MINUTES OF THE

FERNLEY PLANNING COMMISSION MEETING

SEPTEMBER 14, 2022

Planning Commission Vice Chair Wagner called the meeting to order at 5:00 PM.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Planning Commissioner Severa, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, Planning Commissioner Lewis, Planning Commissioner Hodges, Planning Director Tim Thompson, Associate Planner Shay League, Legal Counsel David Rigdon, City Clerk Kim Swanson, and Administrative Specialist Bailie Scott. **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar.

1.2. Public Forum

Planning Commission Vice Chair Wagner opened up a public forum.

There was no public comment provided.

Planning Commission Vice Chair Wagner closed the public forum.

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE THE SEPTEMBER 15, 2022 FERNLEY PLANNING COMMISSION AGENDA. **Action:** Approve, **Moved by:** Planning Commissioner Lewis, **Seconded by:** Planning Commissioner Severa. **Vote:** Passed, **Summary:** Yes 5, No 0, Abstained 0, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** None, **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar, **Abstain:** None.

1.4. (For Possible Action) Approval of Minutes

Motion: MOVE TO APPROVE AUGUST 10, 2022 FERNLEY PLANNING COMMISSION MINUTES. **Action:** Approve, **Moved by:** Planning Commissioner Severa, **Seconded by:** Planning Commissioner Lodhi. **Vote:** Passed, **Summary:** Yes 5, No 0, Abstained 0, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **No:** None, **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar, **Abstain:** None.

2. PUBLIC HEARINGS

2.1. (For possible action) Public Hearing, CUP22003 – Conditional Use Permit

Consideration and possible action on a Conditional Use Permit request to allow for a vehicle sales use on two parcels totaling approximately 4.06-acres in size at 1375 & 1395 E Newlands Drive (APN: 021-232-20 & 021-232-55).

Planning Director Tim Thompson presented the project to the Planning Commission. See attached presentation.

Planning Commission Vice Chair Wagner opened up a public forum.

There was no public comment provided.

Planning Commission Vice Chair Wagner closed the public forum.

Motion: MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP22003, ADOPTING FINDINGS 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 16 AS LISTED IN THE STAFF REPORT. **Action:** Approve, **Moved by:** Planning Commissioner Lewis, **Seconded by:** Planning Commissioner Lodhi. **Vote:** Passed, **Summary:** Yes 5, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi. **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar, **Abstain:** None.

2.2. (For possible action) Public Hearing – Zoning Map Amendment (ZMA22007) & Tentative Subdivision Map (TSM22006)
Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map request on a site approximately 8.63 acres in size generally located approximately 1,300 feet east of the intersection of US 50A/US95A and Desert Shadows Lane with an address of 610 Desert Shadows Lane, Fernley, NV. (APN: 021-541-56)

1. **To change the zoning from SF20 (Residential – Single-Family, 20,000 square feet minimum lot size) to SF12 (Residential – Single-Family, 12,000 square feet minimum lot size)**
2. **To allow for the development of a 23-lot single family residential subdivision.**

Planning Director Tim Thompson presented the project to the Planning Commission. See attached presentation.

Eric Hasty, Wood Rogers, the applicant's representative, presented the project to the Planning Commission. See attached presentation.

The planning commissioners voiced concerns regarding maintenance of the drainage ditch, easements, and the parking availability.

Vice Chair Wagner opened the item up for public comment.

An emailed comment from Valerie Lyons Brady was read into the record. She is concerned about the view of the mountains being blocked, an increase in traffic, and changes to the value of her property.

With no additional public comments, Vice Chair Wagner closed the public comment.

Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA22007 BASED ON FINDINGS Z1 THROUGH Z3 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by:** Planning Commissioner Lodhi, **Seconded by:** Planning Commissioner Hodges. **Vote:** Passed, **Summary:** Yes 4, No 1, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** Planning Commissioner Severa, **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar.

Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM22006, BASED ON APPROVAL CRITERIA TM1 THROUGH TM11 AND THE FACTS SUPPORTING THE APPROVAL CRITERIA AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 28 AS LISTED IN THE STAFF REPORT. **Action:** Approve **Moved by:** Planning Commissioner Lodhi, **Seconded by:** Planning Commissioner Hodges. **Vote:** Passed, **Summary:** Yes 4, No 1, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** Planning Commissioner Severa, **Absent:** Planning Commission Chairman Williams,

Planning Commissioner McCullar.

2.3. (For possible action) Public Hearing – MPA22003 & ZMA22008
Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment requests for a site approximately 83.9 acres in size generally located north of Farm District Road at the intersection of Clearwater Parkway, east of the Country Ranch Subdivision, and west of the County Ranch 2 Subdivision. (APN: 021-341-18)

1. **A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR)to Mixed Residential (MR).**
2. **A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 du/ac maximum).**

Planning Director Tim Thompson presented the project to the Planning Commission. See attached presentation.

Derek Kirkland, Wood Rogers, the applicant's representative, presented the project to the Planning Commission. See attached presentation.

The Planning Commission voiced their concerns regarding the entrances and exits for the development. They are also concerned about an increase in traffic on Farm District Road.

Planning Vice Chair Wagner opened up the item for public comment.

Greg Wargo stated that residents would like assurance that the applicant is going to follow through with the presented plans.

Mike Clements stated that he appreciates the input that he has received from the neighbors and has taken it into consideration so everyone comes up as a winner.

With no further comments, Vice Chair Wagner closed public input.

Motion: MOVE TO ADOPT RESOLUTION 22-018 AND FORWARD A REQUEST OF CERTIFICATION TO THE CITY COUNCIL FOR THE COMPREHENSIVE MASTER PLAN AMENDMENT ASSOCIATED WITH MPA22003, BASED ON FINDINGS MP1 TO MP3 AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved: by:** Planning Commissioner Lodhi, **Seconded by:** Planning Commissioner Hodges. **Vote:** Due to needing a super majority to pass, the motion failed. **Summary:** Yes 3, No 2, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** Planning Commissioner Severa, Planning Commissioner Lewis, **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar.

Derek Kirkland stated they would be coming back with a development agreement and wanted to know if the item could be continued so they can address the Planning Commissions concerns.

A legal brief recess was taken from 6:17 PM - 6:27 PM.

Planning Director Tim Thompson explained that the Planning Commission bylaws state that any tie vote shall constitute a technical denial of the motion and may be reconsidered by a motion offered by any member who voted on the matter.

With none of the planning commissioners changing their vote for MPA22003, the item was not continued by the

Planning Commission and will move forward to City Council.

Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA22008, BASED ON FINDINGS Z1 TO Z3 AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve **Moved by:** Planning Commissioner Lodhi, **Seconded by:** Planning Commissioner Hodges. **Vote:** Due to needing a simple majority, the motion passed, **Summary:** Yes 3, No 2, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** Planning Commissioner Severa, Planning Commissioner Lewis, **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar,

3. CHAIR AND COMISSION ITEMS

Planning Commission Vice Chair Wagner thanked Planning Director Tim Thompson for his service at the City of Fernley and congratulated Patrick Marsh on becoming the City Manager.

4. PLANNING DIRECTOR ITEMS

Planning Director Tim Thompson stated that this is his last meeting. He is leaving the City of Fernley after 7 years. He thanked the planning commissioners for their volunteerism and years of dedication.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were no requests for future agenda items.

6. PUBLIC FORUM

Planning Commissioner Vice Chair Wagner opened up the public forum.

Derek Kirkland, Wood Rogers thanked Tim for the job he had done.

Greg Evangelatos, NV Planning and Consulting stated he wanted to follow up with Derek's praise as well.

Councilwoman Zoberski thanked Tim for his guidance and support during her time as a Planning Commissioner and a current member of the City Council.

7. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 06:43 PM.

The next Planning Commission meeting will be held on Wednesday, October 12, 2022 at 5 PM.

Approved by the Fernley Planning Commission on October 12, 2022, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 2

PLANNING COMMISSION VICE CHAIR CODY WAGNER

ATTEST: