

Roy Edgington, Mayor
Raymond Lacy, Ward 1
Vacant, Ward 2
Stan Lau, Ward 3
Albert Torres, Ward 4
Fran McKay, Ward 5

FERNLEY CITY COUNCIL MEETING AGENDA

Fernley City Hall
595 Silver Lace Blvd. • Fernley, NV 89408
Phone: (775) 784-9830 • Fax (775) 784-9839

FCC Meeting: February 19, 2020

The Mayor reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or 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.

Time Certain: Time certain designates a definite time for the start time of that item. The time certain item may NOT begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

5:00 p.m. OPEN MEETING – PLEDGE OF ALLEGIANCE

Mayor's statement: "To avoid meeting disruptions, please place cell phones in the silent mode or turn them off during the meeting. All meetings are recorded. When addressing the Council please state your name and speak clearly into the microphone. Thank you for your understanding."

1. INTRODUCTORY ITEMS

1.1. Roll Call

1.2. Public Forum

This is the first of two portions of the meeting devoted to the Public. The Public may comment on any matter that is not specifically included on the agenda as an action item. Items not specifically included on this agenda cannot be acted upon other than to place them on a future agenda. After completing and submitting a Public Comment card, the Mayor will call upon you to come forward to the podium. Please state your name and address for the record. In consideration of other citizens, we ask that you please limit your comments to five (5) minutes and that repetition be avoided. The Mayor may, at his discretion, hold the cards until the second Public Forum at the end of the meeting.

1.3. (For Possible Action) Approval of the Agenda

2. CONSENT AGENDA:

(PLEASE NOTE: All matters listed under the consent agenda are considered routine, and may be acted upon by the Council members in one motion, and without an extensive hearing. Any member of the Council may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.)

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

Documents:

[VOUCHERS FOR FCC MEETING 02192020.PDF](#)

2.2. (Possible Action) Approval of Business Licenses

Category Consent

Documents:

[NEW FEB 2020_1.PDF](#)

2.3. (Possible Action) to Approve the Will-Serve for Nevada State Bank for .11 ERC's for Water and 0 ERC's for Sewer for Lyon County Parcel 020-057-08 located at 250 S. HWY 95A Fernley, NV.

Category Consent

Documents:

[2020.02.19 STAFF REPORT NSB .PDF](#)
[2020.02.19 WILL SERVE FOR NSB.PDF](#)

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.

4. PROCLAMATIONS BY THE MAYOR

5. STAFF REPORTS

5.1. (Possible action) Approval of the 2019 City of Fernley Water Resource Plan, dated January 2020.

Category Staff Report , Presentation

Documents:

[2020.02.19 WATER RESOURCE PLAN.PDF](#)
[CITY OF FERNLEY_WATER RESOURCE PLAN_FINAL 01.15.2020 \(002\).PDF](#)

6. ORDINANCES - INTRODUCTION ONLY

There is no public comment for these items and no action will be taken by the Council at this time. If you wish to speak on these items, please attend the meeting where the Final Action will be determined and submit a Public Comment Card to the Clerk.

6.1. First Reading, Introduction Bill #283 (CA 2020-001)

Consideration and possible action to Introduce Bill #283, An Ordinance amending Title 32 - Zoning of the Fernley Municipal Code in its entirety and providing other matters properly relating thereto.

Category Ordinance - Introduction

Documents:

[CC STAFF REPORT - INTRODUCTION.PDF](#)
[ATTACHMENT 1 - ORDINANCE - TITLE 32 - UPDATE.PDF](#)
[ATTACHMENT 2 - TITLE 32 - ZONING - CC DRAFT - FEBRUARY 2020.PDF](#)
[ATTACHMENT 3 - ZONING_MAP.PDF](#)

6.2. First Reading, Introduction of Bill #284 (DA 2020-001)

Discussion and possible action to introduce Bill #284 as an ordinance authorizing the City of Fernley to enter into a Development Agreement (DA 2020-001) with Jenuane Communities Onda Verde, LLC, to extend the period of time for the Friendly 5 Ranch final map approval of (TSM 2016-003), located north and south sides of Farm District Road approximately 500 lineal feet east of its intersection with Jessica Lane, APN(s): 021-303-09, 47, 49, 52 & 54.

Category Ordinance - Introduction

Documents:

[CC STAFF REPORT - INTRODUCTION.PDF](#)
[ORDINANCE.PDF](#)
[DEVELOPMENT AGREEMENT DRAFT.PDF](#)
[EXHIBIT A.PDF](#)
[EXHIBIT A-1.PDF](#)

7. ORDINANCES - ADOPTION

- a. Discussion with City Council & Staff
- b. Public Input
- c. Additional Discussion with City Council & Staff
- d. Council Action or Direction to Staff

7.1. (For Possible Action) Public Hearing & Second Reading (MPA 2019-001 & ZMA 2019-003)

A Master Plan Amendment and Zoning Map Amendment request from ERGS, Inc. on a site approximately 2.23 acres generally located south of Fremont Street, east of King Court, and north of the Union Pacific Railroad Right-of-Way. (APN: 021-271-15)

A. Consideration and possible action to certify a Master Plan Amendment Resolution #20-001, associated with MPA 2019-001, to change the land use designation from MR (Mixed Residential) to MFR (Multi-Family Residential).

B. Consideration and possible action to adopt Bill #281 as an ordinance authorizing the City to enact a Zoning Map Amendment, associated with ZMA 2019-003, to change the zoning from C-2 (General Commercial) to

NR-2 (Multiple Residence Non-Rural Residential).

Category Ordinance - Adoption

Documents:

[ZMA 2019-003 AND MPA 2019-001 - CC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - VICINITY MAP.PDF](#)
[ATTACHMENT 2 - RESOLUTION 20-001.PDF](#)
[ATTACHMENT 3 - EXISTING LAND USE DESIGNATION MAP.PDF](#)
[ATTACHMENT 4 - PROPOSED LAND USE DESIGNATION MAP.PDF](#)
[ATTACHMENT 5 - BILL 281 - ZMA ORDINANCE.PDF](#)
[ATTACHMENT 6 - EXHIBIT A - LEGAL DESCRIPTION.PDF](#)
[ATTACHMENT 7 - EXHIBIT B - BOUNDARY MAP.PDF](#)

7.2. (For Possible Action) Public Hearing, Second Reading (ANX 2019-001)

Consideration and possible action to adopt Bill #280 as an ordinance for an Annexation request from M4 New Fernley QOZB, LLC to annex into the City of Fernley approximately 170.13 acres located south of the southern terminus of Nevada Pacific Parkway and north of U.S. Hwy 50A. Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of M-1 (General Industrial). (APN: 021-261-04)

Category Ordinance - Adoption

Documents:

[ANX 2019-001 - CC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - VICINITY MAP.PDF](#)
[ATTACHMENT 2 - MAP TO SUPPORT PETITION FOR ANNEXATION.PDF](#)
[ATTACHMENT 3 - BILL 280 - ANNEXATION ORDINANCE.PDF](#)
[ATTACHMENT 4 - EXHIBIT A - LEGAL DESCRIPTION.PDF](#)
[ATTACHMENT 5 - EXHIBIT B - BOUNDARY MAP.PDF](#)
[ATTACHMENT 6 - FISCAL IMPACT ANALYSIS.PDF](#)

8. RESOLUTIONS

8.1. (For possible action) Approve Resolution 20-004 updating the City of Fernley Internal Agenda Process

Category Resolution

Documents:

[RESOLUTION 20-004 AGENDA PROCESS SR.PDF](#)
[AGENDA PROCESS RESOLUTION TRACK CHANGES.PDF](#)

AGENDA PROCESS RESOLUTION 20-004.PDF

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

10. PUBLIC FORUM

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Next scheduled meeting: March 04, 2020

ADJOURNMENT

This notice and agenda is being posted before 9:00 a.m., 2/13/2020 in accordance with NRS 241.020 at the following locations: www.cityoffernley.org, <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Senior Citizen's Center, 1170 W. Newlands Drive; Fernley Post Office 315 E Main Street; and Fernley City Hall, 595 Silver Lace Blvd. To obtain supporting material for this agenda please visit the City of Fernley website at www.cityoffernley.org or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email cityclerk@cityoffernley.org or call (775) 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify Fernley City Hall, at least 24 hours in advance at (775) 784-9830 or email cityclerk@cityoffernley.org