MINUTES OF THE
FERNLEY CITY COUNCIL BUDGET MEETING

APRIL 17, 2019

Mayor Edginton 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 Edginton, Councilman Ray Lacy, Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Sue Seidl, Councilwoman Fran McKay, City Manager Daphne Hooper, Assistant to the City Manager Colleen Unterbrink, City Attorney Brandi Jensen, Planning Director Tim Thompson, Public Works Director Dave Whalen, City Engineer Derek Starkey, City Clerk Kim Swanson, Deputy City Attorney Brent Kolvet, City Treasurer Denise Lewis, Assistant Planner Melinda Bauer.

1.2. Public Comment

Bill Orsley inquired if the City could do something about the dumping rates. He stated the rate is $28.10 per load.

Ted March was opposed to the Hardie Lane Development. He stated he would not object to single family development in the area.

1.3. Approval of the Agenda

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

2.1. (Possible Action) Approval of Voucher Report.

2.2. (Possible Action) Approval of Minutes from March 20, 2019

2.3. (Possible Action) Approval of Business Licenses

2.4. Consideration and Possible Action to approve two contracts for Professional Planning Services with (1) Lumos & Associates, Inc. not to exceed $25,000 and (2) Wood Rodgers, Inc. not to exceed $25,000 for the purpose of supplementing staff’s efforts to update the City of Fernley’s Development Code.

2.5. Possible Action to Approve the Will-Serve for Fernley Partners Retail II, LLC. for 0.65 ERC’s for Water and 2.17 ERC’s for Sewer for Lyon County Parcel 021-272-21 located at 1365 Chisolm Trail, Fernley, NV.

2.6. Possible Action to Approve the Will-Serve for Walmart Real Estate Business Trust for 0.12 ERC’s for Water and 0 ERC’s for Sewer for Lyon County Parcel 021-023-69 located at 1550 East Newlands Drive, Fernley, NV.

2.7. Possible Action to approve a request to waive the liquor license fee for Rotary International fundraiser to be held on April 27th at the Fernley Senior Center.

Councilwoman McKay disclosed that she is a member of the Rotary Club of Fernley. Mayor Edgington disclosed that he is a member of the Rotary Club of Fernley. Councilwoman Seidl stated she was happy to see Grocery Outlet coming to Fernley.

Motion: MOVE TO APPROVE THE CONSENT AGENDA AS SUBMITTED. Action: Approve, Moved by Councilman Stan Lau, Seconded by Councilwoman Fran McKay.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5). Yes: Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl.

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.

Lt. Baltes, Lyon County Sheriff’s Office reported there were 854 calls in the month of March. He stated on Saturday April 27th Lyon County Sheriff’s Office will conduct a prescription drug take back program at the Fernley substation starting at 8am.
Commissioner Mortenson thanked the City for spraying the weeds. He also updated the City Council on the Community Center/Senior Center. He reported the Diesel tax made it out of committee and it needs one more vote.

City Manager Hooper reported Capitol Partners will be here to give their report. She reported the Mayors Cleanup will be held on April 27th everyone will meet at the Out-of-Town Park. Building Official interviews will take place tomorrow (April 18th).

Councilwoman McKay thanked the Public Works Department for taking care of trees on Farm District Road.

Mayor Edginton reported on a billing error from Waste Management. He stated it will be corrected on the next bill. He reported on a meeting he had with Pool/Pact. Mayor Edginton read a thank you card the Library for a donation of equipment. He reminded everyone of the clean up on April 27th.

3.2. 2019 State of Nevada Legislative Update

This item was heard after item 5.1.

Nick Vander Poel with Capitol Partners gave the Legislative Report. He reported there were 47 days remaining in this Legislative Session. Unless a special session is called. He explained Friday was the committee deadline. He explained for the most part, if a piece of legislation did not get out of committee it died. Mr. Vander Pool stated the session began with 1,265 bill drafts for consideration.

Mr. Vander Poel stated Capitol Partners is tracking 64 pieces of legislation for the City of Fernley. He explained a few of the Bills Capitol Partners are watching include, AB240 Regional Planning, SB150 Water Resource Plan, AB136 Prevailing Wage, SB48 Diesel Fuel Tax (NACO), SB234 Public Records Request, SB418 Restricting Property Tax, which is being proposed to go to the ballot. Mr. Vander Poel stated he is also watching the bill relating to Marijuana Consumption Lounges. He stated these lounges are a concern for public safety. He thanked the Councilmembers that came to Local Government Day.

Mr. Vander Poel updated the council on the Marijuana Law and employee testing.
4. STAFF REPORTS

4.1. Discussion and possible action to approve the interlocal agreement to transfer ownership of real property between the City of Fernley and Lyon County.
City Manager Hooper explained the property swap. She stated City Council had questions regarding keeping the old senior center. She estimates it will cost the City approximately $75,000 to bring the building up to code without inspections to the foundation, walls or plumbing. She spoke to the county and the agreement will be updated to include language stating, “if Lyon County chooses not to use the property for a senior center the property will revert back to the City.”

Motion: MOVE TO APPROVE THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF FERNLEY AND LYON COUNTY, NEVADA. Moved by Councilwoman Sue Seidl, Seconded by Councilman Dan McCassie.

City Manager Hooper added a Facility Use Agreement would come before City Council.


5. 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

A Tentative Subdivision Map and Design Review request from Sun Quest Investments LLLLP, on a site approximately ± 6.42 acres, generally located at the northeastern corner of Hardie Lane and Cottonwood Lane, Fernley, NV. (APN: 021-121-19).
A. Consideration and possible action on a Tentative Subdivision Map (Hardie Lane Townhomes) request to allow for a 66-lot townhome subdivision.
B. Consideration and possible action on a Design Review to allow for a 66-lot townhome development in the NR-2 (Multiple Residence) zoning district.
Assistant Planner Bauer stated the proposed project site is master planned mixed residential and zoned NR-2. The proposed density with this project is in conformance with both the zoning code and the land use designation. Planner Bauer stated the proposed project will have a two-car garage with each unit, which will be required to be used for vehicular parking, per the project's CC&R's. The project will have 54 guest parking spaces. She stated the Maintenance of the common areas, amenities and private driveways will be the responsibility of the Hardie Lane Townhomes Homeowners Association. The primary access to the development will be served off Hardie Lane through the project via the extension of Jenny’s Lane from the existing subdivision to the east (Sierra Vista 5 AKA Millennia). A gated & locked emergency access is provided on Cottonwood Lane. Common areas will be provided.

David Snowgrove representing CFA, presented the project. Mr. Snowgrove pointed out this is a townhome project, each will townhome have its own lot. (See attached power point). He stated there is a mix of 1, 2, and 3-bedroom units. Maintenance of the building will be done by the homeowner’s association. He stated the development will be required to have a permanent fencing along the perimeter of the property. He stated he will be working with Evolution Homes to accomplish this.

Councilman McCassie inquired about the selling price of the townhomes. Kelli Flodman, partner on the property stated the preliminary budget for a 1-bedroom units will stay at approximately $185,000.00.

Discussion followed regarding parking, landscaping responsibility.

Mayor Edgington opened public input.

Serge, Fernley resident, expressed concern regarding increased traffic on Rachel and Marshall streets. He was concerned about his property value decreasing.

Mr. Snowgrove explained the emergency exits cannot be reversed.

**Motion:** MOVE TO APPROVE, TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM 2018-002, TO ALLOW FOR A 66-LOT TOWNHOME SUBDIVISION, ADOPTING FINDINGS 1 THROUGH 8 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF
APPROVAL 1 THROUGH 23 AS LISTED IN THE STAFF REPORT, WITH A SUGGESTION THAT THE GARAGE EXTENSION WILL BE CONSIDERED BY THE APPLICANT, **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl.

**Motion:** MOVE TO APPROVE, DESIGN REVIEW ASSOCIATED WITH DR 2019-002, TO ALLOW FOR A 66-LOT TOWNHOME DEVELOPMENT, ADOPTING FINDINGS 1 THROUGH 6 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 24 AS LISTED IN THE STAFF REPORT.** Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl.

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

There was none.

7. PUBLIC COMMENT

There was none.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 7:32 pm.

Approved by the Fernley City Council on May 13, 2019 by a vote of:
AYES: 5   NAYS: 0   ABSTENTIONS: 0   ABSENT: 0

ATTEST: City Clerk Kim Swanson

Mayor Roy Edginton
Hardie Lane Townhomes
Design Review & Zoning Map Applications
City Council Presentation, April 17, 2019

Existing Site/Edge Conditions

Existing Site and ROW Tree Removal - Hardie Lane Reconstruction Project

Site Plan, Then (Preliminary Feasibility Review)
CC&R's

CC&R's for the project are very comprehensive and will control the maintenance, appearance, use of common areas, tree discarding, parking, garage parking, etc for the project.

CC&R's have been reviewed in draft form by City Attorney and accepted. Any changes will need to go back to attorney for review and acceptance.

Zoning and Master Plan Conformance

- Property Master Plan Designation – Mixed-Use District for 2016 Mixed-Use Designation
- Mixed-Use Designation for 70% MUI
- Property Zoning – RH-2 (Dwelling/Residence) – past case change had a maximum of 85 units allowed (1-1/2 stories)
- The proposed project has a density of 85,000 sf/100m
- Project is in conformance with both the Master Planned and Zoned Density Allowances.
- The project is intended to be priced for workforce affordability.

Closing

We agree with staff's analysis and Planning Commission's recommendation and believe that all of the necessary findings were made for the project.

Questions?
Extra Slides for Discussion/As Necessary
Traffic
The project is estimated to generate 150 AADT
29 AM Peak Hour Trips (7 AM - 9 PM)
34 PM Peak Hour Trips (5 PM - 9 PM)

Parking

Required Parking
C.A.C. 10.28.70.03 (C) - requires two parking spaces per unit, one of which must be accessible and any guest spaces per every four to six multi-family dwellings

Garbage Collection
Garbage Collection Locations are provided along the rear for Garbage Access

Code Requirement
C.A.C. 10.28.70.03 (C) - requires a minimum of 25% of the site to be provided in landscaping.
30,893 sq. ft or 1.23 acres - areas of site required to be landscaped

Landscaping Provided
On-Site 10,289 sq. ft or 0.51 Acre (16,344 sq. ft)
Streeting
All evergreen planting on west side where house faces this street
Deciduous to be planted to screen second story windows