

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
FEBRUARY 8, 2023**

Chair Barry Williams called the meeting to order at 05:06 PM at Fernley City Hall, 595 Silver Lace Blvd., Fernley, NV 89408.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Planning Commission Chair Williams, Planning Commission Vice-Chair Wagner, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis. Staff: Lydia Altick, Deputy City Manager; Aaron Mouritsen, Deputy City Attorney; Derek Starkey, City Engineer; Kim Swanson, City Clerk; Sandy Harris, Administrative Specialist I **Absent:** Commissioner Lodhi, Commissioner Severa

1.2. Public Forum

None

1.3. (For Possible Action) Approval of Agenda

Motion: MOTION TO APPROVE AGENDA **Action:** Approved, **Moved by** Commissioner McCullar, **Seconded by** Commissioner Lewis, **Vote:** Passed, **Summary:** Yes 5. **Yes:** Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner, Chair Williams. **Absent:** 2

1.4. (For Possible Action) Approval of Minutes

Motion: MOTION TO APPROVE MINUTES FROM JANUARY 11, 2023 MEETING, **Action:** Approved, **Moved by** Commissioner Jan Hodges, **Seconded by** Vice-Chair Cody Wagner. **Vote:** Passed, **Summary:** Yes 5, No 0, **Yes:** Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner, Chair Williams, **Absent:** 2

2. STAFF REPORTS

None

3. GENERAL BUSINESS

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

Aaron Mouritsen, Deputy City Attorney, clarified the by-laws in regards to length of terms for Chair and Vice-Chair and determined that both positions need to be voted on.

Chairman Williams nominated Jenni McCullar as Chair and Angela Lewis as Vice-Chair for the upcoming year, both accepted nomination.

Motion: MOVE TO APPOINT COMMISSIONER MCCULLAR TO SERVE AS PLANNING COMMISSION CHAIR FOR CALENDAR YEAR 2023. **Action:** Approved, **Moved by** Chairman Williams, **Seconded by** Commissioner

Lewis **Vote:** Passed, **Summary:** Yes 5. **Yes:** Chairman Williams, Vice-Chair Wagner, Commissioner Hodges, Commissioner Lewis, Commissioner McCullar. **Absent:** 2

Motion: MOVE TO APPOINT COMMISSIONER LEWIS TO SERVE AS PLANNING COMMISSION VICE-CHAIR FOR CALENDAR YEAR 2023. **Action:** Approved, **Moved by** Chairman Williams, **Seconded by** Commissioner Wagner **Vote:** Passed, **Summary:** Yes 5. **Yes:** Chairman Williams, Vice-Chair Wagner, Commissioner Hodges, Commissioner Lewis, Commissioner McCullar, **Absent:** 2

Chairwoman McCullar presided over the meeting. She called for a 5-minute recess.

4. PUBLIC HEARINGS

4.1. (For Possible Action) Consideration and possible action on a tentative parcel map (TPM22006) application from Fernley QOF, LLC to divide a ±12.66-acre parcel generally located southeast of Stanley Drive, north of Newlands Drive East, and west of the Newlands Drive East / Lyon Drive intersection (APN: 021-232-53) into two parcels to facilitate the development of a hotel and future commercial projects.

Lydia Altick, Deputy City Manager, gave a presentation on a tentative parcel map application from Morten Portelo, Civil Engineering.

Commissioner Wagner expressed a minor concern about ample parking.

Motion: MOVE TO APPROVE THE TENTATIVE PARCEL MAP REQUEST ASSOCIATED WITH TPM22006 SUBJECT TO CONDITIONS OF APPROVAL 1 THROUGH 21 AS PRESENTED BY STAFF AND BASED ON FINDINGS TM1 THROUGH TM5 AND THE SUPPORTING DATA SET FORTH IN THE STAFF REPORT, **Action:** Approved, **Moved by** Vice-Chair Angela Lewis, **Seconded by** Commissioner Jan Hodges. **Vote:** Passed, **Summary:** Yes 5, **Yes:** Commissioner Williams, Commissioner Wagner, Commissioner Hodges, Vice-Chair Lewis, Chair McCullar. **Absent:** 2

5. CHAIR AND COMMISSION ITEMS

There were none.

6. PLANNING DIRECTOR ITEMS

There were none.

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Commissioner Wagner would like to go over The Master Transportation Plan at a future meeting.

8. PUBLIC FORUM

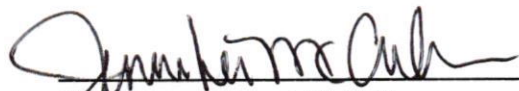
There were none.

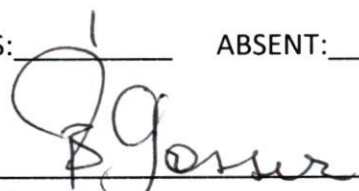
9. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:31 PM.

Approved by the Fernley Planning Commission on March 8th, by a vote of:

AYES 4 NAYS: 0 ABSTENTIONS: 1 ABSENT: 2


Chairwoman Jenni McCullar


ATTEST: