

**MINUTES OF THE
FERNLEY CITY COUNCIL BUDGET MEETING**

APRIL 17, 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 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 Edgington 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 Edgington 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.

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. **Action:** Approve.

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**

5.1. Public Hearing – TSM 2018-002 & DR 2019-002

A Tentative Subdivision Map and Design Review request from Sun Quest Investments LLLP, 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 permeant 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 \$185,000.000.

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:

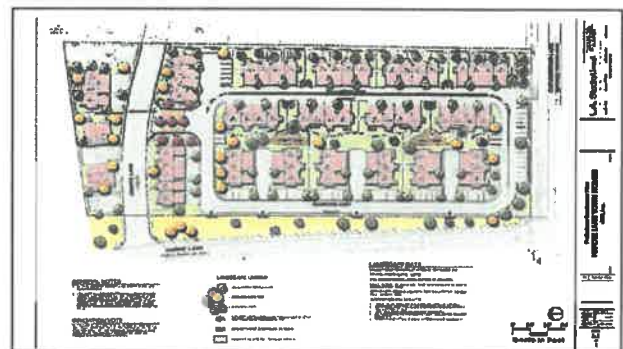
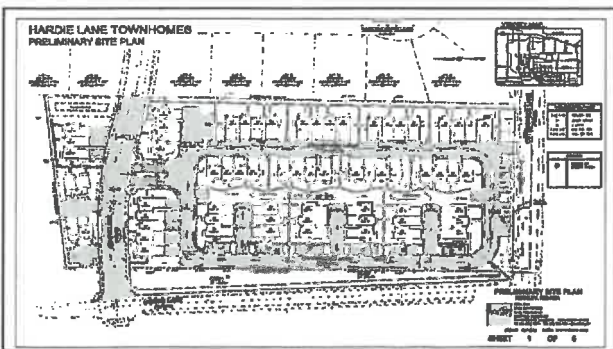
AYES: 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



ATTEST: City Clerk Kim Swanson



Mayor Roy Edgington



Hardie Lane Townhomes

Design Review &
Tentative Map Applications

City Council Presentation, April 17, 2019



Existing Site/Edge Conditions



View northward along eastern property line



View eastward along southern property line



Jerriys Lane - Looking west

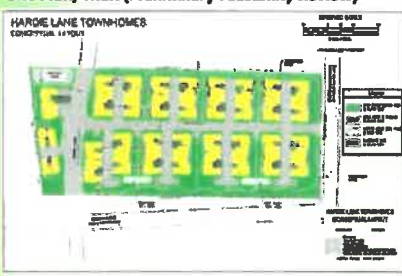


View from Cottonwood/Hardie rd. Looking North

Existing Site and ROW Tree Removal Hardie Lane Reconstruction Project



Site Plan, Then (Preliminary Feasibility Review)

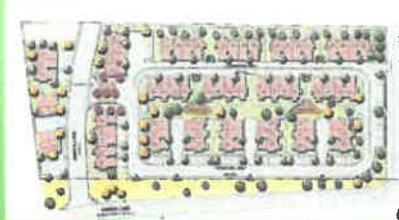


71 Townhomes on
6.42 Acres —
11.06 +/- DU/AC

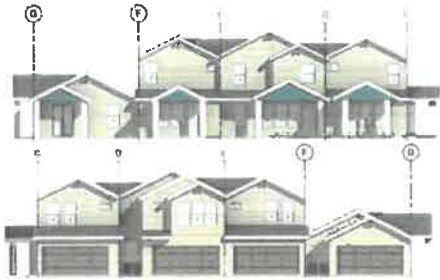
Architecture Then (Preliminary Feasibility Review)



Project Site Plan (Now)

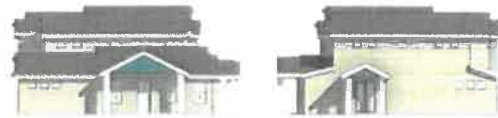


96 Townhomes on
6.42 Acres -
10.28 +/- DU/AC



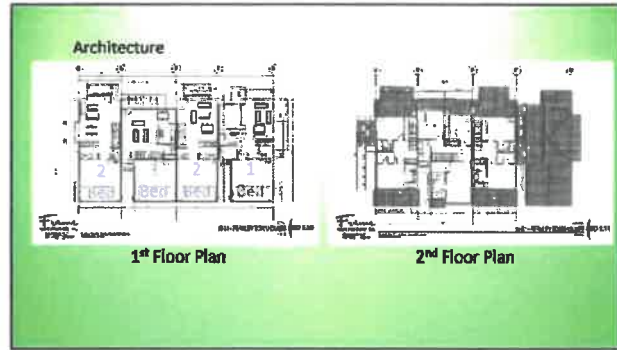
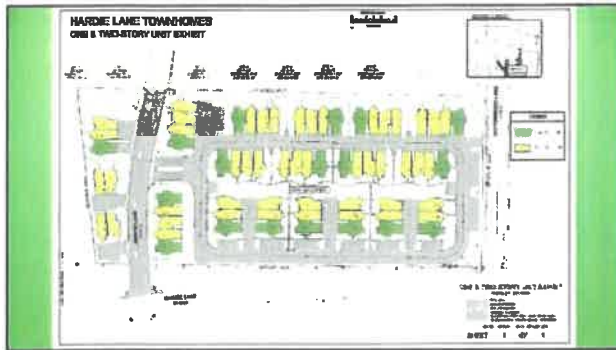
Frame
ARCHITECTURE, INC.
1800 W. 10th Street
Denver, CO 80202

16-01 - FERRELL TOWNHOUSES
Scale: 1/8" = 1'-0"



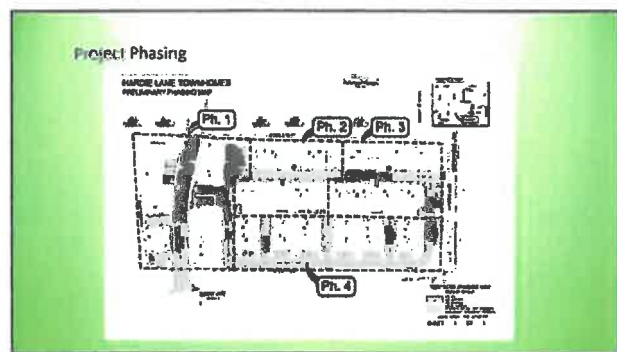
Frame
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16-01 - FERRELL TOWNHOUSES
Scale: 1/8" = 1'-0"



Development Statistics

Yard Project Area	6.434 AC
Minimum Density Units Allowed (per Zoning Ordinance to 100%)	91 Units/6.434
Total Townhome Proposals	60 Residential Units/60 (per Zoning Ordinance)
Direct Density Payment	92384-03882
Current Area Permits (Landscape, Street, Parking and Public Massing)	2 Units
Area of Use	
Residential Lot Area	1.814 AC
Common Area (Excluded and Deducted Areas)	2.154 AC
Public Street (RWS) (Change Lane Deducted)	6.344 AC
Public Massing/Utilities and Common Area/Covered Parking	1.814 AC
Schedule	
2 feet minimum along front	
2 feet minimum side group	
2 feet minimum along side wall	
2 feet minimum back rear	
10 feet minimum building separation between east adjacent building	
Lot Area	
Proposed Lot Area (per Zoning Ordinance)	6.434 AC
Lot Area (per Zoning Ordinance)	6.434 AC



CC&R's

CC&R's for the project are very comprehensive and will control the maintenance, appearance, use of common areas, cross drainage, 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 Residential (Per 2018 Family Master Plan Update)
Mixed Residential allows for 7-34 DU/Acre

Property Zoning – NR-2 (Multiple Residence) – past zone change had a maximum of 81 units allowed (14 DU/AC)

- The proposed project has a density of 10.28 DU/Acre
- Project is in conformance with both the Master Planned and Zoned Density Allowances.
- The project is intended to be priced for workforce market affordability.

Closing

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

Questions?

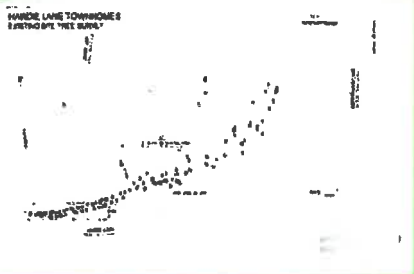


Extra Slides for Discussion/As Necessary

Project Location

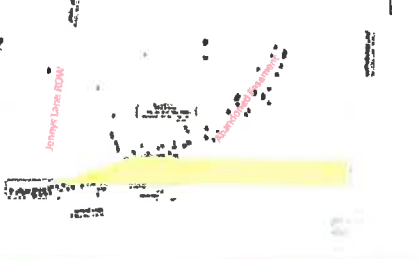


Existing Tree Survey



HANDE LANE TOWNSHIPS

EXISTING TREE SURVEY



Traffic

The project is estimated to generate 889 ADT

29 AM Peak Hour Trips (7 AM – 9 PM)
34 PM Peak Hour Trips (4 PM – 6 PM)

Primary Access Routes
Gated Emergency Access

Parking

Required Parking
F.M.C. 22.28.70.70 (2) – requires two parking spaces per unit, one of which must be covered and one guest space per every 4 units for multi-family dwellings

249 PARKING SPACES REQUIRED

Parking Provided

Each Townhome has a 2 Car Garage – Garages are to be used only for Parking, per CCB/R's

There are: 132 Garage Space
16 parking spaces in full length driveways
54 common area parking spaces

Total: 202 total parking spaces

Total Parking does not count on street parking on Jennys Lane

Landscaping

Code Requirement
F.M.C. 22.28.70.70 (8) – requires a minimum of 20% of the site to be provided in landscaping.

55,831 s.f. or 1.284/- Acres of site required to be Landscaped

Landscape Provided
On-Site: 93,698 s.f. or 2.15 Acres (83.5%)

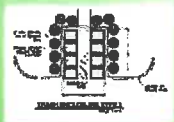
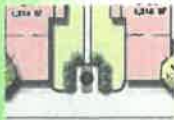
Buffering
All evergreen planting on west side where house fronts face east

Evergreens to be planted to screen second story windows

Garbage Collection

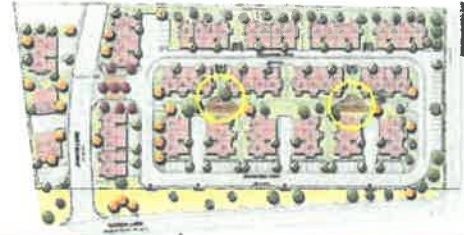
Garbage Collection Locations are provided along driveways for Garbage Days

Garbage Collection Pockets for Mobile Totes



Amenity Areas

Amenity areas have been located in central/convenient locations



Pedestrian Paths

Over 1/2 mile of pedestrian paths on-site (not counting walkways to homes)



Civil Maps

