

**MINUTES OF THE
FERNLEY CITY COUNCIL WORKSHOP MEETING
FEBRUARY 13, 2025**

Mayor Neal E. McIntyre called the meeting to order at 6:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Councilman Ryan Hanan (Zoom), Councilwoman Felicity Zoberiski, Councilman Albert Torres, Councilman Joe Mendoza, Deputy City Attorney Brandi Jensen, Planning Director Michele Rambo, Public Works Director Barry Williams, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris. **Absent:** City Manager Ben Marchant, Councilman Stan Lau.

1.3. Public Forum

None

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Councilwoman Felicity Zoberiski, **Seconded by:** Councilman Joe Mendoza. **Vote:** Passed, **Summary:** Yes 3. **Yes:** Councilwoman Zoberiski, Councilman Torres, Councilman Mendoza.

2. STAFF REPORTS

2.1. Discussion and possible action to discuss proposed changes to Zoning Map Amendment (ZMA 24001), Major Deviation (MJD 24001), and Tentative Subdivision Map (TSM 24001), including but not limited to Conditions of Approval. This project is located at the northeast corner of Farm District Road and Red Rock Road.

Mayor McIntyre announced that this workshop is to see if we can agree on conditions for approval of this subdivision. If conditions of approval change, then it will be presented at our February 19th Council meeting. If there's a zoning change then it goes back for a first reading, and it will not be on the agenda again until March 5th.

John Krmpotic, KLS Planning, stated that he appreciates the merits of tonight's meeting. It's really about the key issues that have been brought up by the community, and they won't let go. We have rolled over on this revised plan. He has the old plan (curved) that they would like to keep very much intact as it is, if the Council and the community wish to go that way. They had another plan (grid) that he shared. He first showed the first plan (curved) that was reviewed by the Planning Commission, by the community and by the City Council. The second plan (grid) is now introduced again. We have removed the lots that fronted the street. That was a big problem with a lot of people. 80-foot lot width on the west side and the rest of the lots are 6,000 square feet internally. We are trying to match the condition to the Red Rock residences on the west side. That was the single biggest issue. The house will always be, to the front, a 20-foot setback with a driveway and a garage. One story, restriction we can accept on all of those, that was a key issue. We're doing more than what the R20 zoning would be because that requires a 20-foot rear yard setback. That allows 2 stories. We're willing to take that off the table, and it does require 80-foot width. We're improving above and beyond that district, as it relates to that west property line. We had accepted a condition on this side in the last meeting. No access to Red Rock.

Councilwoman Felicity Zoberski stated that she likes the curved design better than the grid. On the grid design you are only gaining two houses on the west side.

Mike Vicks, KLS Planning, stated that the number of houses stretching from Farm District to the far north end is 32 in the curved design, and 30 in the straight shot grid.

Councilman Joe Mendoza thanked everyone for coming.

3. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None

4. PUBLIC FORUM

None

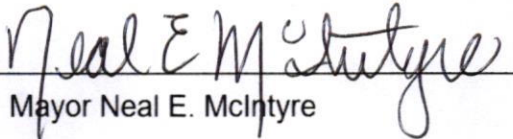
The next Fernley City Council meeting will be March 5, 2025, at 5:00 pm.

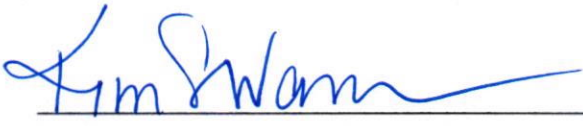
5. ADJOURNMENT

There being no further business to come before it, the Fernley City Council Workshop meeting adjourned at 7:16 pm.

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

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0


Mayor Neal E. McIntyre


ATTEST: City Clerk Kim Swanson