

**MINUTES OF THE FERNLEY
CITY COUNCIL SPECIAL MEETING
FEBRUARY 11, 2020**

Mayor Edgington called the meeting to order at 6:00 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 Albert Torres, Councilman Stan Lau, Councilwoman Fran McKay, City Manager Daphne Hooper, Deputy City Attorney Brent Kolvet, Public Works Director Dave Whalen, City Treasurer Denise Lewis, Building Official Shawn Keating, Planning Director Tim Thompson, City Clerk Kim Swanson, City Engineer Derek Starkey.

Mayor Edgington asked for a moment of silence in honor of former Reno Mayor Bob Cashell.

1.2. Public Forum

Cal Eilrich, Fernley resident inquired about the flow of the meeting. Mayor stated he wanted staff to speak and introduce the item. He then wanted each council member to speak about their concerns, after that he will then open to public input.

City Manager Hooper explained the presentation will be first then input from city council after that we will move into public input.

1.3. (For Possible Action) Approval of the Agenda

Motion: MOVE TO APPROVE THE AGENDA AS SUBMITTED, **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 Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay.

2. STAFF REPORTS

2.1. Review and discussion of the proposed amendments to Title 32 (The Development Code). No action will be taken.

City Manager Hooper explained the Development Code update was a priority set by Council a few years ago. She stated the Development Code is the mechanism to move the Master Plan forward. She reminded the Council how development ties to the City's revenues. She stated we need responsible growth and to think about the big picture as we move forward. She stated there are two main issues that have raised concerns: lot size and the review/approval process.

Planning Director Thompson explained the proposed code includes adjacency standards. This means when new subdivisions go in adjacent to existing subdivisions or other development there is a requirement in the code that calls for some type of transaction i.e. buffering, lot matching or density matching. This does not currently exist.

Planning Director Thompson explained if a developer wanted to subdivide an area into 6,000 square foot lots, they would have to apply for a Zoning Map Amendment (ZMA). The ZMA would be considered by the Planning Commission and the City Council. He stated the City Council will ultimately decide where 6,000 square foot lots are appropriate in the City.

Planning Director Thompson explained that questions have been raised regarding the approval authority portion of the proposed Development Code. He stated State Law requires the City to make a final decision on a special use permit within 65 days. He noted that bringing Use Permits before City Council exceeds the 65 days. He stated this new code proposes that the Planning Commission will have the final decision for any use permit submitted to the City. However, the Council still has the authority to take any final action. The decision of the Planning Commission can be appealed to the City Council or the City Council can request to review a decision made by the Planning Commission.

Planning Director Thompson explained another process that was added called Major Deviation.

Planning Director Thompson stated he heard from 1 person from the public and those concerns have been addressed.

Councilman Lacy was concerned that there was no reference to go back to for comparison. Director Thompson stated the new document is different because this is a new code.

Mayor Edgington expressed concerns regarding the addition of drainage and retention ponds to this code.

Councilman Torres stated the City Council wanted additional time to look into the changes because there are major changes within the code. He suggested before something like this is done in the future a workshop needs to take place so questions can be answered before the first reading.

Councilmember McKay stated she wanted to see rural ½ acre lots added back into the code. She inquired if there is a way to shorten the time of a Tentative Subdivision Map. Director Thompson explained according to State Law those maps are good for only 4 years. He continued to explain the timelines for final maps. Councilwoman McKay also inquired about the buffer zone. Director Thompson explained the buffer in the new code. He stated the Farm District Road buffer did not carry forward into this code, adding that the buffer is not in the current master plan. Director Thompson explained the reason behind not including the rural ½ acre lots. He noted these properties are usually serviced by wells and septic tanks. He stated the State will not allow a septic on property less than 1 acre in size.

Director Thompson explained future development areas. He stated staff will look at all impact to new development in a particular area to ensure the City has the capacity to provide services. He felt this is the City's responsibility for future development.

Councilman Lacy inquired if the builders have had input on the proposed changes. Director Thompson stated the team met with the builders last summer. He stated he tried to address any concerns that arose at that meeting.

Mayor Edgington called for public Input

Cal Eilrich, Fernley builder, handed out recommendations. He stated he was apprehensive at first with the City Council not having final approval of Use Permits. He stated he wished the City would keep the RR1/2 acre lots. He asked the City Council to keep an open mind.

Don Parsons, Fernley resident, inquired about enforcement of the code and expressed concerns regarding the code.

Dave Snelgrove CFA, Inc. stated this is a living, breathing document. He stated there may be some unintended outcomes. He stated this is an opportunity for council to make changes.

Break 7:38 – 7:58

Kelli Flodman, Fernley resident, read a statement into record regarding lot size and affordable housing.

City Manager Hooper stated this matter will be included on the agenda for the February 19th City Council Meeting.

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

There was none.

4. PUBLIC FORUM

Cal Eilrich, Fernley resident, asked the City Council to not delay this item. He said this Code is desperately needed.

Greg Evangaltos, Planner, stated it is time to move forward with this new code.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:01pm.

Approved by the Fernley City Council on March 4, 2020 by a vote of:

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



ATTEST: City Clerk Kim Swanson



Mayor Roy Edgington

