



## CITY OF FALLON

### REQUEST FOR COUNCIL ACTION

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DATE SUBMITTED: November 29, 2023  
AGENDA DATE: December 5, 2023  
TO: The Honorable City Council  
FROM: Derek Zimney, City Engineer  
AGENDA ITEM TITLE: Consideration and possible action relative to the review, clarification and possible imposition of additional conditions of Sierra Manor Townhomes Merger and Re-subdivision Tract Map. **(For possible action)**

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TYPE OF ACTION REQUESTED:

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| <input type="checkbox"/> Resolution                      | <input type="checkbox"/> Ordinance               |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |
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RECOMMENDED COUNCIL ACTION: Motion to affirm the conditions set forth on July 5, 2022, by the City of Fallon City Council as to the Sierra Manor Townhomes Merger and Re-subdivision Tract Map.

BACKGROUND: On July 5, 2022, Farrokh Yazdi, owner of Assessor's Parcel Number (APN) 001-291-01, formerly known as the Childers Estates, made application and presented a Merger and Re-subdivision Tract Map to convert the existing apartments into townhomes/condos. When recorded, this map will subdivide the existing apartment complex into individual units, allowing the units to be sold individually as townhomes/condos.

On July 5, 2022, the City of Fallon City Council approved the City Engineer to record this map when the following conditions were met:

1. Provide a third party building inspection and safety report for each unit and address any life fire safety hazards.
2. Replace the driveway on Center Street to meet City and ADA standards.
3. Replace substandard sections of sidewalk along Center Street. The sidewalk panels that the City would like replaced have been marked with white paint.
4. Re-pave the alley between Whitaker Lane and Tedford Lane as the alley is the only access for the majority of these units.

5. Install two additional street lights in the alley. Coordinate with City staff for locations and specifications.
6. Provide a landscaping diagram for the common area satisfactory to the City and complete the landscaping.
7. Contact Robert Erickson with status updates for first right of refusal and relocation of existing tenants.

To date, the only conditions that have been met are Items 2 & 3, the replacement of the driveway and sidewalk panels.

Though previously uncontested and approved by the Council, Ed Lord, the owner's representative, is now requesting that the condition to repave the ally be modified to require repaving of only the western portion of the alleyway and allowing for the middle and eastern portions of the alleyway to receive a grind overlay and patching/crack filling, respectively.

Prior to the approval of the above-described conditions, City Staff received from Mr. Lord a geo-technical report prepared by Summit Engineering, dated December 2, 2021, dealing with the alleyway paving. This report recommended replacement of the full depth of asphalt on the West Side of the alley and provided for a grind overlay for the east side of the ally. The resulting pavement section would meet the City's minimum requirement of 3" of asphalt on 6" of base. Mr. Lord has now provided a revised geo-technical report from Summit Engineering dated October 26, 2023. This updated request breaks the treatment into three separate sections, replacing asphalt on the East side of the alley, grind overlay in the middle and patching, crack filling and sealing the West section. City Staff does not feel that the proposed updated treatment plan meets the City Councils intent of condition Item 4 repaving the alley between Whitaker Lane and Tedford Lane.

Attachments:

- Original Agenda Item 7/5/2022
- City Council Minutes 7/5/2022
- Geotechnical Report 12/2/2021
- Revised Geotechnical Report 10/26/2023
- Updated Current Pictures

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer