

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
APRIL 12, 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, Vice-Chair Angela Lewis, Commissioner Jan Hodges, Commissioner Barry Williams, Commissioner Humayoon Lodhi, Commissioner Cody Wagner, Commissioner Shellie Severa. **Staff:** Deputy City Clerk Brenda Gosser, Administrative Specialist I Sandy Harris, Associate Planner Shay League, Deputy City Manager Lydia Altick, City Attorney Brandi Jensen, City Engineer Derek Starkey.

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 Wagner, **Seconded by** Commissioner Lewis **Vote:** Passed, **Summary:** Yes 7. Chairwoman McCullar, Commissioner Williams, Commissioner Hodges, Commissioner Wagner, Commissioner Lodhi, Commissioner Lewis, Commissioner Severa

1.4. (Possible Action) Approval of Minutes

Motion: MOVE TO APPROVE THE MINUTES FROM March 8, 2023. **Action:** Approved, **Moved by** Commissioner Hodges, **Seconded by** Commissioner Lodhi. **Vote:** Passed, **Summary:** Yes 6, Abstained 1. **Yes:** Commissioner Williams, Commissioner Hodges, Chairwoman McCullar, Commissioner Wagner, Commissioner Severa, Commissioner Lodhi. **Abstain:** Commissioner Lewis

2. PUBLIC HEARINGS

2.1. (For Possible Action) Discussion and possible action regarding application CUP23001 submitted by Endured Builders for the Nevada Pacific Apartments project to request multifamily buildings as a conditional use in the General Commercial (C2) zone on a parcel 5.44 acres in size and generally located north of Emigrant Way, south of Highway 50 Alternate, east of Nevada Pacific Boulevard, and west of Short Cut Drive (APN 021-201-62).

Senior Planner League presented the project stating the 140 apartments will be located behind Fox Peak. She explained the findings for the project. Joe Machado with Endured Builders was available for questions.

Chairwoman McCullar opened public comment.

Sandy Staples, Fernley resident, stated she did not receive any information regarding this project. Ms. Staples stated she had a concern about the 3-story building. She stated the fire department does not have the proper equipment for this type of building.

Randy Staples, Fernley resident, expressed concern regarding the traffic this development will bring. He stated he would be fine with a 1 story apartment complex but did want a 3-story building in his back yard.

Faye Louhela, Fernley resident, stated she did not receive notification regarding the project. She was also concerned about the traffic.

Viola Wood, Fernley resident, stated she purchased her home 5 years ago and does not want to move. She does not want her property value to decrease due to the apartments.

Senior Planner League explained this property was already zoned commercial which allows for this use with a conditional use permit. Planner League further explained upon receipt of the application, residents within 300' were notified including 88 individual property owners.

Sharon Carlson, Fernley resident, stated she lives on Short Cut and did not receive notification of the project.

Rhonda Anderson, Fernley resident, expressed several concerns regarding growth.

Chairwoman McCullar closed public comment at this time.

Commissioner Wagner stated there is public concern with every project that is brought before the commission. He expressed he wanted to be sympathetic to those concerns, but the Planning Commission are to look at facts of the project. He stated there is an Appeal Process to the City Council.

Motion: I MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP23001, 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 21, AS LISTED IN THE STAFF REPORT. **Action:** Approved, **Moved by** Commissioner Wagner, **Seconded by** Commissioner Williams. **Vote:** Passed, **Summary:** Yes 4, No 3, **Yes:** Commission Williams, Commissioner McCullar, Commissioner Lewis, Commissioner Wagner, **No:** Commissioner Hodges, Commissioner Severa, Commissioner Lodhi,

3. CHAIR AND COMMISSION ITEMS

There were none.

4. PLANNING DIRECTOR ITEMS

Senior Planner League stated there will be an Appeal at the next meeting regarding 1000 pilot road. Planner League also stated the By-Laws and Transportation Master Plan will be on upcoming meetings.

6. PUBLIC FORUM

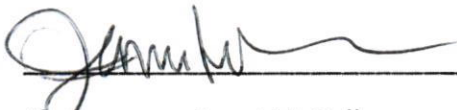
There were none.

7. ADJOURNMENT

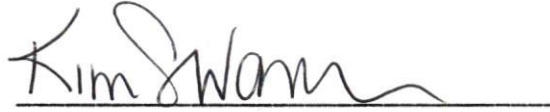
There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:52 pm.

Approved by the Fernley Planning Commission on June 14, 2023, by a vote of:

AYES 6 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1



Chairwoman Jenni McCullar



ATTEST:

Sandy Harris

From: noreply@civicplus.com
Sent: Wednesday, April 12, 2023 12:35 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

The Public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda for which you are submitting a comment, cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by:* Randy and Sandy Staples
Email Address: dukiestaples12@yahoo.com
Phone 775-302-3500

Number:
Address: 240 Emigrant Way
Meeting(s) Planning CUP23001
where your
concern should
be expressed:*

Meeting April 12, 2023
Date(s):*

Comments: * To Whom it may concern, These are our concerns with the possible action on the CUP at 0 Nevada Pacific Parkway.
• We bought this house for our retirement home. This project will jeopardize all the reasons we bought it for. (size, low noise area residential homes, view, location, etc.) • The three-story buildings will allow the occupants to look down in our backyard. (no privacy) • Resale value will be lower. (no one wants to look at big buildings in their backyard) • Our property value will lessen because: This project will target households earning between \$65,000 and \$100,000 yearly. • There will be a dog park directly over our back fence. (noise level and smell) • They are building a Play Structure just over our back fence. (noise level) • The three-story buildings will destroy our view (the reason we bought this house) • Will impact our traffic. • This project will cause more traffic in an already very busy area. (Nevada Pacific Hwy is the only Left-hand turn onto Hwy 50 for the Donner Trails occupants) (also will add to congestion from the connection of Nevada Pacific Parkway to I 80) • To some of us elderly residents, we will lose our birds. (feeders are always full of birds and so nice to watch) • General congestion in our neighborhood. (140 units with the potential to house 200+ residents with cars) • With these tall buildings being built what will our fire protection be? (can the Fire Department cover fire in the three stories if the sprinklers don't work? Can they access the entire area around the buildings? Thank you for your time, Randy and Sandy Staples 240 Emigrant Way Fernley, Nv 89408 775-302-3500

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=7880>

The following form was submitted via your website: Public Input Form

Submitted by:: Randy and Sandy Staples

Email Address: : dukiestaples12@yahoo.com

Phone Number:: 775-302-3500

Address: : 240 Emigrant Way

Meeting(s) where your concern should be expressed:: Planning CUP23001

Meeting Date(s):: April 12, 2023

Comments: :

To Whom it may concern,

These are our concerns with the possible action on the CUP at 0 Nevada Pacific Parkway.

- We bought this house for our retirement home. This project will jeopardize all the reasons we bought it for. (size, low noise area residential homes, view, location, etc.)
- The three-story buildings will allow the occupants to look down in our backyard. (no privacy)
- Resale value will be lower. (no one wants to look at big buildings in their backyard)
- Our property value will lessen because: This project will target households earning between \$65,000 and \$100,000 yearly.
- There will be a dog park directly over our back fence. (noise level and smell)
- They are building a Play Structure just over our back fence. (noise level)
- The three-story buildings will destroy our view (the reason we bought this house)
- Will impact our traffic.
- This project will cause more traffic in an already very busy area. (Nevada Pacific Hwy is the only Left-hand turn onto Hwy 50 for the Donner Trails occupants) (also will add to congestion from the connection of Nevada Pacific Parkway to I 80)
- To some of us elderly residents, we will lose our birds. (feeders are always full of birds and so nice to watch)
- General congestion in our neighborhood. (140 units with the potential to house 200+ residents with cars)
- With these tall buildings being built what will our fire protection be? (can the Fire Department cover fire in the three stories if the sprinklers don't work? Can they access the entire area around the buildings?)

Thank you for your time,

Randy and Sandy Staples
240 Emigrant Way
Fernley, Nv 89408

775-302-3500

Additional Information:

Form submitted on: 4/12/2023 12:34:47 PM

Submitted from IP Address: 172.221.43.247

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

From: noreply@civicplus.com
Sent: Tuesday, April 11, 2023 2:04 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

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Public Input Form

The Public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda for which you are submitting a comment, cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by: * 04/11/2023

Email Address: tnatt42600@gmail.com

Phone 9165991985

Number:

Address: 242 Emigrant Way

Meeting(s) Fernley Planning Commission

where your
concern should
be expressed: *

Meeting 4/12/2023

Date(s): *

Comments: * I do not believe that this idea will work out the way it was thought out to be. The residents in Donner Trails along Short Cut Drive and Emigrant Way will have no privacy in their homes or backyards. If this is a low income apartments, they will bring a rise in crime by people hopping fences of the residents of Donner Trails. Not to mention the dog park/playground right in the corner of the complex is right next to multiple residents who have pets and children. Those pets will be antagonized by the pets of the complex and the residents of Donner Trails will receive noise complaints which they will not be able to do anything about. As for the view from these houses to the beautiful mountains will be blocked by the apartments

* indicates required fields.

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<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=7876>

The following form was submitted via your website: Public Input Form

Submitted by:: 04/11/2023

Email Address: : tnatt42600@gmail.com

Phone Number:: 9165991985

Address: : 242 Emigrant Way

Meeting(s) where your concern should be expressed:: Fernley Planning Commission

Meeting Date(s):: 4/12/2023

Comments: : I do not believe that this idea will work out the way it was thought out to be. The residents in Donner Trails along Short Cut Drive and Emigrant Way will have no privacy in their homes or backyards. If this is a low income apartments, they will bring a rise in crime by people hopping fences of the residents of Donner Trails. Not to mention the dog park/playground right in the corner of the complex is right next to multiple residents who have pets and children. Those pets will be antagonized by the pets of the complex and the residents of Donner Trails will receive noise complaints which they will not be able to do anything about. As for the view from these houses to the beautiful mountains will be blocked by the apartments

Additional Information:

Form submitted on: 4/11/2023 2:03:55 PM

Submitted from IP Address: 24.24.230.96

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

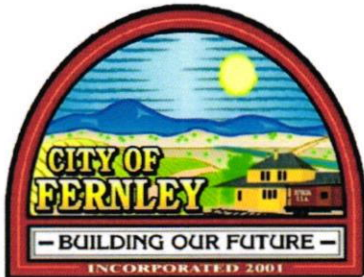
From: Tiffany Wood
Sent: Tuesday, February 21, 2023 8:12 AM
To: City Clerk; Randy Pruden
Cc: Barry Williams
Subject: FW: Horrible streets

Good morning,

This gentleman indicated he wanted this email to be shown to Planning Commission and our Streets department. He just wanted to make sure the City was aware of these issues and they would be put on our to-do list.

Happy Tuesday!

Tiffany Wood
Administrative Specialist II
Public Works
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408
(775) 784-9914
[*twood@cityoffernley.org*](mailto:twood@cityoffernley.org)



From: Michael R. <y2k11111@yahoo.com>
Sent: Monday, February 20, 2023 10:38 AM
To: Tiffany Wood <twood@cityoffernley.org>
Subject: Horrible streets

Shadow- hwy 95 to farm district.
Cottonwood- most of it.
Farm district between shadow and cottonwood

The way to keep the cost down is to repair the places where the roadbed is failing and top the whole road with 2" of asphalt up to the edge of the road. After that restrict truck traffic to the freeway and Main Street. Also 95a and 50a.

Once the Nevada Pacific extension is complete close Main Street from the junction of 95/main through town.

Please pass this on to the street department and planning board.

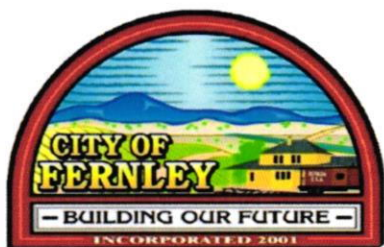
Feel free to contact me with any questions or clarification you might need.

Michael Robie

818395-8648

Just a bit of information on me.

I moved from California to have a simpler life and get away from the mess there and I love living in Fernley and the state of Nevada.



Official Public Comment Sign-in Sheet for the Record

[illegible]