

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
JULY 25, 2018**

Mayor Pro-Tem Seidl 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 Pro-Tem Sue Seidl, Councilman Dan McCassie, Councilwoman Shari Whalen, Councilman Stan Lau, Councilwoman Fran McKay. City Manager Daphne Hooper, Deputy City Attorney Brent Kolvet, Public Works Director Dave Whalen, City Engineer Derek Starkey, Planning Director Tim Thompson, Building Official Roger Colson, Assistant to the City Manager Colleen Unterbrink, Deputy City Clerk Brenda Gosser. Deputy City Treasurer Kari Darden, left at 6:00pm. **Absent:** Mayor Roy Edgington.

1.2. Public Comment

Anita Trone, Fernley resident, expressed her concern with the proposed changes of the minimum lot size of 4,000 sq. ft., in Fernley. She stated making the minimum lot size this small would completely change the culture of our community and would create many problems requiring sheriff presence. Ms. Trone stated she understands the pressure of growth with the increased growth at Reno Tahoe Industrial Park, but she is urging City Council to keep the minimum lot size at 8,000 sq. ft. and keep the small town rural appeal.

Nancy Donohue, Fernley resident, stated she concurs with Ms. Trone's comments. She stated minimum lot size of 4,000 sq .ft. affects the quality of life. Ms. Donohue stated one

of the reasons she moved to Fernley was for the rural environment and quality of life. She would also like to see affordable housing in Fernley. Ms. Donohue stated children would need to play on the streets since properties would be too small. She strongly urged the Council to consider not changing the minimum lot size to 4,000 sq. ft.

Joy Hidek, Fernley resident, explained her concern of more homes being built and not adequate water supply for the homes. She also wanted the City Council to consider the road access with more homes being built and not enough access for emergency vehicles and traffic going in and out. Ms. Hidek stated the City should consider our infrastructure issues before welcoming more people into our community.

Judy Williams, Fernley resident, felt a 4,000 sq. ft. lot size creates a high density living. She also stated this would result in an increase of law enforcement. Ms. Williams urged the City Council to support larger lot sizes.

Patricia Hon, Fernley resident, shared she would like to more affordable housing in Fernley. Ms. Hon stated she would like to see young families stay in our community and attain home ownership. We need to be creative and look at plan unit developments or homeowner's association to be affordable.

Cal Eilrich, President of the Builders Association, stated as a builder it is very hard to build homes in Fernley. Mr. Eilrich reported outside developers are not buying land in Fernley to build homes because of the cost. He suggested the City develop 6,000 sq.ft. lots and help people build an affordable home. If the City wants more affordable homes, the City will need to think about it right now because builders cannot build homes for less than \$300,000, Mr. Eilrich stated.

1.3. Approval of the Agenda

Motion: MOVE TO APPROVE THE AGENDA AS SUBMITTED, **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Fran McKay. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, Mayor Pro-Tem Sue Seidl. **Absent:** Mayor Roy Edgington.

2. City Council Workshop

Presentation and discussion on the Draft update to the City of Fernley's Comprehensive Master Plan. The City Council may provide input and take action directing staff to make modifications to the plan prior to review and adoption by the Planning Commission and certification by the City Council. (FOR POSSIBLE ACTION)

Councilwoman Whalen disclosed that she is married to Public Works Director Dave Whalen.

Planning Director Tim Thompson introduced the Master Plan and stated that the report was driven by data collected through the University of Nevada, Center for Economic Development. Mr. Thompson explained Chapter 1 needed to be updated to incorporate population, housing, and employment data. The Land Use Plan is a critical part because the assumptions for future public facilities and transportation were based upon what the future land use will be. The projection is that over the next 20 years the population would double. City staff looked at housing data which is largely dominated by single-families. It's estimated that 60% of Fernley residents commute for employment, people spend money where they work which takes money away from Fernley, losing out on potential income, stated Planning Director.

Planning Director Tim Thompson presented Chapter 2, Conservation. He explained the goals & policies remained the same. The information and data were updated.

Planning Director Tim Thompson presented Chapter 3, Land Use Plan. He explained there are twelve (12) land use designations listed on the Land Use Map. There were some changes for the land designation in the south to General Rural that meets the 40 acre minimum. Mr. Thompson explained the change that Residential Rural and Residential Low Density were consolidated into a Rural Density category. Also, Residential High Density and Residential Medium Density were combined into a Single Family Residential District. Mr. Thompson explained Mixed Residential land use for single family 6,000 sq. ft. lots, for townhomes, condos, low density apartments, and an attached single family duplex where the types of housing will be allowed. A proposed change to multi-family residential land use designation to a minimum range to 14 dwelling units per acre and a maximum of 30. Commercial District and Tourist Commercial were combined into a single

district. Mr. Thompson shared he included the Downtown Revitalization Corridor Plan and areas using “suburban mixed use” to the Master Plan. This will provide an opportunity for some investment in the downtown area.

There are 3 areas within the City for future development: North of I-80, mixed use; the area south of the Canal and West of 95; North of the Canal and East of Desert Shadows/Highlands. There are 2 special planning areas, Stock Lane & Farm District Road. Planning Director Thompson stated this is an opportunity to learn from the past, and if these areas are going to be developed the City wants it done right. The City would like an area planned that identifies the land uses and an infrastructure plan showing what is needed to serve the land use and who will be responsible for the fees. Mr. Thompson explained the City does not want the current residents to bare the burden of maintaining the infrastructure.

Chapter 4 Transportation was updated with current data. Planning Director Thompson explained a reduction of level service from C to D – as used by Nevada Department of Transportation (NDOT), to account for benefits to cost.

Chapter 5 Public Services and Facilities information was updated. There are discussions about the Water Treatment Plan, Parks Master Plan, electricity and gas service, law enforcement and fire, and school district. The City reached out to different agencies and received comments. Planning Director Thompson expressed since the City has a completed Master Plan he is hopeful that everyone has a better understanding of what the City wants to achieve.

Mr. Thompson mentioned that some of the comments made tonight about density are relevant and lot sizes is a function of the Development Code.

Councilwoman Shari Whalen was concerned about the public audience beginning to leave and she thought this would be more of a workshop for the public. She asked to have public input on what was presented from the Master Plan.

Councilwoman Fran McKay asked Mr. Thompson to explain the maps to the public.

Planning Director Thompson explained the maps on pages 80,82,79, 81, 83. The purpose was not to downgrade properties but to create diversity, Thompson stated.

Mayor Pro-Tem Sue Seidl, shared that the council members were elected to represent the residents and there are some residents that want smaller properties/lots for condos, duplexes and cannot afford large properties. Higher density areas can have more control, home owners associations can be in control for these developments, she stated. Design standards will make a difference. Ms. Seidl stated if the City wants a healthy community the City will need a place for everyone, and the City does not have that.

Councilman Dan McCassie stated no one is against the idea of affordable homes or changing the Master Plan to allow condos. He expressed that he does not want small lots or changing the lot sizes, which crowds our community and loses the rural feeling here in Fernley.

Councilwoman Fran McKay asked about special districts (Farm District Road & Stock Lane) if they are part of the Lyon County Master Plan. Planning Director Thompson stated the City's current Master Plan has Farm District Road included. Ms. McKay shared she had done some research on lot sizes and came up with 7 homes to an acre is .622 sq.ft. and 14 homes to an acre is 3.11 SFT.

Councilwoman Fran McKay reported there will be a meeting about Interstate 11 at the high school. Ms. McKay stated NDOT is exploring the idea of having the roadway through Fernley. Planning Director Thompson stated that was correct. NDOT is exploring two preferred alternative roadways that would go through the City of Fernley. He also stated in Chapter 4 (Transportation), the goal states the City will work with representatives from NDOT to ensure timely improvements are planned. Ms. McKay stated the cost of building homes is going up and she does not believe that will change. She asked if developers with lots sizes of 8,000 sq. ft. could build duplexes that would bring in affordable rentals. Planning Director Thompson stated 1% of our total land area is dedicated towards mix residential, high density, and multi-family residential area. He stated the rest is single family and rural residential. Mr. Thompson explained if a developer proposed a duplex in

a mix residential area there is the possibility of affordable rentals. It would depend on the Land Use Plan and the proposed area.

Mayor Pro-Tem Sue Seidl asked the Planning Director Thompson for clarification on what he stated about land uses providing 20 units to the acre. Mr. Thompson stated 14 units to an acre is more challenging and restrictive. He also stated even smaller lots need to be treated it as a multi-family project. Thompson stated, focus on density not lot size.

Public comment:

Anita Trone, Fernley resident expressed she is in support of the land use permit or plan and if the City will make sure there is access for low density neighborhoods and not developed through other neighborhoods.

Nancy Donohue, Fernley resident asked for clarification of the area regarding south of canal and West of 95. Planning Director Thompson addressed her question. Councilwoman Shari Whalen shared that Artisan Homes contacted the City about acquiring federal land in the area. And BC Ranch which is an approved development in the area, will need to include an area plan for the development.

Ellen Tudor, Fernley resident shared that she has a family member who lives in Wingfield Springs and pays \$300 a month to their home owners association. She stated the property is nice but consider who in Fernley will pay a \$300 a month fee if the City wants affordable housing.

Tammy Dittman, Fernley resident is concerned about water pressure in the Southwest & Desert Bluffs areas before construction begins.

Dana Uhlhorn, real estate broker stated what he is hearing is Fernley needs more affordable housing. Uhlhorn explained the market is 30% less than the cost of Reno, and the cost is driven by the cost to construct a home. Increasing density does not make properties more affordable. Developers have tried to build homes in Fernley for under \$200,000 and it is impossible, Uhlhorn stated.

Ray Lacy, Fernley resident shared his concerns with the size of lots which needs to be taken seriously. He also expressed issues with roads built to the subdivisions which provide ingress/egress issues for safety and emergencies.

Cody Wagner, Fernley resident stated a transportation plan is needed. Recruitment is being hindered because employees cannot find an affordable place to live in our community, Wagner stated.

Mayor Pro-Term Sue Seidl, explained subdivisions being built in phases has led to issues with roads (ingress/egress). She called on Cal Eilrich, Builders Association to answer some of the questions. He stated if no one is making a profit builders are not building anything. Mr. Eilrich explained by the time the developer pays the impact fees and planning fees which are hard costs, it doesn't matter on the size of the home. Density does save per unit cost making it more affordable, Eilrich stated.

Councilwoman Shari Whalen asked clarification questions. Cal Elrich, Builders Association addressed Councilwoman Whalen's questions.

Councilwoman Fran McKay shared she was a manager for some of the 4-plexes, and the cost of rent hasn't changed the affordability factor in this town. Mr. Elrich stated an investor will not purchase a 4-plex without knowing he will get a return on his investment.

Break 7:10-7:20

Councilwoman Shari Whalen asked the Planning Director if the City could incorporate the Strategic Plan into the Comprehensive Master Plan. Ms. Whalen shared some of her concerns about the area behind Raley's as the changes will impact the quality of life on those who have been there for a long time. She would like to have some discussion about that area in the near future. She also had concerns about odor from the industrial area, and its proposed area across from the golf course.

Planning Director Thompson stated he would look at the Strategic Plan and see how he could incorporate better verbiage for more consistency. He also explained that the City is trying to balance the needs and desires of property owners, and people living in the vicinity. Mr. Thompson stated the City struggles with the idea of how do you encourage

development in that area. Development would be an improvement for the Fremont Street area. He addressed Councilwoman Whalen's concern about the industrial area across from the golf course.

Councilwoman Shari Whalen, inquired about the land use in suburban Woodchuck and Mesa areas. She also asked questions about commercial lots & open space throughout different areas within the City. Planning Director Thompson answered Ms. Whalen's questions.

Mayor Pro-Tem Sue Seidl, was concerned about outdated data and page colors (orange) throughout the Master Plan. She would like them changed to black & white. Ms. Seidl explained that council had discussions in the past of what should the City do with Federal lands. She would like to start a discussion on Federal Lands within the Master Plan.

Motion: MOVE TO DIRECT STAFF TO CONSIDER THE VINE STREET AND FREEMONT OVERLAY, BEHIND RALEY'S, MIXED USE RESIDENTIAL NOT APPROPRIATE, WOULD LIKE TO SEE SINGLE FAMILY, BUT LEAVING IT UP TO PLANNING DIRECTOR. **Action:** Approve, **Moved by** Councilwoman Shari Whalen, **Seconded by** Mayor Pro-Tem Sue Seidl.

Mayor Pro-Tem Sue Seidl withdrew her second.

Councilwoman Fran McKay agreed with Councilwoman Shari Whalen and asked to second the motion.

Amended Motion: MOVE TO DIRECT STAFF TO CONSIDER THE VINE STREET AND FREEMONT OVERLAY, BEHIND RALEY'S, MIXED USE RESIDENTIAL NOT APPROPRIATE, WOULD LIKE TO SEE SINGLE FAMILY, BUT LEAVING IT UP TO PLANNING DIRECTOR. **Action:** Approve. **Vote: (summary:** Yes = 3, No= 2). **Yes:** Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, **No:** Councilman Dan McCassie, Mayor Pro-Tem Sue Seidl. **Absent:** Mayor Roy Edgington.

Councilwoman Shari Whalen expressed her concerns to legal counsel about the language in Section 2.4 of the Conservation Program of the Master Plan "An inventory should be made of Truckee Canal waterways in conjunction with Truckee Carson

Irrigation District (TCID) and Bureau of Reclamation (BOR) to determine which waterways will be retained and which will be abandoned over time” Another concern is within Transportation Chapter: 4, page 100, that there is no reference to NDOT Regional Bike and Pediatrician Plan where the City was involved. Ms. Whalen is opposed to the green Priority Corridor entering Stock Lane. She explained with an increase of residents in Fernley, entering Stock Lane on to Main Street would almost be impossible due to high traffic.

Mayor Pro Tem Seidl agreed with Councilwoman Whalen.

Planning Director Thompson explained the current plan is to provide access through Jackson Ranch and not Stock Lane. He explained the corridors are to provide better circulation through and around the City, and emergency access through Stock Lane. In the current Master Plan there is a bridge across the canal that connects Sage Road to Stock Lane and continues to Jackson Ranch. This is identified in the current plan as a collector’s street, Thompson stated. Mr. Thompson explained there will be further discussion regarding the concerns with regards to the Priority Corridor at Stock Lane in the Transportation Master Plan.

Councilwoman Whalen disclosed she lives in the area of Stock Lane. Her home is on Truckee Lane.

Councilwoman Fran McKay agreed that Stock Lane should not be an arterial area.

Councilman Stan Lau agree as well. He stated it would not be good access through Stock Lane. He stated a developer would not want to build a bridge to go over to Stock Lane.

Councilwoman Shari Whalen stated she is satisfied with Mr. Thompson’s explanation regarding the Priority Corridors through Stock Lane and council will be able to have further discussion in the Transportation of the Master Plan.

City Manager Hooper stated she will ask staff to scale back with the borders or less color on the Master Plan documents.

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

There was none.

4. Public Comment

There was none.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:19 pm.

Approved by the Fernley City Council on September 5, 2018 by a vote of:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

ATTEST: City Clerk Kim Swanson

Mayor Roy Edgington