

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
APRIL 13, 2022**

1. INTRODUCTORY ITEMS

1.1. Roll Call

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

Absent: Commissioner Lewis, Commissioner Severa.

1.2. Public Forum

Planning Commission Chair Barry Williams opened up a public forum. No public comment was given at that time.

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE THE APRIL 13, 2022 PLANNING COMMISSION AGENDA.

Action: Approve, **Moved by** Commissioner McCullar, **Seconded by** Planning Commission Vice-Chair Wagner. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **Absent:** Commissioner Lewis, Commissioner Severa.

1.4. (For Possible Action) Approval of Minutes from March 9th and March 23rd.

Motion: MOVE TO APPROVE MARCH 9, 2022 AND MARCH 23, 2022 PLANNING COMMISSION MINUTES.

Action: Approve, **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by** Commissioner Lodhi. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **Absent:** Commissioner Lewis, Commissioner Severa.

2. GENERAL BUSINESS

Nothing was presented for General Business.

3. PUBLIC HEARINGS

3.1. (For possible action) Public Hearing - ZMA22004 & TSM22003

Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map request on a site consisting of one (1) parcel of land approximately 30.15 acres in size, located at 900 Vonnie Lane, Fernley, NV (021-471-05):

- 1. A Zoning Map Amendment request associated with ZMA22004, to change the zoning on a single parcel of land from SF20 (Single Family, 20,000 sq. ft. minimum lot size) to SF6 (Single Family, 6,000 sq. ft. minimum lot size).**
- 2. A Tentative Subdivision Map request associated with TSM22003, to allow for the**

development of a 79-lot residential subdivision, located within the SF6 (Single Family, 6,000 sq. ft. minimum lot size zoning district).

Assistant Planner Nikil Manayathara presented ZMA22004 & TSM22003 to the Planning Commission.

Lydia Altech, Phelps Engineering, presented an overview of the project.

David Schwegel and Matt Dickson, Phelps Engineering, addressed the commission's questions regarding the applicants' traffic study. He stated that Vonnie Lane is a public road according to document 144905

Public Comment

Tom Howell has been a Fernley resident for 27 years and lives on Vonnie Lane. He stated that Vonnie Lane is a private road and he is opposed to the project.

Michael Lowry is a Fernley resident and lives on Vonnie Lane. He provided an overview of the history of Vonnie Lane and is opposed to the project.

Gregory McCaffrey is a Fernley resident and lives on Vonnie Lane. His family has property on both sides of Vonnie Lane. He stated that the applicant tried to purchase the access easement that runs through his family's property. He commented that as of a month ago the offer has gone away and it is no longer a possibility.

Thomas Ehrhart is a Fernley resident and lives on Vonnie Lane. He stated that he maintains the road and has never been compensated for it. He commented that Wallace Way is also private property.

Richard Hedinger is a Fernley resident and lives on Pepper Lane in the Desert Lakes subdivision. Due to his backyard being a portion of the border to the project, he is opposed to the project.

Bernadette Howell is a Fernley resident and lives on Vonnie Lane. She commented that the residents on Vonnie Lane are not against growth, but they would like reasonable growth. She stated that the residents would also like to be respected and for everyone to understand that Vonnie Lane is a privately owned road. She was opposed to the project.

Paul Persson is a Fernley resident and lives on Vonnie Lane. Paul stated that Vonnie Lane is a privately owned road and he also maintains it. He would not be open to signing an agreement to give up his zoned part of the road for his 5 acres. Therefore, he is opposed to the project.

John Reichlein is a Fernley citizen. He stated that he has a vested interest in this development and all of the developments that are happening here in Fernley. He stated that he would like to know if diversity in the master plan means quantity and believes that this project oversteps what was intended for the master plan. He commented that the houses would be close to the electromagnetic fields.

Debbie Skinner is a resident of Fernley. She asked what type of buffer is being proposed between this project and the RV Park. She also asked who will be maintaining the zero-scape that will be put in place with the project. She commented that the project is in its infancy and has not been

thought through enough to make a comparable decision.

Planning Director Tim Thompson provided an overview of the application and the process the applicant had to go through leading up to the proposal. Director Thompson also gave a summary of the conditions and standards that would need to be met by the applicant before the final subdivision map can be presented.

MOTION: BASED ON INFORMATION RECEIVED IN WRITTEN MATERIALS AND AT THE PUBLIC HEARINGS ON THIS MATTER, I MOVE TO FORWARD A RECOMMENDATION OF DENIAL TO THE CITY COUNCIL FOR ZONING MAP AMENDMENT ASSOCIATED WITH ZMA22004 BECAUSE I HAVE DETERMINED THE PROPOSED CHANGES ARE DETRIMENTAL TO THE PUBLIC'S HEALTH, SAFETY, AND GENERAL WELFARE AND AM UNABLE TO MAKE THE FOLLOWING REQUIRED ZONING MAP AMENDMENT FINDINGS: I AM UNABLE TO MAKE THE FINDING Z1 AS IT RELATES TO MULTIPLE ISSUES HERE, H.P.1.2 ENCOURAGING HOUSING THAT SUPPORTS SUSTAINABLE DEVELOPMENT PATTERNS BY PROMOTING THE EFFICIENT USE OF LAND, CONSERVATION OF NATURAL RESOURCES, EASY ACCESS TO SERVICES AND PUBLIC FACILITIES SUCH AS PARKS, AND RESOURCE EFFICIENT DESIGN AND CONSTRUCTION, I DON'T FEEL THAT THE DEVELOPMENT GOING IN AT THE END OF VONNIE LANE WHERE THERE ARE SO MANY QUESTIONS IS EFFICIENT WHATSOEVER, H.P.1.8 COORDINATE POPULATION GROWTH WITH THE AVAILABILITY OF WATER, SANITARY SEWER, STREETS AND HIGHWAYS AND OTHER PUBLIC FACILITIES AND SERVICES. WITHOUT A CONCRETE PLAN TO CONNECT TO HIGHWAY 50A, I DON'T FEEL LIKE THAT CONDITION IS MET, L.U.1.1 ENCOURAGE AND PLAN FOR NEW DEVELOPMENT IN AREAS WHERE ADEQUATE PUBLIC SERVICES AND FACILITIES CAN BE PROVIDED EFFICIENTLY. EFFICIENCY RELATING TO THE PROXIMITY OF THE HIGHWAY IS LACKING IN THIS PROJECT, L.U.1.5 PROMOTE INFILL DEVELOPMENT. ALTHOUGH IT IS WITHIN THE CITY'S BOUNDARIES, IT SOUNDS LIKE THERE ARE ISSUES WITH RUNNING UTILITIES ALL THE WAY TO THE PROJECT WHICH WOULD NOT MEET MY DEFINITION OF INFILL DEVELOPMENT, L.U.1.8 ENSURE THAT FUTURE GROWTH IS SENSITIVE TO THE EXISTING AGRICULTURAL/FARMING USES. VONNIE LANE SEEMS LIKE AN AREA WHERE AGRICULTURE AND FARMING IS PRESENT AND THIS DEVELOPMENT WOULD CERTAINLY IMPACT THAT, T.1.1 REQUIRE THAT ROADWAY FACILITIES BE MAINTAINED AND CONSTRUCTED AS NEEDED TO ENSURE HIGH QUALITY AND SAFE TRAVEL ON MAJOR STREETS AND AT MAJOR INTERSECTIONS. SENDING ALL OF THESE CARS ONTO FARM DISTRICT THAT ALREADY HAS SOME SAFETY CONCERNS, EVEN IF IT MEETS THE LEVEL OF SERVICE, I THINK FARM DISTRICT NEEDS SOME MAJOR IMPROVEMENTS TO CONTINUE TO PUT CARS ON THAT ROAD, T.1.3 IMPLEMENT STREET DESIGN AND ACCESS STANDARDS TO PROVIDE SAFE AND EFFICIENT MOVEMENT OF GOODS AND PEOPLE. I BELIEVE EFFICIENCY IS LACKING IN THIS PROJECT, Z2 CONSISTENCY WITH THE SURROUNDING LAND USES. IT DOES NOT MEET CONSISTENCY WITH THE SURROUNDING LAND USES WELL AT ALL. THEREFORE, I CANNOT APPROVE THE ZONING MAP AMENDMENT.

Action: Deny, **Moved** By Planning Commission Vice-Chair Wagner, **Seconded** By Commissioner McCullar. **Vote:** Passed, **Summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **Absent:** Commissioner Lewis, Commissioner Severa.

Motion: BASED ON INFORMATION RECEIVED IN WRITTEN MATERIALS AND AT THE PUBLIC HEARINGS ON THIS MATTER, I MOVE TO FORWARD A RECOMMENDATION OF DENIAL TO THE CITY COUNCIL FOR THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM22003 BECAUSE I HAVE DETERMINED THE PROPOSED CHANGES ARE DETRIMENTAL TO THE PUBLIC'S HEALTH, SAFETY, AND GENERAL WELFARE AND AM UNABLE TO MAKE THE FOLLOWING REQUIRED TENTATIVE SUBDIVISION MAP FINDINGS: I AM UNABLE TO MAKE THE FINDINGS TM3 AVAILABILITY AND ACCESSIBILITY OF UTILITIES, TM4 AVAILABILITY AND ACCESSIBILITY OF PUBLIC SERVICES SUCH AS SCHOOLS, POLICE, AND FIRE PROTECTION, TRANSPORTATION, RECREATION FACILITIES, AND PARKS, TM5 CONSISTENCY WITH THE ZONING DISTRICT REGULATIONS, TM6 CONFORMITY WITH THE MASTER STREETS & HIGHWAY PLAN, TM7 EFFECT OF THE PROPOSED SUBDIVISION ON EXISTING PUBLIC STREETS, AND THE NEED FOR NEW STREETS OR HIGHWAYS TO SERVE THE SUBDIVISION. THEREFORE, I CANNOT APPROVE THE TENTATIVE SUBDIVISION MAP.

Action: Deny, **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by** Commissioner Lodhi. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner McCullar, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **Absent:** Commissioner Lewis, Commissioner Severa.

Planning Director Tim Thompson informed the Planning Commission that this item will be presented to City Council during the May 18th meeting.

4. CHAIR AND COMMISSION ITEMS

There were none.

5. PLANNING DIRECTOR ITEMS

Tim Thompson notified the commission that on April 20th at 4:00 PM a training will be held on open meeting law and land use.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

7. PUBLIC FORUM

Planning Commission Chair Barry Williams opened up a public forum.

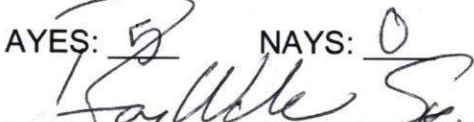
8. ADJOURNMENT

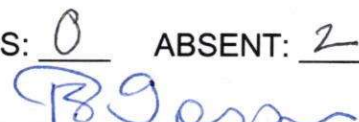
There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:30 PM.

The next Planning Commission meeting will be on May 11, 2022, at 5:00 PM.

Approved by the Fernley Planning Commission on May 11th, 2022, by a vote of:

AYES: 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 2


Planning Commission Chairman Barry Williams


ATTEST: