

Roy Edgington, Mayor  
Raymond Lacy, Ward 1  
Felicity Zoberski, 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: January 20, 2021**

**5:00 PM**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83449466217>

**Passcode: 958568**

**One tap mobile 12532158782**

**Telephone: Dial 669 900 9128**

**Meeting ID: 834 4946 6217**

**Public Notice:** Pursuant to Section 3 of the Declaration of Emergency Directive 006 the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended until further notice. To view the entire Declaration of Emergency Directive 006 please visit [gov.nv.gov](http://gov.nv.gov)

**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. If you wish to comment you can use the Raise your Hand feature in Zoom, type your question into Q&A or \*9 if using a smart phone. In consideration of other citizens, we ask that you please limit your comments to three (3) minutes and that repetition be avoided. The Mayor may, at his discretion, hold comments until the second Public Forum at the end of the meeting. Online Public Comments can be submitted by phone prior to 4:00 pm the day of the meeting. Public Comments can also be submitted prior to, and during the meeting at [CITYCLERK@CITYOFFERNLEY.ORG](mailto:CITYCLERK@CITYOFFERNLEY.ORG). All comments received prior to adjournment will be considered and read into record unless City Council has already taken action on the item. All comments received are public record and will be included as part of the permanent record.

### **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. (Possible Action) Approval Of Voucher Report**

Documents:

[VOUCHERS FOR FCC MEETING 01202021.PDF](#)

### **2.2. (Possible Action) Approval of Business Licenses**

Documents:

[NEW JAN 2021\\_1.PDF](#)

### **2.3. (Possible Action) Approval of Minutes from January 6, 2021**

Documents:

[JANUARY 6TH CITY COUNCIL MEETING MINUTES.PDF](#)

### **2.4. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Nev Dev, LLC, APN 020-361-05, TCID serial number 1057-8 in the amount of 18 acre feet.**

Category

Consent

Documents:

[2021.01.20 BANKING AGREEMENT NEV DEV - DR.PDF](#)

[NEV DEV DEDICATION AGREEMENT.PDF](#)

[NEV DEV DRAFT DEED.PDF](#)

[ATTACHMENT A\\_FERNLEY\\_NEVDEV\\_TCID.PDF](#)

### **2.5. Possible Action to approve Change Order charges for Construction**

for the Villa Way/ Randon Court Sewer Main Replacement Construction, Sierra Nevada Construction, Inc. in the amount of \$79,690.68.

Documents:

[CHANGEORDER 1.PDF](#)  
[CHANGEORDER 2.PDF](#)  
[CHANGEORDER 3.PDF](#)  
[CHANGEORDER 4.PDF](#)  
[2021.01.06 STAFF REPORTVILLA PARK SEWER MAIN REPLACEMENT\\_CO.PDF](#)

**2.6. (For possible action) Approval of Liquor License for the new owner of 7-Eleven convenience store**

Documents:

[7-ELEVEN LIQUOR LICENSE NEW OWNER STAFF REPORT.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.**

**3.2. State of Nevada Legislative Update**

**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. Public Hearing, Resolution 20-018, MPA20001 & TSM20002 (FOR POSSIBLE ACTION) [CONTINUED FROM NOVEMBER 18, 2020 CITY COUNCIL MEETING]**

Consideration and possible action on a Master Plan Amendment and Tentative Subdivision Map requests from Lansing Reno, LLC on a site approximately 78.84 acres in size generally located south of South Fork Road, north of Desert Shadows Lane, east of High Desert Drive, and west of Partridge Road, Fernley, NV. (APN: 021-301-46).

- 1. Consideration and possible action on Resolution 20-018, a Master Plan Amendment request to change the land use designation from Rural Residential (RR) to Single Family Residential (SFR).
- 2. Consideration and possible action on a Tentative Subdivision Map request to allow for a 286-lot single-family residential subdivision.

Category

Public Hearing

Documents:

[MPA20001 AND TSM20002 - CC STAFF REPORT 01-20-21.PDF](#)  
[ATTACHMENT 1 - RESOLUTION 20-018 - A RESOLUTION FOR A MASTER PLAN AMENDMENT.PDF](#)  
[ATTACHMENT 2 - VICINITY MAP.PDF](#)  
[ATTACHMENT 3 - EXISTING LAND USE DESIGNATION MAP.PDF](#)  
[ATTACHMENT 4 - PROPOSED LAND USE DESIGNATION MAP.PDF](#)  
[ATTACHMENT 5 - SITE PLAN.PDF](#)  
[ATTACHMENT 6 - AERIAL PHOTO.PDF](#)  
[ATTACHMENT 7 - TENTATIVE MAP.PDF](#)  
[ATTACHMENT 8 - PHASING PLAN.PDF](#)  
[ATTACHMENT 9 - AGENCY COMMENTS.PDF](#)  
[ATTACHMENT 10 - CONDITIONS.PDF](#)

## **5. 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.

### **5.1. First Reading, Introduction Bill #292 – DA20002 (Red Hawk Ranch)**

Discussion and possible action authorizing the City of Fernley to enter into a Development Agreement (DA20002) with Relief Springs, LLC, to establish specific adjacency standards for future development in compliance with the Adjacency Standards set forth in §32.09.030 of the Fernley Municipal Code, and providing other matters properly related thereto for a site approximately 129.94 acres in size generally located south of Main Street, east of Stock Lane, west of Miller Lane, and north of the existing Miller Meadows Subdivision, Fernley, NV. (APN 021-041-07, 021-041-08, and 020-041-10)

Category Ordinance - Introduction

Documents:

[DA20002 - CC STAFF REPORT - INTRODUCTION.PDF](#)  
[ATTACHMENT 1 - DRAFT DEVELOPMENT AGREEMENT.PDF](#)  
[ATTACHMENT 2 - BILL 292 - ORDINANCE AUTHORIZING THE CITY OF FERNLEY TO ENTER INTO A DEVELOPMENT AGREEMENT.PDF](#)

### **5.2. First Reading, Introduction Bill #293 - ZMA20001**

Consideration and possible action to Introduce Bill #293 as an ordinance for a Zoning Map Amendment request from Relief Springs, LLC Series C for a site consisting of three parcels totaling ±129.94 acres in size generally located south of Main Street, east of Stock Lane, west of Miller Lane, and north of the existing Miller Meadows Subdivision, Fernley, NV.

1. To change the zoning on two parcels totaling ±95.30 acres from SF12 (Single-Family Residential, 12,000 sq. ft minimum lot size) to SF6 (Single-Family Residential, 6,000 sq. ft minimum lot size).

- (APN's 021-041-07 and 021-041-10)
2. To change the zoning on a ±34.64-acre parcel from SF12 and C1 to MDR14 (Medium Density Residential, 14 dwelling units per acre). (APN 021-041-08)

Category Ordinance - Introduction

Documents:

[ZMA20001 - CC STAFF REPORT - INTRODUCTION \(01-20-21\).PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - EXISTING-PROPOSED ZONING.PDF](#)  
[ATTACHMENT 3 - BILL 293 - ORDINANCE FOR ZONING MAP AMENDMENT.PDF](#)

## 6. STAFF REPORTS

- 6.1. (For possible action) Authorize Taggart & Taggart, Ltd. to initiate and prosecute on behalf of the City of Fernley all legal actions required to overturn the Record of Decision for the Truckee Canal Extraordinary Maintenance project approved by the United States Bureau of Reclamation on December 15, 2020.

Category Staff Report

Documents:

[2021.01.20 APPEAL OF BOR ROD.PDF](#)  
[2020-12-15 EXECUTED ROD.PDF](#)

- 6.2. (For possible action) Direct staff to move forward with an ordinance regarding Off Highway Vehicles

Category Staff Report

Documents:

[STAFF REPORT - MAYOR OHV.PDF](#)

- 6.3. (For possible action) Update on City of Fernley COVID-19 response including City Hall reopening, funding for state and local governments, local business re-opening plans, and local events.

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

## 8. PUBLIC FORUM

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a future agenda. If you wish to comment you can use the Raise your Hand feature in Zoom, type your question into Q&A or \*9 if using a smart phone In consideration of other citizens, we ask that you please limit your comments to three (3) minutes and that repetition be avoided. Online Public Comments can be submitted by phone prior to 4:00 pm the day of the meeting. Public Comments can also be submitted prior to, and during the meeting at **CITYCLERK@CITYOFFERNLEY.ORG**. All comments received prior to adjournment will be considered and read into record unless City Council has already taken action on the item. All comments received are public record and will be included as part of the permanent record.

**Next meeting: February 3rd @ 5pm**

#### **ADJOURNMENT**

**This notice and agenda is being posted before 9:00 a.m., 1/14/2021 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Lyon County Human Services, 105 Lois Lane; 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](http://www.cityoffernley.org) or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email [cityclerk@cityoffernley.org](mailto: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](mailto:cityclerk@cityoffernley.org)**