will be dealt with over time, I am sure, it will just be a pain in the mean time.

Thank you for listening, Dana Uhlhorn