

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
OCTOBER 12, 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 Hodges, Planning Commissioner Severa, Planning Commission Vice-Chair Wagner, Commissioner McCullar, Planning Commissioner Lodhi, City Attorney Brandi Jensen, Deputy City Clerk Brenda Gosser, Planning Associate Shay Leagu, Administrative Specialist Bailie Scott, and Development Services Coordinator Alex Lope Martinez. **Absent:** Planning Commissioner Lewis, Planning Commission Chairman Williams.

1.2. Public Forum

Planning Commission Vice Chair Wagner opened public forum.
No comments were brought forward at that time.
The public forum was closed.

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE THE OCTOBER 12, 2022 FERNLEY PLANNING COMMISSION AGENDA. **Action:** Approve, **Moved by:** Planning Commissioner Shellie Severa, **Seconded by:** Planning Commissioner Lodhi. **Vote:** Passed, **Summary:** Yes 5, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi. **Absent:** Planning Commissioner Lewis, Planning Commission Chairman Williams.

1.4. (For Possible Action) Approval of Minutes

Motion: MOVE TO APPROVE THE SEPTEMBER 14, 2022 FERNLEY PLANNING COMMISSION MINUTES. **Action:** Approve, **Moved by:** Planning Commissioner Lodhi, **Seconded by:** Planning Commissioner Hodges. **Vote:** Passed, **Summary:** Yes 5, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi. **Absent:** Planning Commissioner Lewis, Planning Commission Chairman Williams.

2. PUBLIC HEARINGS

2.1. CUP21005-EXT Extension. Consideration and possible action on a request from Falcon Peak Properties LLC to grant a 1-year extension for a Conditional Use Permit to allow for the development of a 91 guest-room full-service hotel on a site approximately 1.85 acres in size within the C2 (General Commercial) zoning district, generally located north of Mesa Drive, west of Main Street, and south of Interstate 80. (APN: 021-061-31)

Associate Planner, Shay League, presented an overview of the project.
The applicant is requesting an extension of the project for 1 year. The applicant will need to make substantial progress within a year.

Planning Commission Vice Chair Wagner opened a public forum.
No comments were presented at that time.
The public forum closed.

Motion: MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP21005, 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 34 AS LISTED IN THE STAFF REPORT.
Action: Approve, **Moved by:** Planning Commissioner Jan Hodges, **Seconded by:** Planning Commissioner Humayoon Lodhi. **Vote:** Passed, **Summary:** Yes 5, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** None, **Absent:** Planning Commissioner Lewis, Planning Commission Chairman Williams.

3. CHAIR AND COMMISSION ITEMS

City Attorney, Brandi Jensen, is coordinating a series of training sessions. There will be 3 trainings with the first one being held on 12/2/22 at 4 PM, and will be held before the December City Council meetings.

4. PLANNING ITEMS

Associate Planner Shay League reported the Clements Ranch project will not come back to the Planning Commission. This project will be presented to City Council. Next month's meeting has a very heavy schedule.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were no requests for future agenda items.

6. PUBLIC FORUM

Planning Commission Vice Chair Wagner opened a public forum.
No comments were brought forward at that time.
The public forum was closed.

7. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 05:13 PM.

Next meeting 10/9/22 @ 5PM.

Approved by the Fernley Planning Commission on October 9, 2022, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 1 ABSENT: 1


Planning Commission Chair Barry Williams


ATTEST: