MINUTES OF THE

FERNLEY PLANNING COMMISSION MEETING

MARCH 8, 2023

Chairwoman McCullar called the Fernley Planning Commission meeting to order at 5:00pm.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Chairwoman Jenni McCullar, Commissioner Jan Hodges, Commissioner Barry Williams, Commissioner Humayoon Lodhi, Commissioner Cody Wagner, Staff: Deputy City Clerk Brenda Gosser, Administrative Specialist I Sandy Harris, Associate Planner Shay League, Assistant Planner Lisa Warner, Deputy City Manager Lydia Altick, City Attorney Brandi Jensen. **Absent:** Vice-Chair Angela Lewis, Commissioner Shellie Severa.

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 Cody Wagner, **Seconded by** Commissioner Humayoon Lodhi. **Vote:** Passed, **Summary:** Yes 5. Chairwoman Jenni McCullar, Commissioner Barry Williams, Commissioner Jan Hodges, Commissioner Cody Wagner, Commissioner Humayoon Lodhi, **Absent:** Commission Vice-Chair Angela Lewis, Commissioner Shellie Severa

1.4. (Possible Action) Approval of Minutes

Motion: MOVE TO APPROVE THE PLANNING COMMISSION'S FEBRUARY 8, 2023, MINUTES AND THE CORRECTED JANUARY 11, 2023, MINUTES. **Action:** Approved, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Jan Hodges. **Vote:** Passed, **Summary:** Yes 4, Abstained 1. **Yes:** Commissioner Barry Williams, Commissioner Jan Hodges, Chairwoman Jenni McCullar, Commissioner Cody Wagner, **Absent:** Vice-Chair Angela Lewis, Commissioner Shellie Severa, **Abstain:** Commissioner Humayoon Lodhi.

Commissioner Humayoon Lodhi abstained due to the fact that he was out of town and not present for either meeting.

2. PUBLIC HEARINGS

2.1. (For Possible Action) - Public Hearing, TSM 2018-002-EOT - Tentative Subdivision Map Extension of

Time

Consideration and possible action on an extension of time request of not more than two years for Genica Shadow Hills Estates LLC to record a final parcel map for the project formerly known as "Hardie Lane Townhomes", now known as "Shadow Hills", a 66-lot multifamily subdivision approximately located at 905 Hardie Lane (APN: 021-121-19)

Associate Planner Shay League asked for extension of time in regards to TSM2018-002-EOT. The applicant has presented a final map, submitted October 21, 2019. They have not yet been able to complete all items required by their conditions of approval and Fernley Municipal Code in order for that map to be approved and recorded. Because they are unlikely to complete these requirements by the April 27, 2023 expiration date, the applicant is requesting a two-year extension of time, which would set the new tentative subdivision map expiration date as April 27, 2025. The applicant is unsure of entering the main building phase right now due to a current downturn in the real estate market; however, they have been making excellent progress on installing the infrastructure to support the eventual development.

Motion: CONSIDERING THE INFORMATION PROVIDED IN THE APPLICANT'S EXTENSION OF TIME LETTER AND THE STAFF REPORT, I MOVE TO RECOMMEND THE APPROVAL OF THIS TENTATIVE SUBDIVISION MAP EXTENSION REQUEST FOR SHADOW HILLS ASSOCIATED WITH TSM 2018-002. **Action:** Approved, **Moved by** Commissioner Hodges, **Seconded by** Commissioner Lodhi. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Commissioner Williams SR., Commissioner Hodges, Chairwoman McCullar, Commissioner Wagner, Commissioner Lodhi. **Absent:** Commission Vice-Chair Lewis, Commissioner Severa

3. CHAIR AND COMMISSION ITEMS

Commissioner Cody Wagner wanted to go on the record in regards to last week's City Council discussion in regards to the residency of commission and board members. He has owned a house and lived in Fernley since 2011. In 2019 they bought a home in Yerington. He spends at least 10% to 20% of his nights in Fernley, spends at least 50% of his days there, and when in Yerington he spends at least 50% of his time working on Fernley items. He stated that he cannot find anything in NRS that states how many nights he needs to be in Fernley to be considered a resident. If the Council does put restrictions on residency, and he has to resign, he thanked the Commission for the 6 years he has been a member.

4. PLANNING DIRECTOR ITEMS

Associate Planner Shay League welcomed Commissioner Humayoon Lodi back, and thanked Commissioner Cody Wagner for his transparency.

*In regards to the Planning Commission bylaws, there is nothing stating how long you can serve on the commission, but there is a 4-year term for reappointing. There is a discrepancy in what is in the bylaws and how we act as a body in practice. Next meeting she will discuss if they want to amend the bylaws, amend practices or both. In addition to the Chair and Vice-Chair, there is a position of Secretary, which will be discussed at the next meeting, along with residency requirements.

*Next meeting will be presenting a conditional use permit for Nevada Pacific Apartments, a new project proposed to go by the Fox Peak gas station.

*There has been discussion by the Council about possibly expanding our notice radius, possibly coming before the Commission in May or June if the Council decides to take action on the issue.

*In regards to Commissioner Wagner's request to review the transportation master plan, Senior Planner League asked for clarification on whether the Commission is looking to amend them or just looking for an

introduction and familiarity.

Commissioner Cody Wagner stated that his intent was to have the Commission familiar with the contents of the Transportation Master Plan.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

6. PUBLIC FORUM

Mayor Neal McIntrye commented in regards to residency requirements to serve on city commissions or committees, that he does not support not allowing people who do not live in Fernley not to be on any commissions or committees. According to NRS Statues, there can be up to 2 people on a commission or committee that do not live in the city.

Associate Planner Shay League introduced Assistance Planner Lisa Warner to the Commission.

7. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:21 pm.

Approved by the Fernley Planning Commission on April 12, 2023, by a vote of:

AYES 6 NAYS: 0 ABSTENTIONS: 1 ABSENT: 0

Chairwoman Jenni McCullar

ATTEST: