

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING**

JANUARY 11, 2023

CORRECTED MARCH 8, 2023

Chairman Barry Williams called the meeting to order at 05:00 PM at Fernley City Hall, 595 Silver Lave Blvd., Fernley, NV 89408.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Commissioner Hodges, Commissioner Severa, Commissioner Lewis, Commissioner McCullar, Planning Commission Chairman Williams, Planning Commission Vice-Chair Wagner. **Staff:** Deputy City Clerk Brenda Gosser, Administrative Specialist Sandy Harris, Deputy City Attorney Aaron Mouritsen, Associate Planner Shay League, Deputy City Manager Lydia Altick. **Absent:** Commissioner Lodhi.

1.2. Public Forum

None

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE AGENDA WITH ITEM ITEM 4.3 REMOVED. **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Jenni McCullar. **Vote:** Passed, **Summary:** Yes 6, **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, **Absent:** Commissioner Lodhi

1.4. (For Possible Action) Approval of Minutes

Motion: MOVE TO APPROVE MINUTES. **Action:** Approved , **Moved by** Commissioner Jenni McCullar, **Seconded by** Commissioner Jan Hodges. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner, **Absent:** Commissioner Lodhi.

2. STAFF REPORTS

None

3. GENERAL BUSINESS

3.1. (For Possible action) Discussion and election of City of Fernley Planning Commission Officers for 2023.

This item was pulled and will be re-addressed at the February Planning Commission Meeting.

4. PUBLIC HEARINGS

4.1. For Possible Action – Public Hearing, TSM 2019-002EOT – Extension of Time Consideration and possible action on an extension of time request of not more than two years for Genica NV, LLC to record a final parcel map for Donner Trails Estates Phase 12B, a 61-parcel single family subdivision generally located on Mifflin Street between Endeavor Lane and Langdon Street (APN: 021-201-57) on a site ±11.24 acres in size.

Shay League, Associate Planner, presented this item

Motion: CONSIDERING THE INFORMATION PROVIDED IN THE APPLICANT'S EXTENSION OF TIME LETTER, I MOVE TO RECOMMEND APPROVAL OF THE TENTATIVE SUBDIVISION MAP EXTENSION REQUEST FOR DONNER TRAILS 12 ASSOCIATED WITH TSM 2019-002. **Action:** Approved **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.

4.2. For Possible Action – Public Hearing, TPM22005 – Tentative Parcel Map Consideration and possible action on a tentative parcel map application from Reno Engineering Corporation to allow for the development of 4 commercial buildings with the working name "Nevada Commerce Center" on a site ±78.86 acres in size and located approximately 850 & 855 Commerce Center Drive (APNs: 021-061-29 & 021-061-30).

Shay League, Associate Planner, presented this item.

Cody Wagner, Vice-Chair expressed concerns about traffic

Motion: MOVE TO APPROVE THE TENTATIVE PARCEL MAP REQUEST ASSOCIATED WITH TPM22005 SUBJECT TO CONDITIONS OF APPROVAL 1 THROUGH 22 AND THAT COMMERCIAL BE CHANGED TO INDUSTRIAL AS PRESENTED BY STAFF AND BASED ON FINDINGS TM1 THROUGH TM5 AND THE SUPPORTING DATA AS SET FORTH IN THE STAFF REPORT **Action:** Approved, **Moved by** Commissioner Jan Hodges, **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,

4.3. For Possible Action – Public Hearing, TPM22006 – Tentative Parcel Map Consideration and possible action on a tentative parcel map application from Morton & Pitalo to allow for the division of a commercial site ±12.66 acres in size with the working name "Stanley Drive Commercial", generally located on Stanley Drive (APN: 021-232-53) into a ±3.5-acre site proposed for the development of a hotel and a ±9.2-acre site reserved for future commercial development.

This item was removed

4.4. For Possible Action – Public Hearing, TSM22005 – Tentative Subdivision Map Consideration and possible action on a tentative subdivision map application from Phelps Engineering Services to allow for the development of Sherwood Villages, a 316-unit multifamily residential complex on a site ±26.25-acres in size and generally located north of Fremont Street, south of US Interstate 80, west of Wildwood Drive, and east of Vine Street (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, & 021-092-55).

Shay League, Associate Planner, presented this item.

Clayton Trap, Developer, gave a presentation

Planning Commissioners expressed concerns with schools, the development not having emergency access streets, the height of buildings 4 and 12 being three stories.

Motion: I MAKE A MOTION BASED ON INFORMATION RECEIVED IN THE WRITTEN MATERIALS AND AT THE PUBLIC HEARING ON THIS MATTER I MOVE TO RECOMMEND CITY COUNCIL DENY THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM22005 BECAUSE I HAVE DETERMINED THAT THE PROPOSED CHANGES ARE DETRIMENTAL TO THE PUBLIC'S HEALTH, SAFETY AND GENERAL WELFARE AND UNABLE TO MAKE THE FOLLOWING REQUIRED FINDINGS, I AM UNABLE TO MAKE THE FINDINGS TM4 AS IT RELATES TO BOTH AVAILABILITY OF PUBLIC SERVICES SUCH AS SCHOOLS AND TRANSPORTATION.

Action: Approved, **Moved by** Vice-Chair Cody Wagner, **Seconded by** Commissioner Jenni McCullar.

Vote: Passed, **Summary:** Yes 5, No 1. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Vice-Chair Wagner, **No:** Commissioner Lewis, **Absent:** Commissioner Lodhi.

5. CHAIR AND COMMISSION ITEMS

There was none.

6. PLANNING DIRECTOR ITEMS

Shay League, Associate Planner, reviewed Redhawk, Clements Ranch, & Sherwood projects.

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

8. PUBLIC FORUM

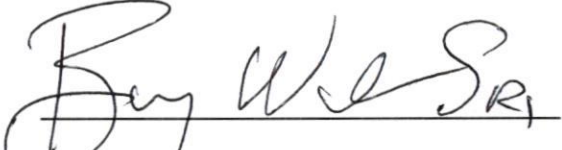
There was none.

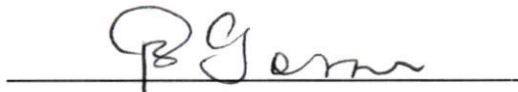
9. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:19 pm.

Approved by the Fernley Planning Commission on ^{March}~~February~~ 8, 2023 by a vote of:

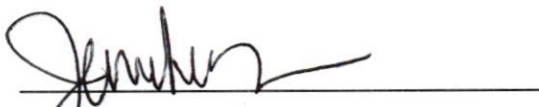
AYES 4 NAYS: 0 ABSTENTIONS: 1 ABSENT: 2

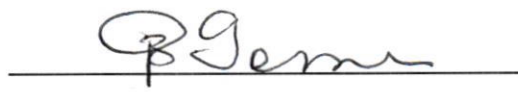

Chairman Barry Williams Sr.


ATTEST:

Corrected minutes approved by the Fernley Planning Commission on March 8, 2023 by a vote of:

AYES 4 NAYS: 0 ABSTENTIONS: 1 ABSENT: 2


Chairwoman Jenni McCullar


ATTEST: