

**MINUTES OF THE  
FERNLEY CITY COUNCIL MEETING  
FEBRUARY 19, 2025**

Mayor Neal E. McIntyre called the meeting to order at 5:00 pm.

**1. INTRODUCTORY ITEMS**

**1.1. Pledge of Allegiance**

**1.2. Roll Call**

**Present:** Mayor Neal E. McIntyre, Councilman Ryan Hanan, Councilwoman Felicity Zoberiski, Councilman Stan Lau, Councilman Albert Torres, Councilman Jo Mendoza (Zoom), City Manager Ben Marchant, Deputy City Attorney Brandi Jensen, City Treasurer Robert Carson, Building Official Charity Birkel, Planning Director Michele Rambo, Public Works Director Barry Williams, Deputy Public Works Director Olivia John, City Engineer Maria Paz Fernandez, Utilities Director Seong Kim, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris

**1.3. Public Forum**

Becki Howlett, Fernley resident, reminded everyone that the STEM festival is at the high school on Thursday, February 27th from 5 pm to 8 pm.

Tammy Dittman, Fernley resident, raised concerns about the fire hydrants. She will be requesting information on the maintenance program. She would like to see this on the agenda so that it can be addressed to the public. According to the interlocal contract with the fire department that was signed in July 2020, it is supposed to be every 5 years for the hydrant resting and every year for the flow testing.

Debbie Skinner, Fernley resident, read a couple of the quotes into record. There are four ways and only four ways in which we have contact with the world. We are elevated and classified by these four contacts. What we do, how we look. what we say and how we do it. Anybody can be angry. That is easy, but to be angry with the right person, and to do the right degree at the right time and for the right purpose and in the right way. That is not everybody's power. And it is not easy.

**1.4. (For Possible Action) Approval of Agenda**

**Motion:** I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Councilman Lau, **Seconded by:** Councilman Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberiski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

**2. CONSENT AGENDA**

**2.1. (Possible Action) Approval of Voucher Report**

**2.2. (Possible Action) Approval of Minutes**

**2.3. (Possible Approval) Approval of Business Licenses**

Kim Swanson, City Clerk, read the new business licenses.

**Motion:** I MOVE TO APPROVE THE CONSENT AGENDA AS PRESENTED . **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza

**3. REPORTS - this item is for various public entity representatives to provide general information to the Council and public. No action will be taken.**

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

Ben Marchant, City Manager, congratulated Brent Santos, for completing his building inspector certificate. The Mayor and himself will be going before the Nevada Assembly Government Affairs Committee to make a presentation on the city this Friday morning at 8 am. They will also give the presentation on Monday, at 3:30 pm to the Nevada Senate Government Affairs Committee. He introduced the new City Engineer, Maria Paz Fernandez.

Councilman Albert Torres stated that he would be going to Washington, DC, with the Nevada League of Cities as part of the conference for the National League of Cities and meeting with our congresspeople and our Senator Jacky Rosen, and then Congressman Mark Amodei. He stated he will address the RAISE grant, the land bills, a couple of things to do with mental health in the rural areas and try to make sure that we're continuing the funding. We know that growth is coming out here. You know Washoe County is out of property, but they have a lot of water, so I'm hoping to kind of argue to see if we could possibly get some more water pushed our way. Congressman Amodei sits as the head of the Natural Resource Committee, so I'm hoping that it is going to give us some pull.

Mayor McIntyre announced that the Fernley boys' and girls' basketball teams are in Vegas playing in the State Tournament. February 27th will be the State of the City address at the Senior Center. The doors open at 5:30.

**3.2. State of Nevada Legislative update**

None

**4. PROCLAMATIONS BY THE MAYOR**

None

**5. PRESENTATIONS**

**5.1. Presentation by David H. Ridgon, Esq., Special City Attorney for water issues, on the status of the current litigation with the Bureau of Reclamation (BOR) related to the Truckee Canal. The presentation will include a discussion whether the City of Fernley should appeal the recent decision of Judge Du deciding the case in favor of BOR to the Ninth Circuit Court of Appeals.**

David H. Ridgon, Taggart & Taggart, stated that we've been fighting for a long time in federal court over the Bureau's Environmental Impact Statement with regards to the canal lining project. We were back in District Court recently, and we received an unfavorable decision from the District Court on what we call the merits of the case. The District Court found that the EIS was

sufficient and issued an order to that effect on January 22nd. We now have 60 days to decide whether we want to appeal that determination to the 9th Circuit Court of Appeals. I recommend that an appeal is filed.

Councilman Torres stated this will be placed on the March 5th agenda to decide on the appeal.

**5.2. Presentation, Discussion and Possible Action. Shayla Holmes of Lyon County Human Services is requesting help in funding a .5 FTE for home delivered meals in Fernley to alleviate the ongoing waitlist for that specific service for seniors. The annual salary is \$46,500, with a 5% increase each year.**

Shayla Holmes, Lyon County Human Services, explained the need for an additional part-time employee. Our request is to see if the city of Fernley could find within its budget the possibility to support the Human Services Department to allow us to add a part-time employee. The cost of that right now is \$46,500. That goes up about 5% every year, given that we maintain a standard cost of living increase in the standard performance wage increase.

Councilwoman Zoberski stated she wished that this would have followed the presentation from finance, so that we knew how much we had to spare.

Councilman Torres stated that he is not against this, but there are a lot of questions he has that she will probably end up having to come back and answer for Council. One of those main questions is that the number one funding source for everything that the county does already comes from the city of Fernley residents. We pay the most taxes, and we get the smallest amount of C-Tax. Why are we being asked to fund a position when we fund most things that happen in Lyon County. We're being taxed on stuff that we're already paying for by having this additional position that is on our residents. I would like to see you bring in what the city of Fernley contributes to the county coffers already and then, what percentage of that, as compared to the other areas, are we paying for things across the county? If you want another position here in Fernley, and we're not involved in Health and Human Services as a city other than by our tax base, if we can't afford it countywide, then we shouldn't have to pay more than we're already paying. He is very supportive of Health and Human Services.

Shayla Holmes stated that she would come back with a presentation breakdown as far as the tax rate that comes from the city of Fernley into Human Services.

Councilman Mendoza asked if she went back to the County Commissioners to advise them of the needs you have to support Fernley? He also asked if there is any way the city can advocate for her with the county to help them move towards supporting the budget request.

Shayla Holmes stated that she is currently in the active budget process. She has made these requests through the active budget process. However, that won't be finalized until May. In addition, we are also asking for increases from our grantors. Social Service Programming through ADSD, Aging and Disability Services Division of the State is currently open, due February 24th. We will be submitting those applications tomorrow. Our congregate home-delivered meals have not opened yet, so we will be asking for an increase in those grants as well.

Councilman Ryan Hanan stated that he all for fundraising, or whatever we can do to help raise money in the City of Fernley for the folks in Fernley but is against any line item to give money to the County. He wants to do everything we can in our power to assist and help, and if there's one day that you don't have a driver, and we can lend one person. He's totally open to that or multiple

times throughout the year. But at this time, he can't support this. Health and Human Services is a County, State and Federal function and we just don't have the revenue.

Councilman Stan Lau inquired about the age requirement.

Shayla Holmes stated that home-delivered meals require you to be over the age of 60 and be homebound due to a cognitive or physical inability that prevents them from leaving and coming safely into the center to participate there

**Motion:** I MOVE TO TABLE THIS AND HAVE MISS HOLMES FROM LYON COUNTY HUMAN SERVICES BRING BACK THE REQUESTED FINANCIAL NUMBERS FROM THE COUNTY TO RE-PRESENT, AND THEN FOR DISCUSSION AND POSSIBLE ACTION AT A LATER DATE. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

**5.3. Presentation, Discussion and Possible Action. Presentation by City Treasurer Robert Carson and City Manager Ben Marchant on the financial forecast and budget implications for the priorities that were identified at the Strategic Planning Work Session of January 17, 2025. The presentation will include a discussion of how these priorities may be addressed in the proposed budget for fiscal year 2025-2026 for resources and staffing.**

Ben Marchant, City Manager, presented the financial forecast and the context for the strategic planning initiatives that we identified in January. 15 priorities were identified. For the 15 priorities that have been identified, he discussed a little bit about the financial forecast and a couple of different variables that Mr. Carson will present on how we might approach budgeting for these items. If we budget everything, great, but if we must make harder decisions, what are those variables going to mean to the Council in terms of what we bring back for the budget presentation on April 3<sup>rd</sup> at the preliminary budget presentation. Tonight is intended to give you at least some context for how we're going to go back and prepare the budgets for each department over the next month and a half.

Robert Carson, City Treasurer, we're just looking forward to presenting different financial forecasts for you going forward through the next year, and possibly the next 3 years. These forecasts will be based on controlled growth, controlled growth in inflation and cost of goods. It also includes all our CIP that were approved last year, so those total projects are included in there.

Ben Marchant, City Manager, stated Fernley saw a downturn in 2010. He mapped a graph of employees per 1,000. It went up to a high of 5 employees per 1,000, and it was at a low of one employee per 1,000 and right now we're hovering at about 3 1/2 employees per 1,000. It's a very lean city, and what we have in the Planning Department is not enough to keep up with the applications coming in. You heard from one of the development partners a few months ago that they are offering fund planning positions because they are concerned that our existing staff will not keep up with the applications that they see coming in. When you're doing application and plan reviews, you have no time left for the long-range planning. This is where this discussion becomes very strategic. It's easy to get lost in theory and philosophy, but what it comes down to is what you can afford and what you have at the end of the day. If you have a very good master plan and good planning documents 10, 15, 20 years down the road, you're going to be building developments that are worth 5 times the value of what you get today. But the concept of good

planning means better development. Better development means higher property values and higher taxes. Then you're going to have more resources. What Mr. Carson presented was that if we don't grow, we lose money year after year, and we cannot keep up with the basic level of services. So, growth, not just for Fernley, but throughout the State of Nevada, is imperative for municipal success.

Councilwoman Zoberski stated that, as far as budget forecasting, she is supportive of the four people that we need in public works and our code enforcement, because without those positions in our code enforcement, we don't have our building department because they're spending so much time on that. It's important that we fill the positions that we need to take care of our city before we fill positions to take care of the future plans or new developments that are coming in.

Councilman Torres stated there are a lot of things coming our way and some major projects are in the works to come to Fernley, not only in the housing area, but also huge industrial ideas that are out there. We must continue moving forward. During the priorities meeting, we wanted to move forward on the Master Plan, and we were going to spend \$250,000 to \$300,000 on the outside consultant to get it done with our Planning Director and staff doing the final approval and making sure we were going down the right road. I just want to make sure that we're stressing that if it's a no, or if we are just having a hard time filling the position that we must find a way to move forward no matter what, with all of that planning stuff. And if that includes, it's got to include going to outside-consultants, because there's no way that anyone can take all of this stuff that's coming by themselves, even with one or two staff members. We don't want to get into the city manager or county manager giving us bad directions, and the city council going along with it, without double-checking with the city manager and finance to make sure that we can continue to operate and provide the services to our residents based upon what we have. I don't want to lose staff, and I don't want to cut services.

Councilman Hanan asked for clarification on the tax rate for businesses and for rental homes or homes that are used for business. What do businesses pay and how that differs from what the residents pay.

Robert Carson, City Treasurer, explained that if you're a business, and you have inventory, that's also taxable value to the property taxes. They're also not subject to the same 3% cap; it's an 8% cap for businesses.

**Motion:** I MOVE TO ACCEPT THE PRESENTATION. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

McIntyre called for a break: 6:20pm - 6:27pm.

## 6. PUBLIC HEARINGS

**6.1. (For possible action) Discussion and possible action regarding: Bill #355 in association with a proposed Zoning Map Amendment (ZMA 24001); Appeal (APP24001) in association with Major Deviation (MJD 24001); and Tentative Subdivision Map (TSM 24001). These applications form a request by KLS Planning & Design on behalf of The 1903 Trust for 1) changing the zoning designation from RR1/2 to SF6; 2) an appeal to the Planning Commission denial of the reduction of side setback requirements from a**

**combined total of 20 feet to a combined total of 10 feet; and 3) the division of approximately 47.52 acres into 158 single-family lots. The project is located at the northeast corner of Farm District Road and Red Rock Road (APN 021-343-20).**

Michele Rambo, Planning Director, gave a brief summary. There are 3 applications being considered on this one agenda item: a Zoning Map Amendment, an appeal to a Major Deviation, and a Tentative Subdivision Map. The result of approving these applications will be the construction of 158 single-family homes east of Red Rock Road. This item was considered by the Planning Commission at their December 11, 2024, meeting with the following outcomes: (1) Denial of Major Deviation 24001. The applicant has filed an appeal regarding this decision and has requested that the City Council overturn this denial. (2) Recommended denial of Zoning Map Amendment 24001 due to concerns with the proposed lot sizes. (3) Recommended denial of Tentative Subdivision Map 24001 due to concerns about the impact of traffic on the adjacent subdivision. The First Reading of Bill #355 was conducted by the City Council at their meeting on January 15, 2025. The item up for consideration tonight is the original plan that was submitted with the curved streets and the cul-de-sacs. If the Council decides to deny that application, the applicant, the developer, has an alternate plan that he will then submit for consideration later. We have nothing new to add to the presentation

John Krmpotic, KLS Planning, stated that he did not have anything new to add to what they went through at the February 13<sup>th</sup> Workshop Meeting.

Councilwoman Zoberski stated the main issue that she has with the project is the houses that border the Red Rock houses on the west side being 2-stories. Also, has the fire department had any comment as far as those driveways facing the fire department.

Mike Vicks, Montavista Consulting, stated what we've done with the grading is to try to balance out the site and eliminate a lot of retaining walls, etc. Along the first stretch of Red Rock Road, it's in line with Red Rock Road. The next section of the subdivision is generally one to 2 feet above the existing grade at the property line where the pad grades are. As we come from Quick Cal Lane to the Red Rock connection down it is generally below, ranging between 6 and 8 1/2 to 9 feet by the time we get down below the adjacent property. This green belt consists of grading down to these lots. He also stated that they have not had any comment from the fire department. Prior to approval, the fire department is going to review it, and if it is determined that parking would obstruct their access, we would be required to prohibit parking there with a red curb.

Councilman Hanan stated that he likes the curved design. He also inquired about the amount of pavement and utilities with the grid design versus the curve designed.

Mick Vicks stated that there are 10.4 acres dedicated to public right of ways in the grid design and about 8.6 acres for the curve design.

Mayor Neal E. McIntyre called for a break, 7:00pm - 7:05pm.

#### **Public Comment:**

Cal Eilrich, Fernley resident, stated that we negotiated, which was a good deal, when John came in here and negotiated a great deal with this Thursday. Now you are all changing it. The reason we negotiated the deal is that we're of that original design because it's going to dump traffic on Red Rock Road, and there's people walking on that road. At least do away with those 6 lots across from the fire station if you're going to go with that design, which we hope you don't. Deny it and start again.

Councilman Torres asked why the original developer didn't put sidewalks, curb and gutter on Red Rock when they developed that project if they were so worried about safety.

Michelle Rambo, Planning Director, stated that the rural residential designation doesn't require it, but the single-family residential designation does.

Steve Spindler, Fernley resident, stated to build two-story houses and tell him they're not going to be looking into his backyard, it's not going to happen.

Erica Frisk, Fernley resident, thanked them for hosting the workshop. When they came up with the grid plan, she was impressed. She felt so appreciated and heard. They had this plan that they came up with, and they sounded like they were totally fine with going with that. Suddenly, it's the Council saying that it's an interesting design, the original one. After last Thursday's meeting, we were all impressed with what was heard, so what was the point of the workshop, if everybody was kind of in agreement with that and now the Council is coming up with something else.

John Liss, Fernley resident, stated if you like cul-de-sacs, you can design cul-de-sacs in this neighborhood if you want, with a major thoroughfare. Fernley 5 has also been able to figure out a way to put a major thoroughfare in and have your little squared-out boxes for houses and not have major traffic. He asked to have single stories matching up these property lines just for a sense of privacy. Curves don't necessarily slow people down. It is a beautiful setup compared to the grid.

Greg Wargo, Fernley resident, stated he likes the curved lots. He liked the fact that the lots are deeper. Once this thing is done, the traffic will take care of itself. The people using Red Rock Road aren't going to change using Red Rock Road, and the people that are in that subdivision aren't going to come to use Red Rock Road to go through, because they've got their own. We're not going to solve any speed and traffic issues on Red Rock Road with or without this development period. It's not compatible with our neighborhood size wise.

Tom Earhart, Fernley resident, stated that he lives on Vonnies close to the property line. He likes the 30-foot green space buffer where he burns and where he cuts hay.

Les Politi, Fernley resident, stated he doesn't like where they are putting almost 3 houses right behind him. If you put two-story homes right there, they're all going to be looking right in my backyard with no problem.

Mary Bauer, Fernley resident, stated her concern was traffic, and would like Quick Cal to be an emergency entrance and exit. She is also against the two-story houses.

**Motion:** I MOVE TO APPROVE BILL #355 IN ASSOCIATION WITH ZMA 24001, APPROVE TSM 24001, AND OVERTURN THE PLANNING COMMISSION'S DENIAL OF MJD 24001 BY APPROVING APP25001, BASED ON THE FINDINGS AND CONDITIONS OF APPROVAL FOUND IN THE STAFF REPORT WITH THE ADDED CONDITION OF APPROVAL THAT LOTS 53, 55 THROUGH 62, 82 AND 83 ARE LIMITED TO SINGLE STORY HOUSES. Action: Approved. **Moved by:** Councilwoman Felicity Zoberski, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 4, Abstained 1. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan. **Abstain:** Councilman Joe Mendoza abstained due to not hearing the motion due to technical difficulties.

Mayor Neal E. McIntyre called for a break: 7:48pm - 8:00pm.

## 7. STAFF REPORTS

### **7.1. Discussion and possible action to approve the City of Fernley's maximum allowed operating property tax rate to be levied for fiscal year 2026 and for submission to the State of Nevada Department of Taxation.**

Robert Carson, City Treasurer, stated each year the State of Nevada Department of Taxation provides a maximum allowed property tax rate, and the City must submit in writing the property tax rate the City proposes to levy for the upcoming fiscal year. The city's current tax rate for fiscal year 2025 is set at .6757, fiscal year 2026 is .6761.

**Motion:** I MOVE TO APPROVE THE CITY OF FERNLEY'S MAXIMUM ALLOWED OPERATING PROPERTY TAX RATE OF .6761 TO BE LEVIED FOR FISCAL YEAR 2026 AND FOR SUBMISSION TO THE STATE OF NEVADA DEPARTMENT OF TAXATION. **Action:** Approved.

**Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

### **7.2. Discussion and Possible Action to Affirm or Withdraw the motion made at the December 18, 2024, City Council Meeting directing staff (City Manager) to move forward with an RFP for a Public Safety Feasibility Study.**

City Manager Marchant stated this is for clarification. The City Council unanimously voted to direct an RFP issued for a Public Safety Feasibility Study. In the Strategic Planning Session, it was not a high priority. He is looking for direction to proceed or withdraw from the previous direction.

**Motion:** I MOVE TO WITHDRAW THE MOTION MADE AT THE DECEMBER 18TH CITY COUNCIL MEETING DIRECTING STAFF TO MOVE FORWARD WITH A REQUEST FOR PROPOSAL FOR A PUBLIC SAFETY FEASIBILITY STUDY AT THIS TIME. **Action:** Approved.

**Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

### **7.3. Discussion and Possible action to approve new positions and job descriptions of Utilities Administrative Specialist II, Utilities Systems Electrician, Utilities Engineering Manager, and SCADA Specialist.**

Seong Kim, Utilities Director, said the proposed plan to upgrade the utilities department was presented at the Strategic Planning meeting. We are looking to hire four new positions in the first step to moving forward to restructuring the utilities department.

Councilman Torres inquired about the total amount needed to budget for these four positions.

Robert Carson, City treasurer, stated that these positions would be administrative to the utilities department and be split evenly between the water and sewer. The estimate is \$200,000 for each water and sewer for these four positions.

Ben Marchant, City Manager, stated these four positions are for this fiscal year. The next six positions will be reviewed as part of the budget proposal for the 2025/2026 budget year and the last four positions will be in the following budget year 2026/2027.

Robert Carson, City Treasurer, if we get these four positions in place and get them hired, we will also track the decrease in outside services required on an emergency basis.

Councilman Hanan stated that the justification needs to be pretty strong. When we authorize positions, he would like to see how those positions are affecting those departments in a positive way that justifies the positions themselves. We need better SCADA management and training. Councilman Mendoza would like to see the amount that is being contracted out for these positions compared to the amount that we are going to pay for firing four new people.

**Motion:** I MOVE TO APPROVE THE FOLLOWING FOUR NEW POSITIONS: UTILITIES ADMINISTRATIVE SPECIALIST II, UTILITIES SYSTEMS ELECTRICIAN, UTILITIES ENGINEERING MANAGER, AND SCADA SPECIALIST. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

## 8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Mayor Neal E. McIntyre asked Barry Williams, Public Works Director, if there is anything on an upcoming agenda regarding Green Valley Park.

Barry Williams, Public Works Director, stated they are working on putting together a presentation on the parks during the budget cycle of what projects we have going on in all the parks.

Councilwoman Zoberski asked to have a meeting or workshop with North Lyon County Fire, with at least two Council members and staff to work on a new interlocal agreement. She would like to have that meeting before the agendaized interlocal agreement meeting.

## 9. PUBLIC FORUM

Tammy Ditman, Fernley resident, stated she would like to be part of the meeting with North Lyon County Fire regarding the interlocal agreement.

Becki Howlett, Fernley resident, stated that there is a Fire Board meeting on Thursday, February 20th at 6:00 pm.

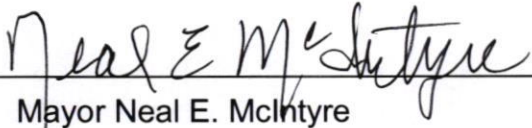
The next city council meeting will be March 5, 2025, at 5:00 pm.

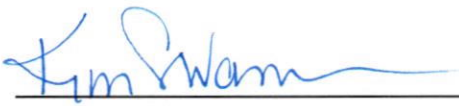
## 10. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:17 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

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

**BILL #355**  
**CITY OF FERNLEY**  
**ORDINANCE # 2025-002**

**A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA24001, TO CHANGE THE ZONING OF ±47.52 ACRES LOCATED AT THE NORTHEAST CORNER OF FARM DISTRICT ROAD AND RED ROCK ROAD (APN: 021-343-20) FROM RR1/2 (RURAL RESIDENTIAL, ½ ACRE MINIMUM) TO SF6 (SINGLE-FAMILY RESIDENTIAL, 6,000 SQUARE FEET MINIMUM).**

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

Section 1: The zoning of that certain real property totaling ±47.52 acres, more or less, situated in the City of Fernley, Nevada, and owned by The 1903 Trust, being more particularly described on Exhibit "A" attached hereto and depicted on "Exhibit A-1" attached hereto is hereby reclassified from RR1/2 (Rural Residential, ½ acre minimum) to SF6 (Single-Family Residential, 6,000 square foot minimum).

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

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

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

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

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

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

BILL #355 BEING HEREBY PROPOSED this 15<sup>th</sup> day of January 2025.

BILL #355 BEING HEARD at a public hearing this 5<sup>th</sup> day of February 2025 and postponed by majority vote of the City Council.

BILL #355 BEING HEREBY PASSED, APPROVED, AND ADOPTED this 19<sup>th</sup> day of February 2025, by the following vote of the Council:

Ayes: 4      Nays: 0      Abstentions: 1      Absent: 0

FERNLEY CITY COUNCIL

LEGAL DESCRIPTION

PARCEL 2(ADJUSTED)

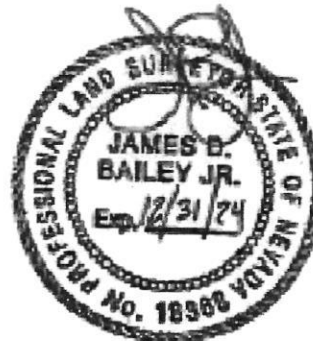
ALL THAT CERTAIN REAL PROPERTY BEING ALL OF THE YORI PARCEL AS SHOWN ON THE RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FILE No. 90732 AND A PORTION OF THE GALLAWAY PARCEL AS SHOWN ON PARCEL MAP FILE No. 31048 OF LYON COUNTY RECORDS, LYING IN A PORTION OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID YORI PARCEL , THENCE FROM SAID POINT OF BEGINNING AND ALONG THE EASTERLY LINE OF SAID YORI PARCEL , SOUTH 0°02'41" WEST A DISTANCE OF 2630.77 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF FARM DISTRICT ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH 89°38'59" WEST A DISTANCE OF 759.84 FEET ; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY NORTH 0°07'03" WEST A DISTANCE OF 338.08 FEET TO BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS, SOUTH 89°52'57" WEST, HAVING A RADIUS OF 180.00 FEET , SUBTENDED BY A CENTRAL ANGLE OF 31°47'18" THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.87 FEET, HAVING A CHORD OF NORTH 16°00'42" WEST AND A DISTANCE OF 98.59 FEET; THENCE LEAVING SAID CURVE NORTH 0°07'03" WEST A DISTANCE OF 2203.35 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFORMENTIONED SECTION 22; THENCE ALONG SAID NORTH LINE SOUTH 89°16'32" EAST A DISTANCE OF 794.15 FEET TO THE POINT OF BEGINNING.

