

**MINUTES OF THE  
FERNLEY CITY COUNCIL MEETING  
JANUARY 16, 2019**

Mayor Edgington called the meeting to order at 5:00 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

**1. INTRODUCTORY ITEMS**

**1.1. Roll Call**

**Present:** Mayor Roy Edgington, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Sue Seidl, Councilwoman Fran McKay, Acting City Manager Dave Whalen, Deputy City Attorney Brent Kolvet, Planning Director Tim Thompson, City Clerk Kim Swanson. **Absent:** Councilman Dan McCassie.

**1.2. Public Comment**

LeRoy Goodman, Fernley resident, spoke on Item 4.2. He felt it reduced density to the point where there is no infrastructure in some neighborhoods. He stated the City needs to add to our subdivisions with street lighting that is pleasing to the residents, so it increases the property values. He stated the road size is narrow and should be expanded to accommodate traffic. He felt this bill would create more problems than the City already has.

Margaret Borso, Fernley resident, expressed concerned over phone calls that she received from Councilman McCassie.

### **1.3. Approval of the Agenda**

**Motion:** MOVE TO APPROVE THE AGENDA AS SUBMITTED, **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4). **Yes:** Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Councilman Dan McCassie,

## **2. CONSENT AGENDA:**

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

**2.2. (Possible Action) Approval of Minutes from December 5th and December 19th.**

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

**2.4. Possible action to approve changes to the forms used to process and issue will-serve commitments**

**Motion:** MOVE TO APPROVE THE CONSENT AGENDA AS SUBMITTED, **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Councilman Dan McCassie.

**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.**

North Lyon County Fire Protection District Interim Chief Carr reported the inspections have fallen behind due to the departure of the previous fire chief. He reported the District will start the hiring process for the new fire chief tomorrow, January 17, 2019.

Councilwoman McKay reminded everyone Saturday, January 19, 2019 is the Relay For Life kick off at Frontier Fun Center.

Mayor Edgington reported Polaris walls are starting to go up. He attended the swearing in ceremony of new deputies. He reported the Lyon County Sheriff stated he would not close down the Fernley Substation.

#### **4. PUBLIC HEARINGS**

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

##### **4.1. Discussion and possible action to adopt Bill 271, as an ordinance modifying Fernley Municipal Code Title 10 Business License Regulations, Chapter 5: Licensing of Marijuana Establishments based upon current regulations established by the State of Nevada**

City Clerk Swanson explained this is the second reading. She stated definitions and fees have been removed from this chapter.

**Motion:** MOVE TO ADOPT BILL 271, AS AN ORDINANCE MODIFYING FERNLEY MUNICIPAL CODE TITLE 10 BUSINESS LICENSE REGULATIONS, CHAPTER 5: LICENSING OF MARIJUANA ESTABLISHMENTS BASED UPON CURRENT REGULATIONS ESTABLISHED BY THE STATE OF NEVADA, **Action:** Approve, **Moved** by Councilman Stan Lau, **Seconded** by Councilman Ray Lacy. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4). Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Councilman Dan McCassie.

##### **4.2. Public Hearing, Second Reading, Bill #272**

**Discussion and possible action to adopt Bill #272, an ordinance amending Title 32, Chapter 28 of the Fernley Municipal Code to modify the standards associated with multi-family dwellings to allow for a maximum density of thirty (30) dwelling units per acre in conformance with the adopted master plan; modification to lot size, setbacks, parking, and landscape requirements; inclusion of design standards for multi-family residential developments; and other matters properly related thereto.**

Planning Director Thompson explained due to the recent update of the Master Plan, the City must now update the Development code. He stated there have been several requests to update the maximum density allowed for Multi-family residential units. He stated modifications were made to allow flexibility in lot sizes, reduce the front yard setback, specifically parking and landscape requirements, as well as to include design standards for multi-family residential developments.

Mayor Edgington read a letter into record from Bill Meyer, who was opposed to this change in the law.

Mayor Edgington read a letter into record from Todd Ardula, who was in favor of the ordinance.

William Schattuck, Fernley resident, spoke against the ordinance.

Greg Evangelatos, Professional Planner, spoke in favor of the ordinance. He urged the City Council to think about the full spectrum of housing. He stated projects can be conditioned as needed.

Ann Paine, Fernley resident, felt that the 10 foot buffer would not be a pleasing view for residents.

Russ Burns, Fernley resident, spoke in support of this ordinance. He owns 5 lots that are undeveloped. He stated this ordinance will increase the flexibility to increase the quality of affordable housing that can be provided for the community.

Kelli Flodman, Cardin Realty, spoke in favor of the ordinance.

Eric Flodman, Cardin Realty, spoke in favor of the ordinance. He spoke about a future project that wants to build in Fernley.

Tim Thompson, Planning Director stated that the proposed development standards do require decks and patios, all living units shall have a private open space (IE: Decks or patios) with a minimum of 25 Square foot. He also stated the idea is to create more flexibility to build a project to meet the City's housing needs.

Break 6:17 – 6:28

Councilwoman McKay disclosed that she is a real estate broker and property manager. She stated she is concerned about safety. She felt the streets should be wider and stated she would support if there was a change in the width of the streets.

**Motion:** MOVE TO ADOPT BILL #272, AN ORDINANCE AMENDING TITLE 32, CHAPTER 28 OF THE FERNLEY MUNICIPAL CODE TO MODIFY THE STANDARDS ASSOCIATED WITH MULTI-FAMILY DWELLINGS TO ALLOW FOR A MAXIMUM DENSITY OF THIRTY (30) DWELLING UNITS PER ACRE IN CONFORMANCE WITH THE ADOPTED MASTER PLAN; MODIFICATION TO LOT SIZE, SETBACKS, PARKING, AND LANDSCAPE REQUIREMENTS; INCLUSION OF DESIGN STANDARDS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS; AND OTHER MATTERS PROPERLY RELATED THERETO, **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).**Yes:** Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Councilman Dan McCassie

#### **5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.**

Councilwomen Seidl requested a future agenda item for staff to reach out to the community on the issue that you can no longer grow marijuana. If staff can handle, it does not need to come back before City Council.

#### **6. PUBLIC COMMENT**

There was none.


**ADJOURNMENT**

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:49 pm.

Approved by the Fernley City Council on February 6, 2019 by a vote of:

AYES: 5      NAYS: 0      ABSTENTIONS: 0      ABSENT: 0

  
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**ATTEST: City Clerk Kim Swanson**

  
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**Mayor Roy Edgington**