

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
MARCH 23, 2022**

Planning Commission Chair Barry Williams called the meeting to order at 5:00 PM.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Commissioner Lewis, Planning Commission Chairman Williams, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, Commissioner Hodges, Commissioner McCullar, Planning Director Tim Thompson, Assistant Planner Nikil Manayathara, Assistant Planner Shay League, City Attorney Brani Jensen, Deputy City Clerk Brenda Gosser, Administrative Assistant Bailie Scott

Absent: Commissioner Severa

1.2. Public Forum

Chair Barry Williams opened a public forum. Nobody spoke during this item.

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE THE MARCH 23, 2022 AGENDA. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Cody Wagner, **Seconded by** Commissioner Jenni McCullar. **Vote:** Passed, **summary:** Yes 6, No 0, Abstained 0, Absent 1. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **No:** None, **Abstain:** None **Absent:** Shellie Severa.

1.4. (For Possible Action) Approval of Minutes

Motion: MOVE TO APPROVE DECEMBER 8, 2021 PLANNING COMMISSION MINUTES. **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Humayoon Lodhi. **Vote:** Passed, **summary:** Yes 6, No 0, Abstained 0, Absent 0. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **No:** None, **Abstain:** None **Absent:** Shellie Severa.

2. GENERAL BUSINESS

2.1. Discussion and election of City of Fernley Planning Commission Officers for 2022. (FOR POSSIBLE ACTION)

Tim Thompson stated this item is to elect the Planning Commission Officers for calendar year 2022.

Vice-Chair Cody Wagner nominated Barry Williams to be Planning Commission Chair.

Commissioner Jenni McCullar nominated Cody Wagner to be Planning Commission Vice-Chair.

Motion: MOVE TO ELECT BARRY WILLIAMS AS CHAIR OF THE PLANNING COMMISSION AND CODY WAGNER AS VICE-CHAIR OF THE PLANNING COMMISSION. **Action:** Approve, **Moved by** Commissioner Jan Hodges, **Seconded by** Commissioner Humayoon Lodhi. **Vote:** Passed, **summary:** Yes 6, No 0, Abstained 0, Absent 1. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi,

No: None, **Abstain:** None, **Absent:** Shellie Severa.

3. PUBLIC HEARINGS

3.1. Public Hearing, Zoning Map Amendment – ZMA22002 & Tentative Subdivision Map – TSM22001 (FOR POSSIBLE ACTION), continued from March 9, 2022

Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map requests for a site consisting of two parcels totaling ±28.42 acres in size, located at 590 & 600 W. Main Street, Fernley, NV (APN's: 021-071-02 and 021-071-03).

1. A Zoning Map Amendment request associated with ZMA22002, to change the zoning on two parcels of land from C2 (General Commercial) and SF6 (Single Family, 6,000 sq. ft. minimum lot size) to MU (Mixed Use).
2. A Tentative Subdivision Map request associated with TSM22001, to allow for the development of a 9-lot mixed-use subdivision.

Planning Director Tim Thompson provided an overview of ZMA2202. He stated that the property currently has mixed zoning. ZMA22002 will change the zoning district so it matches the master plan.

Director Thompson stated the second part is for a tentative subdivision map which will be submitted at a later date should the zoning be approved. He noted that staff will be looking at infrastructure needs such as sewer, water, storm drain improvements, flood plain, street improvements and how the infrastructure would extend to the project's site.

The applicant's representative, Lydia Altec with Phelps Engineering, presented an overview of the project. The presentation included goals that would be touched on in the master plan. She stated that Phelps Engineering has been working with the Redhawk project to make sure the infrastructure plans align.

Chair Barry Williams opened up a public forum. No comments were provided during the public forum.

Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA 22002 BASED ON FINDINGS Z1 THROUGH Z3 AND SUBJECT TO THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Humayoon Lodhi. **Vote:** Passed, **summary:** Yes 6, No 0, Abstained 0, Absent 1. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **No:** None, **Abstain:** None, **Absent:** Shellie Severa.

Motion: MOVE TO APPROVE A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM22001 BASED ON FINDINGS TM1 THROUGH TM11 AND THE FACTS SUPPORTING THE APPROVAL CRITERIA AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by** Commissioner Lewis. **Vote:** Passed, **summary:** Yes 6, No 0, Abstained 0, Absent 1. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **No:** None, **Abstain:** None **Absent:** Shellie Severa.

3.2. Public Hearing, Comprehensive Master Plan Amendment (MPA22001) & Zoning Map Amendment (ZMA22001) - (FOR POSSIBLE ACTION), continued from March 9, 2022
Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request on a vacant parcel of land approximately 27.83 acres in size, generally located south of Interstate-80, north of the Union Pacific Railroad, and directly west at the current terminus of Pilot Road. (APN: 021-061-32).

1. Consideration and Possible action on Resolution 22-009, a Master Plan Amendment Request to change the Land use Designation from Commercial to Industrial.
2. Consideration and possible action on a Zoning Map Amendment request to change the zoning from C2 (General Commercial) to I (Industrial).

Planning Director Tim Thompson presented the project to the Planning Commission. The applicant would like to change the zoning and land from commercial to industrial. He stated that any hazardous use would need a conditional use permit.

The owner's representative, Justin Farley, with Reno Engineering, stated that they are aware of the concern for traffic and the client would like to install a traffic light if it is warranted by NDOT.

Chair Barry Williams opened a public forum. No comments were provided during the public forum.

Motion: MOVE TO APPROVE COMPREHENSIVE MASTER PLAN AMENDMENT RESOLUTION 22-009 AND FORWARD A REQUEST FOR CERTIFICATION TO THE CITY COUNCIL FOR THE COMPREHENSIVE MASTER PLAN AMENDMENT ASSOCIATED WITH MPA22001, BASED ON FINDING MP1 TO MP3 AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Cody Wagner, **Seconded by** Commissioner Jenni McCullar. **Vote:** Passed, **summary:** Yes 6, No 0, Abstained 0, Absent 1. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **No:** None, **Abstain:** None, **Absent:** Shellie Severa.

Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA 22001, BASED ON FINDINGS Z1 TO Z3 AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Lewis, **Seconded by** Commissioner Hodges. **Vote:** Passed, **summary:** Yes 6, No 0, Abstained 0, Absent 1. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **No:** None, **Abstain:** None, **Absent:** Shellie Severa.

3.3. Public Hearing, ZMA22003 (FOR POSSIBLE ACTION), continued from March 9, 2022
Consideration and possible action on a Zoning Map Amendment request from the City of Fernley to change the zoning of a ±3.94 acre parcel of land from SF6 (Single Family, 6,000 sq. ft. minimum lot size) to MF21 (Multifamily, 10-21 dwelling units per acre). The parcel is located at 1170 Newlands Drive and is the site of the old Lyon County Senior Center (APN: 020-320-01).

Nikil Manayathara presented ZMA22003 to the Planning Commission.

Vice-Chair Wagner disclosed that he has been heavily involved with this process. He has no individual financial interest in the property and is helping with the project as a volunteer. Vice-Chair Wagner will be voting but wanted to disclose that information.

Chair Barry Williams opened up a public forum. No comments were provided during the public forum.

Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA 22003 BASED ON FINDINGS Z1 THROUGH Z3 AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Cody Wagner, **Seconded by** Commissioner Humayoon Lodhi. **Vote:** Passed, **summary:** Yes 6, No 0, Abstained 0, Absent 1. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **No:** None, **Abstain:** None, **Absent:** Shellie Severa.

3.4. Tentative Parcel Map, TPM22001 (FOR POSSIBLE ACTION), *continued from March 9, 2022*
Consideration and possible action on a Tentative Parcel Map request from Goudy Investments LLC to subdivide a ±11.94 acre parcel located within the C2 (General Commercial) zoning district into 4 separate parcels. The project site is generally located south of Highway 50A, and east of Nevada Pacific Parkway (APN: 021-201-47).

Nikil Manayathara presented project TPM22001 to the Planning Commission.

Chair Barry Williams opened a public forum. No comments were provided during the public forum.

Motion: MOVE TO APPROVE THE TENTATIVE PARCEL MAP REQUEST ASSOCIATED WITH TPM22001, ADOPTING FINDINGS TPM1 THROUGH TPM5, AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 22 AS LISTED IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Jenni McCullar, **Seconded by** Commissioner Angela Lewis. **Vote:** Passed, **summary:** Yes 6, No 0, Abstained 0, Absent 1. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **No:** None, **Abstain:** None, **Absent:** Shellie Severa.

4. CHAIR AND COMMISSION ITEMS

The Chair and Commissioners did not have any items to report on.

5. PLANNING DIRECTOR ITEMS

Planning Director, Tim Thompson introduced Shay League, Assistant Planner.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

City Attorney Brandi Jensen encouraged the Commissioners to attend a training session that will be held at 4:00 PM, on April 20th before the City Council meeting. The training session will be in regards to land use and legal standards that apply to planning.

7. PUBLIC FORUM

There were none.

8. ADJOURNMENT

The meeting was adjourned at 6:20 PM

The next Planning Commission meeting will be held on April 13, 2022 at 5:00 PM

Approved by the Fernley Planning Commission on April 13, 2022, by a vote of:

AYES: 6 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1


Planning Commission Chairman Barry Williams


ATTEST: