



# AGENDA

## CITY COUNCIL SPECIAL MEETING

55 West Williams Avenue Fallon, NV

October 24, 2023 at 9:00 AM

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The Honorable City Council will meet in a special meeting on October 24, 2023 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Council may combine two or more agenda items for consideration. The Council may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the City Council, public comments by an individual will be limited to three minutes.

1. Pledge of Allegiance to the Flag
2. Certification of Compliance with Posting Requirements
3. Public Comments  
General in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. **(For discussion only)**
4. Public hearing to consider a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to the proposed C-2 General Commercial District. **(For discussion only)**
5. Consideration and possible action to approve a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to the proposed C-2 General Commercial District. **(For possible action)**
6. Public Comments **(For discussion only)**
7. Council and Staff Reports **(For discussion only)**

**8. Executive Session (Closed)**

Discuss Litigation Matters (**For discussion only**) (NRS 241 et.seq.)

Negotiations with Operating Engineers Local Union No. 3 (**For discussion only**)

Negotiations with Fallon Peace Officers Association (**For discussion only**)

This agenda has been posted on or before 9:00 a.m. on October 19, 2023 at City Hall, District Court Building, Churchill County Office Complex, Churchill County Public Library and posted to the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>). Members of the public may request the supporting material for this meeting by contacting Elsie M. Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, 775-423-5104. The supporting material for this meeting is also available to the public on the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).

/s/ Elsie M. Lee

**NOTICE TO PERSONS WITH DISABILITIES:** Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 775-423-5104 in advance so that arrangements may be conveniently made.



# CITY OF FALLON

## REQUEST FOR COUNCIL ACTION

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DATE SUBMITTED: October 16, 2023  
 AGENDA DATE: October 24, 2023  
 TO: The Honorable City Council  
 FROM: Derek Zimney, City Engineer  
 AGENDA ITEM TITLE: Public hearing to consider a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to the proposed C-2 General Commercial District. **(For discussion only)**

**TYPE OF ACTION REQUESTED:**

Resolution	Ordinance
Formal Action/Motion	(X) Other

**POSSIBLE COUNCIL ACTION:** None in this agenda item, it is for public hearing only.

**DISCUSSION:** Notice of this public hearing date was duly published in The Fallon Post on October 13, 2023. Letters were also sent out to property owners whose property is located east of Maine Street/U.S. Highway 95 and zoned M-1 Industrial District in addition to property owners located within 300 feet of a property zoned M-1 and to a military installation located within 3,000 feet of a property zoned M-1. The affidavit of publication and copy of the letters sent out are attached to this agenda item. This agenda item represents the public’s opportunity to comment on the proposed zone change and to present relevant information and materials to the Council.

**FUNDING SOURCE:** N/A.

**PREPARED BY:** Derek Zimney, City Engineer.

# THE FALLON POST



Legal Notice Account  
Nicole Dooley  
City of Fallon  
55 W. Williams Ave.  
Fallon, Nevada 89406

Rachel Dahl says:  
That she is the legal clerk of  
*The Fallon Post*, a newspaper published  
Friday in Fallon, in the State of Nevada

Copy Line:  
**Public Hearing Notice - Zoning  
Change Maine St/US 95**

Ad #: 6122  
of which a copy is hereto attached, was  
published in said newspaper for the full  
required period, of October 13, 2023 all  
days inclusive.

A handwritten signature in cursive script, appearing to read "Ra", is written in black ink.

Signed: \_\_\_\_\_  
Date: October 13, 2023 State of  
Nevada, Fallon

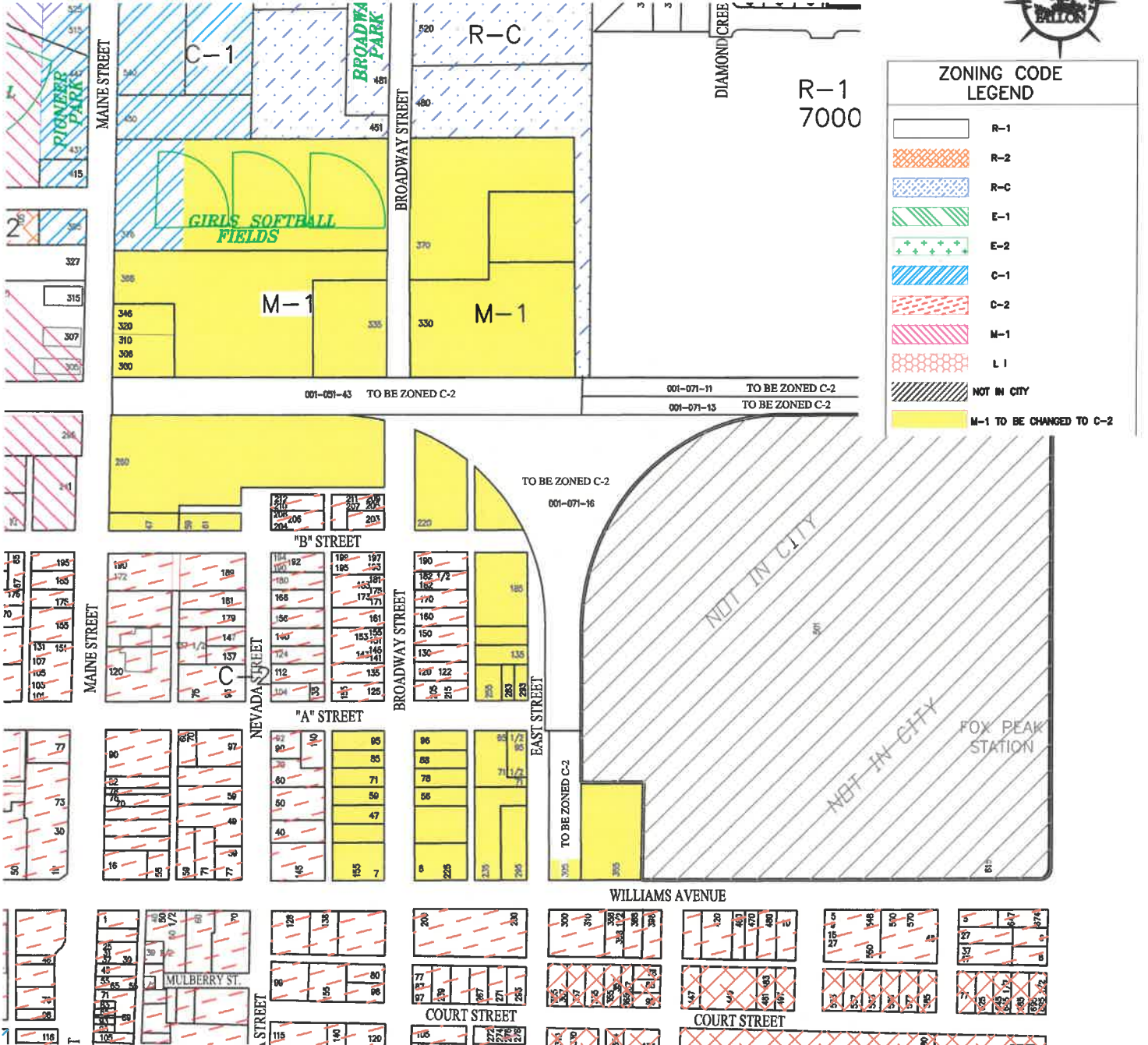
This is an original electronic affidavit.  
Price: \$27.75

## PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Fallon City Council will hold a public hearing on Tuesday, October 24, 2023, at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada, in order to consider a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to the proposed C-2 General Commercial District.

Published in *The Fallon Post* on  
October 13, 2023.  
Ad #6122

# CITY OF FALLON ZONING



Ken Tedford  
MAYOR



Kelly Frost  
Councilwoman

Karla Kent  
Councilwoman

Paul W. Harmon  
Councilman

October 9, 2023

Dear Commander:

NOTICE IS HEREBY GIVEN that the City of Fallon City Council will hold a public hearing on **Tuesday, October 24, 2023 at 9:00 a.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada, in order to consider a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to the proposed C-2 General Commercial District.

This NOTICE is being provided pursuant to NRS 278.260(c) because a military installation is located within 3,000 feet of a property zoned M-1 Industrial District that is located east of Maine Street/U.S. Highway 95.

The intent of the proposed change is to rezone all properties located east of Maine Street/U.S. Highway 95 and currently zoned M-1 Industrial District to C-2 General Commercial District.

Please contact Derek Zimney, City Engineer, at 775-423-5107 if you have any questions or if he may provide further information or be of assistance.

Sincerely,  
CITY OF FALLON

A handwritten signature in black ink, appearing to read "Bob Erickson".

Bob Erickson  
Chief of Staff

Ken Tedford  
MAYOR



Kelly Frost  
Councilwoman

Karla Kent  
Councilwoman

Paul W. Harmon  
Councilman

October 9, 2023

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon City Council will hold a public hearing on **Tuesday, October 24, 2023 at 9:00 a.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada, in order to consider a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to the proposed C-2 General Commercial District.

This NOTICE is being provided because you are a property owner whose property is located east of Maine Street/U.S. Highway 95 and is zoned M-1 Industrial District.

The intent of the proposed change is to rezone all properties located east of Maine Street/U.S. Highway 95 and currently zoned M-1 Industrial District to C-2 General Commercial District.

Prior to **October 24, 2023**, you may fill out **Exhibit A** and return to 55 West Williams Avenue, Fallon, Nevada 89406, Attn: Derek Zimney, City Engineer, to indicate your approval of or opposition to the proposed zoning change.

Please contact Derek Zimney, City Engineer, at 775-423-5107 if you have any questions or if he may provide further information or be of assistance.

Sincerely,  
CITY OF FALLON

A handwritten signature in black ink, appearing to read "Bob Erickson", with a long horizontal flourish extending to the right.

Bob Erickson  
Chief of Staff



**EXHIBIT A**

**Property Owner Name:**

**Property Owner Address:**

**Circle One:**

**Approve proposed zoning change**

**Oppose proposed zoning change**

**Reason for approval or opposition:**

**When complete return to (must be received on or before October 24, 2023):**

**Attn: Derek Zimney, City Engineer**

**55 West Williams Avenue**

**Fallon, Nevada 89406**

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MAYOR



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This NOTICE is being provided to you because your property is located within 300 feet of a property zoned M-1 Industrial District that is located east of Maine Street/U.S. Highway 95.

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Bob Erickson  
Chief of Staff



# CITY OF FALLON

## REQUEST FOR COUNCIL ACTION

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DATE SUBMITTED: October 16, 2023  
 AGENDA DATE: October 24, 2023  
 TO: The Honorable City Council  
 FROM: Derek Zimney, City Engineer  
 AGENDA ITEM TITLE: Consideration and possible action to approve a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to the proposed C-2 General Commercial District.  
**(For possible action)**

**TYPE OF ACTION REQUESTED:**

- |  |           |
|--|-----------|
| Resolution   | Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | Other     |

**POSSIBLE COUNCIL ACTION:** Motion to approve a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to C-2 General Commercial District.

**DISCUSSION:** Staff is recommending that all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 be rezoned to C-2 General Commercial District. The M-1 Industrial District was established when the Union Pacific Railroad spur line crossed Highway 95 north and ran east and south on land within this area. At that time, the M-1 zoning was established to accommodate heavy industrial and manufacturing enterprises.

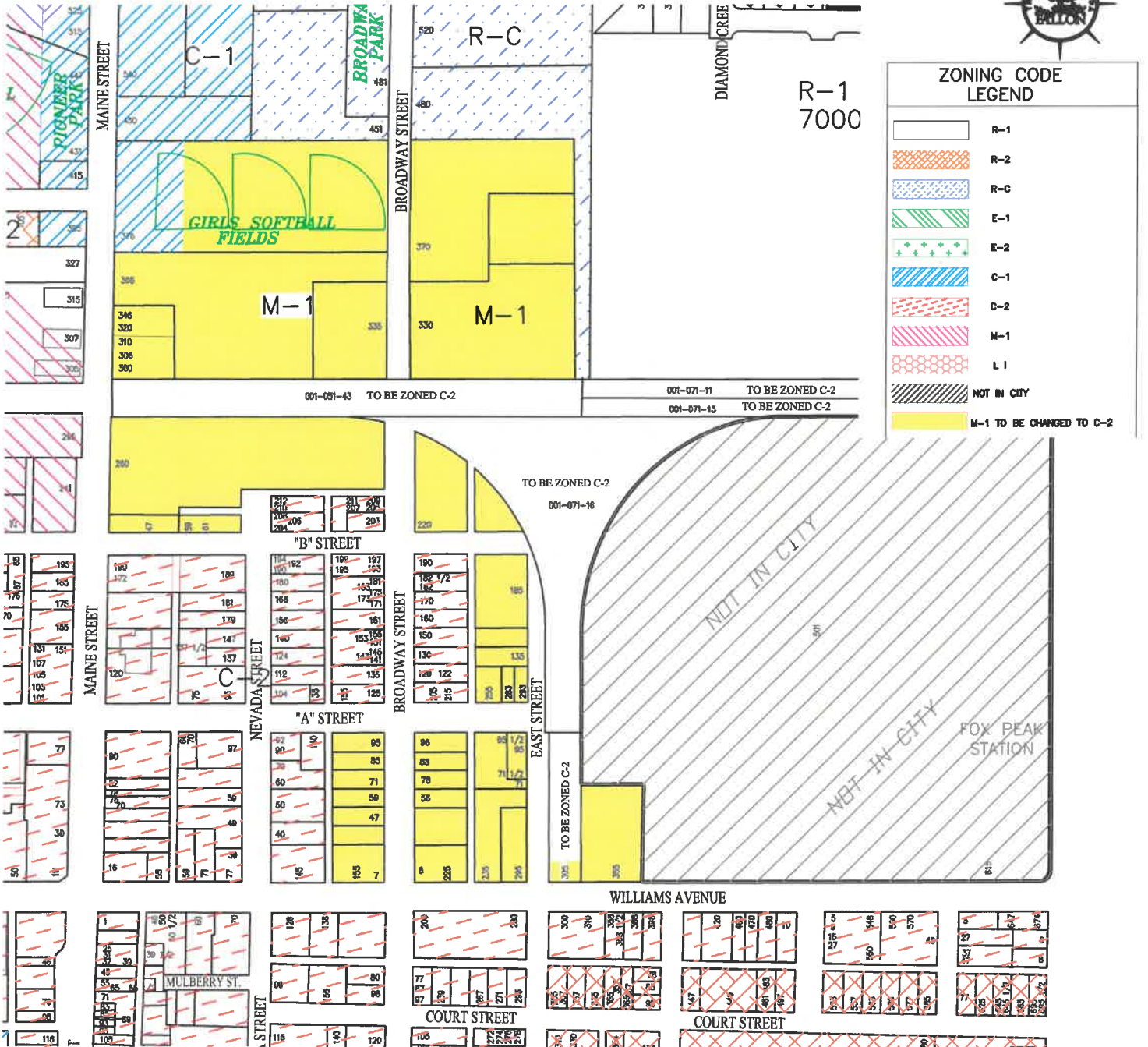
City staff is proposing these properties be rezoned C-2 General Commercial District. C-2 zoning is more accommodating and allows any use permitted in any residence district and any use permitted in the C-1 district and is compatible with the surrounding area.

The map depicting the properties to be zoned M-1 Industrial District are attached.

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer.

# CITY OF FALLON ZONING



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