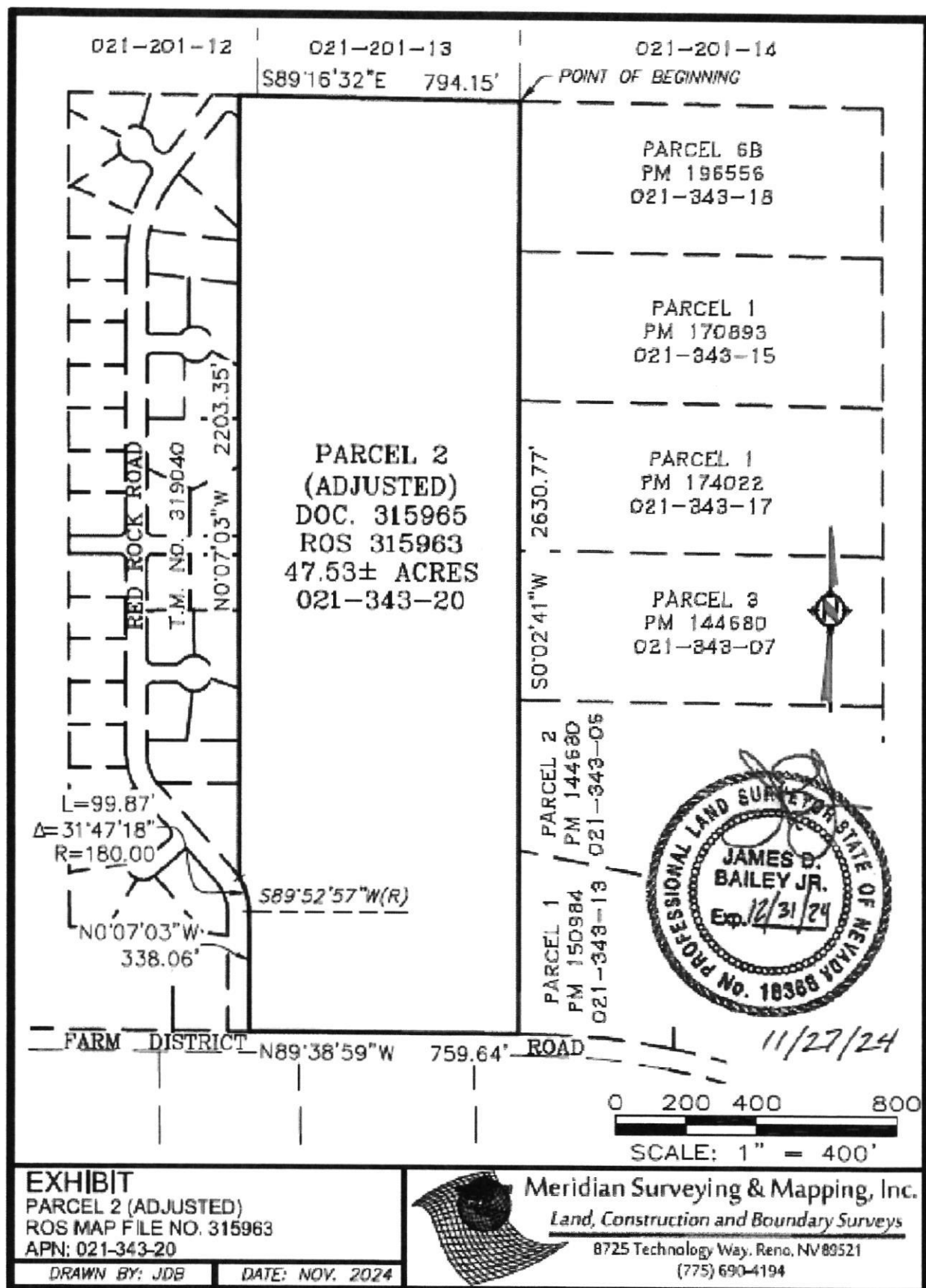
CONTAINING 47.53 ACRES MORE OR LESS.

Per NRS 111.312, this legal description was previously recorded at Document No.315985, on March 17, 2004, Official Records of Lyon County, Nevada.

James D. Bailey, Jr.  
P.L.S. 18368  
MERIDIAN SURVEYING & MAPPING, INC.  
8725 TECHNOLOGY WAY, STE. C2  
RENO, NV. 89521



5/14/2024

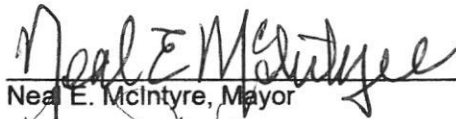


**Meridian Surveying & Mapping, Inc.**

*Land, Construction and Boundary Surveys*

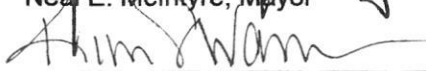
8725 Technology Way, Reno, NV 89521  
(775) 690-4194

By:

  
Neal E. McIntyre, Mayor

Date: 2/19/2025

Attest By:

  
Kimberly Swanson, City Clerk

Date: 2/19/2026



February 14, 2025

Dear Members of the Fernley Planning Department and and City Council,

Enclosed please find copies of our previous two letters expressing opposition to the proposed rezoning in our neighborhood. Specifically: ZMA24001, MJD24001, and TSM24001.

We recognize the need for affordable housing in Nevada but we seriously question the number of houses in the proposed subdivision. We recognize that many people don't want to take care of large yards but rezoning to such small lots removes any possibility of the residents choosing to own animals or having gardens and orchards. It changes the neighborhood from a relatively quiet one with a rural atmosphere to a busy, loud, and characterless subdivision.

Previous growth along Highway 50 has led to the need for traffic lights which slows all traffic, residential, emergency, and commercial. Adding this many more houses along that corridor will likely lead to additional traffic lights and/or reduced speeds which will slow traffic even further.

We ask that you please deny the zoning changes and allow the neighborhood to retain what is left of its rural atmosphere. Build houses for people that still wish for relative peace and quiet and will want to spend time here rather than for commuters for whom home is simply a place to eat and sleep.

Thank you.

Handwritten signatures of Charles and Linda Perry in blue ink.

Charles and Linda Perry  
3140 Farm District Road

January 27, 2025

Dear Members of the Fernley Planning Commission and City Council,

We sent a letter dated November 3, 2024 to express our concerns regarding the proposed zoning changes: ZMA24001, MJD24001, and TSM24001. We are writing again since this issue is coming up before you on February 5.

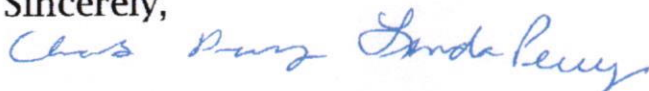
We recognize the inevitability of housing replacing fields in our area. The long-term availability and use of water is a serious concern for anyone living in Fernley. Increased traffic on Farm District and Red Rock Roads are also serious concerns.

This time we wanted to highlight our objections to the number of houses being proposed. Why is it necessary to pack that many houses into a small area?

The only people that really benefit are the developers and landlords. Cramming that many people into a subdivision eliminates quiet and privacy which is something that has always been appealing about this section of Farm District Road. Having to listen to your neighbors' conversations, television/music, and parties whether you want to or not is not a pleasant way to live.

If Fernley needs dense housing, why can't you put it closer to the center of town or across the highway where there aren't any houses yet? We ask that you please leave the zoning alone and allow this section of Fernley to retain its rural atmosphere and attract the kind of people who will appreciate it.

Sincerely,



Charles and Linda Perry  
3140 Farm District Road

November 3, 2024

Dear Members of the Fernley Planning Commission and City Council,

We received the Notice of public hearing for the zoning changes: ZMA24001, MJD24001, and TSM24001. Our first reaction is that this is a revolting development for our neighborhood. We realize that people need housing and that change happens but we ask that you please seriously consider the effect that many houses in such a small area will have. Farm District road will no longer be an appropriate name if this amount of growth continues.

1. Increased traffic. In the past few years the amount of traffic and noise has greatly increased. Cars and trucks regularly speed down the road. Most families own more than one vehicle, so please consider what adding 150 to 300 cars on a daily basis to Farm District and Red Rock Road will do both in terms of traffic, road use and maintenance.

2. Water use. If the average home uses 10,000 gallons of water per month, then this subdivision will be pulling 1,580,000 gallons of water each month, more than 19 million gallons per year. This water will be going through the sewer system instead of going back into the ground in the subdivision. Also, due to the cost of water in Fernley, many people are opting for minimal plants and trees which also limits the amount of water being put back into the ground. If the city of Fernley is serious about water, it would make much more sense to build fewer houses in this area. The water on paper for this subdivision is coming from water rights that are originally agricultural which is dependent on how good the winter is. Once houses are built the expectation is that there will be water regardless of drought cycles.

We have noticed that densely packed subdivisions in other areas lead to more homes owned by investment groups as rental properties and fewer homes owned by individuals. Please leave this end of Farm District road as a quieter place with larger lots. Thank you.

Sincerely,



Charles and Linda Perry  
3140 Farm District Rd

Harry  
3140 Farm District Rd  
Fernley, NV 89408

City of Fernley Planning  
595 Silver Lake Blvd.  
Fernley, NV 89408  
Re: ZMA24001, MS D24001, TSM24001  
Fm Planning meeting Feb 19, 2025