

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

Planning Commission Vice Chair Wagner called the meeting to order at 5:02 PM.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Planning Commissioner Hodges, Planning Commission Vice-Chair Wagner, Planning Commissioner Lewis, Planning Commissioner Severa via Zoom, Planning Commissioner McCullar, Planning Director Tim Thompson, Assistant Planner Shay League, Community Development Coordinator Alex Lopez Martinez, Deputy City Clerk Brenda Gosser, and Administrative Specialist Bailie Scott.

Absent: Planning Commission Chairman Williams, Commissioner Lodhi.

1.2. Public Forum

Vice Chair Wagner opened a public forum.

No public comments were presented at this time.

1.3. (For Possible Action) Approval of Agenda

Motion: Move to Approve the July 13, 2022 Fernley Planning Commission Agenda.

Action: Approve, **Moved by** Planning Commissioner Jenni McCullar, **Seconded by** Planning Commissioner Jan Hodges. **Vote:** Passed, **Summary:** Yes 5, Absent 2.

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

1.4. (For Possible Action) Approval of Minutes

Motion: Move to Approve the June 8, 2022 Fernley Planning Commission Minutes.

Action: Approve, **Moved by** Planning Commissioner Jan Hodges, **Seconded by:** Planning Commissioner Angela Lewis. **Vote:** Passed, **Summary:** Yes 5 Absent 2.

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

2. PUBLIC HEARINGS

2.1. Public Hearing, ZMA22006 – Zoning Map Amendment

Consideration and possible action on a Zoning Map Amendment request to

change the zoning from SF6 (residential single-family - 6,000 square feet), SF12 (residential single-family - 12,000 square feet), and C1 (neighborhood commercial) to MDR14 (medium density residential - 14 dwelling units per acre) on a site ±31.15 acres in size generally located south of Main Street and west of Miller Lane, Fernley, NV. (APN: 021-041-09)

Assistant Planner, Shay League presented ZMA 22006. See attached PowerPoint.

The Applicant Representative, Derek Kirkland presented ZMA22006 on behalf of the applicant.

Planning Commissioner Hodges stated that the Planning Commission is always concerned about safety.

Planning Commissioners McCullar and Hodges had concerns regarding the density of the project specific to this area.

Vicew-Chair Wagner opened the hearing for public comment.

Fernley resident, Leroy Goodman stated that he is opposed to ZMA22006.

Fernley resident, Brent Kolvet stated that he is opposed to ZMA22006.

Fernley resident, Sheryl Fogerty sent in a public comment stating they are not opposed to ZMA22006.

Fernley resident, Fred Bianchi sent in a public comment stating he is not opposed to ZMA22006, but Miller Ln will need to be re-paved.

Fernley resident, RA Harold sent in a public comment stating she is opposed to ZMA22006.

The Planning Commissioners took a recess from 5:41-5:54 PM.

Motion: Based on information received in written materials, and at the public hearings on this matter, I move to forward a recommendation of denial of the Zoning Map Amendment request associated with ZMA22006 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 Amendment findings for approval: I am unable to make the finding(s) as it relates to Z2 and the surrounding areas. Therefore, I cannot approve the Zoning Map Amendment change as presented. **Action:** Deny, **Moved by** Planning Commissioner Lewis, **Seconded by:** Planning Commissioner Hodges. **Vote:** Passed, **Summary:** Yes 4, No 1, **Yes:** Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commissioner Lewis, **No:** Planning Commission Vice-Chair Wagner, **Absent:** Planning Commission Chairman Williams and Planning Commissioner Lodhi.

3. CHAIR AND COMMISSION ITEMS

Planning Commissioner Lewis asked when the work on Cottonwood is supposed to start. Planning Director Thompson will get that information to Commissioner Lewis

4. PLANNING DIRECTOR ITEMS

Planning Director Thompson stated that a land use workshop was held at the last City Council meeting. He will send the documents to the Planning Commissioners.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

6. PUBLIC FORUM

Leroy Goodman thanked the Planning Commission for their vote on ZMA 22006.

7. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 06:01 PM.

Approved by the Fernley Planning Commission on August 10, 2022, by a vote of:

AYES 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0


Planning Commission Chairman Barry Williams


ATTEST: