

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
MAY 11, 2022**

The meeting was called to order by Planning Commission Chairman Barry Williams at 5:00 PM.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Planning Commissioner Angela Lewis, Planning Commissioner Jan Hodges, Planning Commission Chairman Barry Williams, Planning Commission Vice-Chair Cody Wagner, Planning Commissioner Shellie Severa via Zoom, Planning Director Tim Thompson, Assistant Planner Nikil Manayathara, Assistant Planner Shay League, City Attorney Brandi Jensen, City Engineer Derek Starkey, Deputy City Clerk Brenda Gosser, Administrative Assistant Bailie Scott

Absent: Planning Commissioner Jenni McCullar, Planning Commissioner Humayoon Lodhi

1.2. Public Forum

Planning Commission Chairman Williams opened a public forum.

No public comments were provided at this time.

1.3. For Possible Action: Approval of Agenda

Motion: MOVE TO APPROVE THE MAY 11, 2022 FERNLEY PLANNING COMMISSION AGENDA.

Action: Approve, **Moved by** Planning Commissioner Hodges, **Seconded by** Planning Commission Vice-Chair Wagner.

Vote: Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner.

Absent: Planning Commissioner Lodhi, Planning Commissioner McCullar.

1.4. For Possible Action: Approval of Minutes from April 13, 2022

Motion: MOVE TO APPROVE THE APRIL 13, 2022 PLANNING COMMISSION MINUTES. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by** Planning Commissioner Lewis. **Vote:** Passed,

Summary: Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

2. GENERAL BUSINESS

There was no general business.

3. PUBLIC HEARINGS

3.1. (For possible action) CUP20003 - Extension of Time

Consideration and possible action on an extension of time request to grant a 1-year extension on a Conditional Use Permit for a ±316-unit multifamily residential development on a site approximately 26.25 acres in size, located within the MDR14 (Medium density residential, 7-14 dwelling units per acre) zoning district. The project site is generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, NV. (APNs: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, and 021-092-55).

Planning Director Tim Thompson informed the Planning Commission that the developer has been working diligently to get a permit pulled for the project and is requesting a 1 year extension on the project, as permitted in the City's

development code.

The applicant's representative, Lydia Altech, Phelps Engineering reported that they are working with the City to put together a development agreement to cover the required improvements on Fremont Street. She commented that they need additional time to complete the development agreement.

Motion: MOVE TO APPROVE A 1-YEAR EXTENSION OF THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP20003. THE EXPIRATION DATE WILL BE EXTENDED TO MAY 12TH, 2023, AND NO ADDITIONAL EXTENSIONS SHALL BE GRANTED. **Action:** Approve, **Moved by** Planning Commissioner Jan Hodges, **Seconded by** Planning Commissioner Angela Lewis. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

3.2. (For possible action) Public Hearing, CUP22001 – Conditional Use Permit

Consideration and possible action on a Conditional Use Permit request to allow for the development of a 276-unit multi-family residential apartment complex located within the MU (Mixed Use) zoning district. The site is ±9.52 acres and is located at 600 West Main Street (APN: 021-071-03).

Assistant Planner Nikil Manayathara gave a presentation on CUP22001.

The applicant's representative, Lydia Altech, Phelps Engineering, provided a presentation on CUP22001.

David Schlagel, Phelps Engineering, provided an overview of the traffic study.

Motion: MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP22001, ADOPTING FINDING CU1 THROUGH CU6 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 42 AS LISTED IN THE STAFF REPORT AND ADD CONDITION 43, FENCING AND ADD A REQUIREMENT THAT A FENCE IS INSTALLED ON THE NORTH BOUNDARY SUFFICIENT TO PREVENT PEDESTRIANS FROM PASSING OVER IT AND ONTO THE RAILROAD TRACKS AS A MATTER OF PUBLIC SAFETY. I WOULD LIKE TO ALSO ADD A CONDITION 44 TO SUGGEST WHATEVER THE PROPORTIONAL FINANCIAL CONTRIBUTION TO A TRAFFIC LIGHT OF THAT INTERSECTION FROM THE TRAFFIC GENERATED FROM THIS PROJECT BE A REQUIREMENT OF THE DEVELOPER. **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by** Planning Commissioner Lewis.

Recess 6:01 - 6:23 PM.

Motion: AMEND PREVIOUS MOTION TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP22001, ADOPTING FINDING CU1 THROUGH CU6 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 42 AS LISTED IN THE STAFF REPORT AND TO ADD CONDITION 44 THAT THE DEVELOPER SHALL PAY A PROPORTIONAL SHARE OF FUTURE IMPROVEMENTS TO THE MAIN STREET STATE ROUTE 427 AND TRUCKEE LANE INTERSECTION, THE DEVELOPER SHALL PROVIDE THE CITY WITH A PAYMENT PLAN FOR THE PROPORTIONAL SHARE OF FUTURE IMPROVEMENTS AT THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, NV DEPARTMENT OF TRANSPORTATION, AND ADMINISTRATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT AND ADD CONDITION 43 AROUND FENCING DIRECTING STAFF TO CREATE A CONDITION OF APPROVAL THAT IS CONSISTENT WITH OTHER PROJECTS THAT HAVE BEEN PROPOSED ALONG THE RAILROAD AND ADD CONDITION 45 AROUND A NOISE STUDY THAT STAFF WILL BE RESPONSIBLE FOR CREATING. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by** Planning Commissioner Lewis. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

3.3. (For possible action) TSM22005 – Tentative Subdivision Map

Consideration and possible action on a Tentative Subdivision Map request to allow for the development of an 18-lot multifamily residential subdivision and common area parcels, with associated amenities on a project site consisting of 8 parcels of land located within the MDR14 (Medium density residential, 7-14 dwelling units per acre) zoning district. The project site is approximately 26.25 acres in size, and is generally located south of Interstate-80, north of Fremont Street, and west of Wildwood Drive (APN's: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, 021-092-55, & 021-092-05).

Planning Director Tim Thompson provided an overview of the project.

The applicant's representative Lydia Altech, Phelps Engineering commented that the applicant would like to continue item 3.3. and waive any statutory timeline associated with it.

Motion: MOVE TO APPROVE TO CONTINUE ITEM 3.3. TO A FUTURE MEETING. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Cody Wagner, **Seconded by** Planning Commissioner Angela Lewis. **Vote:** Passed, **summary:** Yes 5, No 0, Abstained 0, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

3.4. (For possible action) TPM22002 – Tentative Parcel Map

Consideration and possible action on a Tentative Parcel Map request to split a ±2.37-acre parcel into 2 separate parcels. The project site is located at 3145 Farm District Road (APN: 021-342-06) and is located within the RR1 (Residential Rural, 1-acre minimum lot size) zoning district.

Assistant Planner Nikil Manayathara gave a presentation on TPM22002.

The applicant's representative, Lydia Altech, Phelps Engineering, gave a presentation on TPM22002.

Motion: MOVE TO APPROVE THE TENTATIVE PARCEL MAP REQUEST ASSOCIATED WITH TPM22002, 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 20 AS LISTED IN THE STAFF REPORT. **Action:** Approve, **Moved by** Planning Commissioner Hodges, **Seconded by** Planning Commission Vice-Chair Wagner. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

3.5. (For possible action) Public Hearing, ANX22001 – Annexation

Consideration and possible action on an annexation request to annex approximately 685.51 acres into the City of Fernley, generally located southeast of Interstate 80, east of Nevada Pacific Parkway, and west of the Fernley Wildlife Management Area (APN: 021-201-01). Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of I (Industrial).

Planning Director Tim Thompson reported the annexation request is from Mark IV Capital and is related to the Victory Logistics Park. Staff is working very closely with Mark IV Capital, the developer of Victory Logistics Park. With the concurrence of the developer, staff is requesting that this item be continued to the June 8th meeting, where the Planning Commission will hear about additional items related to item 3.5.

Planning Chair Williams opened the item for public comment.

No public comment was provided at this time.

Motion: MOVE TO APPROVE TO CONTINUE THE ANNEXATION REQUEST ASSOCIATED WITH ANX22001 FOR THE

JUNE 8, 2022 PLANNING COMMISSION MEETING. **Action:** Approve, **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by** Planning Commissioner Lewis. **Vote:** Passed, **summary:** Yes 5, Absent 2. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner. **Absent:** Planning Commissioner Lodhi, Planning Commissioner McCullar.

4. CHAIR AND COMMISSION ITEMS

No Chair and Commission items were brought forward at this time.

5. PLANNING DIRECTOR ITEMS

Planning Director Tim Thompson reported the Planning staff remains very busy, they have quite a few active projects, and they do not anticipate that slowing down anytime soon.

Planning Director Tim Thompson stated that he would also like to publicly recognize Nikil Manayathara. Nikil has resigned from his position and his last day will be next Friday. Tim would like to thank him for his contributions for the last 10 months, as they have been very much appreciated.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

No future agenda item requests were brought forward at this time.

7. PUBLIC FORUM

Planning Commission Chair Barry Williams opened a public forum.

No public comment was provided at this time.

8. ADJOURNMENT

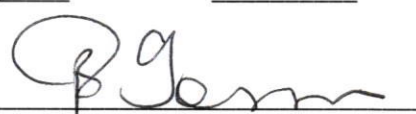
There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 06:48 PM.

The next Planning Commission meeting will be held on June 8, 2022 at 5:00 PM.

Approved by the Fernley Planning Commission on June 8, 2022, by a vote of:

AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1


Planning Commission Chairman Barry Williams


ATTEST: