

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
DECEMBER 14, 2022**

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Planning Commission Chairman Barry Williams, Sr. Planning Commission Vice-Chair Cody Wagner, Commissioner Angela Lewis, Commissioner Shellie Severa, Commissioner Jennie McCullar, Commissioner Jan Hodges. Associate Planner Shea League, Acting Planning Director Lydia Altick, City Engineer Derek Starkey, Deputy City Clerk Brenda Gosser, Administrative Specialist Sandy Harris. **Absent:** Commissioner Lodhi.

1.2. Public Forum

No public comments

1.3. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA **Action:** Approved, **Moved by** Commissioner Angela Lewis, **Seconded by** Vice-Chair Cody Wagner. **Vote:** Passed, **Summary:** Yes 6, **Yes:** Chairman Williams, Commissioner Severa, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Hodges. **Absent:** Commissioner Lodhi.

1.4. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES FROM NOVEMBER 9, 2022. **Action:** Approved, **Moved by** Vice-Chair Cody Wagner, **Seconded by** Commissioner Shellie Severa. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner. **Absent:** Commissioner Lodhi.

2. PUBLIC HEARINGS

2.1. (For Possible Action) Consideration of a type 1 vacation request (T1V22002) by 290 Logan, LLC to abandon the public street right of way known as "Shinook Court", located at approximately 290 Logan Lane (APNs: 021-071-37, 021-071-38, 021-071-39, and 021-071-40) to facilitate development of a project with the working title of Logan Lane Commercial.

Shay League, Associate Planner, gave detailed presentation.

Commissioner Williams called for public input. There was none.

Motion: I MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVE THE TYPE 1 VACATION REQUEST ASSOCIATED WITH T1V22002. **Action:** Approve. **Moved by** Vice-Chair Cody Wagner, **Seconded by** Commissioner Angela Lewis. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner

McCullar, Commissioner Lewis, Vice-Chair Wagner. **Absent:** Commissioner Lodhi.

2.2. (For Possible Action) Consideration and possible action on a zoning map amendment (ZMA22009) and conditional use permit request (CUP22004) to change the zoning designation of a ±20.80-acre project site located at approximately 501 River Ranch Road (APNs: 021-281-03, 021-281-04, 021-281-09, and 021-281-10) from ±15.13-acres Industrial (I), ±3.67-acres Employment Center (EC), and ±2.00-acres General Commercial (C2) to Mixed Use (MU) to facilitate the construction of a 320-unit multi-family project called River Ranch Apartments, by request of ERGS, Inc.

Shay League, Associate Planner presented the findings regarding zoning and conditional uses.

Melissa Lindell with ERGS, Inc. provided a site photo presentation along with City conditional use requirements. Ms. Lindell proposed a modification to Condition #39.

Commissioner Wagner expressed concerns with only one street, but okay with no additional through street.

Derek Starkey, City Engineer, explained that the Master Plan language avoided dead head neighborhoods and providing interconnectivity. He stated he agreed with applicant in this scenario.

Commissioner Lewis asked about the gates for school children to use.

Gregory Peek, President ERGS explained the gates are for emergency access that can be used for pedestrian access only.

Commissioner Williams called for public input.

Henry Calselon expressed concern that the infrastructure is not ready. He was also concerned about where River Ranch Road floods at Highway 50.

Jason Bates expressed concern about traffic and security for his children.

Kelly Flodman clarified that you can get to Donner Trails through River Ranch by way of Round Up Road.

John Cannon stated he has traffic safety concerns in regards to line of sight on hill peek.

Amanda Snell stated she felt residents are being encroached upon, and has concerns about traffic with only one street and the flooding.

Motion: I MOVE TO RECOMMEND CITY COUNCIL APPROVE THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA22009, BASED ON FINDINGS Z1 TO Z3, AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT, **Action:** Approve, **Moved by** Vice-Chair Cody Wagner, **Seconded by** Commissioner Jan Hodges. **Vote:** Passed, **Summary:** Yes 5, No 1. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner, **No:** Commissioner Severa, **Absent:** Commissioner Lodhi.

Motion: MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH

CUP22004, 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 38 AS LISTED IN THE STAFF REPORT. FURTHER MOVE TO EDIT CONDITION 39 TO INCLUDE THE PROPOSED LANGUAGE FROM THE DEVELOPER WHERE CURB GUTTER SIDEWALK IS NOT NECESSARY ON THE EAST SIDE BUT WITH THE ADDITIONAL REQUIREMENT THAT THE FLOODING ISSUE AT THE BOTTOM OF RIVER RANCH ROAD IS MITIGATED TO THE APPEASEMENT OF CITY STAFF. **Action:** Approve **Moved by:** Vice-Chair Cody Wagner, **Seconded by:** Commissioner Angela Lewis. **Vote:** Passed, **Summary:** Yes 5, No 1. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner, **No:** Commissioner Severa, **Absent:** Commissioner Lodhi.

2.3. (For Possible Action) Consideration and possible action on a type 1 vacation request (T1VAC22001) by Phelps Engineering Services, Inc. to abandon the public street right of way known as "Delores Court", generally located north of Fremont Street between Vine Street and Wildwood Street (APNs: 021-092-46, 021-092-47, 021-092-54, and 021-092-55) to facilitate the development of a project called Sherwood Villages.

Shay League Associate Planner - Gave presentation of site plan.

Chairman Williams called for public input. There was none.

Motion: MOVE TO RECOMMEND CITY COUNCIL APPROVE THE TYPE 1 VACATION ASSOCIATED WITH T1VAC22001. Action: Approve . **Moved by** Vice-Chair Cody Wagner, **Seconded by** Commissioner Angela Lewis. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner. **Absent:** Commissioner Lodhi.

3. CHAIR AND COMMISSION ITEMS

Commissioner Jan Hodges reminded everyone about Wreaths Across America on Saturday, December 17, 2022.

Brandi Jensen, City Attorney informed the Planning Commission about the delay in training prior to Dec. 21, 2022, meeting, due to the trainer being unavailable. She informed them that they will be receiving an email with dates and times regarding the training. A Zoom link will also be included.

4. PLANNING DIRECTOR ITEMS

There were none.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

6. PUBLIC FORUM

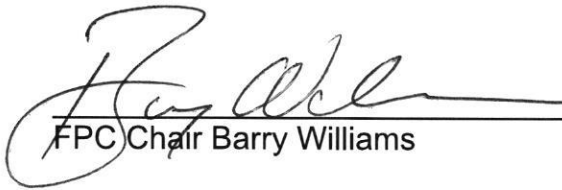
There were none.

7. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission adjourned at 6:16 PM.

Approved by the Fernley Planning Commission on January 11, 2023 by a vote of:

AYES 6 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1


FPC Chair Barry Williams


ATTEST: