MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
DECEMBER 13, 2023

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

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Chairwoman Jenni McCullar, Commissioner Jake VanderHeiden, Commissioner Cody Wanger, Commissioner Barry Williams, Commissioner Shellie Severa, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, Deputy City Clerk Brenda Gosser, Administrative Specialist I Sandy Harris, Planning Director Michele Rambo, Senior Planner Shay League, City Engineer Derek Starkey. **Absent:** Commissioner Humayoon Lodhi, Vice-Chair Angela Lewis.

1.3. Public Forum

None

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action**: Approved. **Moved by**: Commissioner Cody Wagner, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary**: Yes 5. **Yes**: Commissioner Williams, Commissioner Severa, Chairwoman McCullar, Commissioner Wagner, Commissioner VanderHeiden. **Absent:** Commissioner Lodhi, Vice-Chair Lewis.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES FROM THE NOVEMBER 8, 2023, MEETING. **Action**: Approved. **Moved by**: Commissioner Barry Williams, **Seconded by:** Commissioner Shellie Severa. **Vote**: Passed. **Summary:** Yes 5. **Yes**: Commissioner Williams, Commissioner Severa, Chairwoman McCullar, Commissioner Wagner, Commissioner VanderHeiden, **Absent:** Commissioner Lodhi, Vice-Chair Lewis.

2. STAFF REPORTS

2.1. (For Possible Action) Consideration and possible action to recommend that the City Council conditionally approve TSM 22002, a Tentative Subdivision Map submitted by Mark IV Capital for multiple parcels totaling approximately 2,174 acres generally located south of Interstate 80, east of Nevada Pacific Parkway, and north of US 50A.

Planning Director Rambo presented. Mark IV Capital is going through the approval process for multiple applications to develop Phase 1 of the Victory Logistics District, an industrial development proposed for the east side of Fernley. A Planned Development and associated handbook have previously been approved by the City Council and a Development Agreement is currently being negotiated. Staff is requesting a modification to Condition #22 to read: "The developer shall provide a will serve from a solid waste collection service to the approval of the administrator prior to the approval and recordation of a Final Map." The Tentative Subdivision Map, if approved, will create an industrial subdivision out of the existing lots. Industrial subdivisions are slightly different from a typical residential subdivision in that, instead of creating individual lots, the map acts only to dedicate streets, rights-of-way, and/or easements to the City of Fernley. This creates the opportunity to divide the property in a way more tailored to individual users through a series of Final Maps, which will follow to formally create the individual parcels. As the development occurs, additional maps and/or boundary adjustments may be requested based on market needs.

Dave Snelgrove, representative for Mark IV Capital, gave a brief recap of the project. The company agrees with the staff's recommendation of approval of the tentative subdivision map and believes that all the findings can be made and respectfully requests the Planning Commission's recommendation of approval.

Commissioner Cody Wagner asked for clarification on the projected wastewater costs and the traffic signal layout. Derek Starkey, City Engineer, stated that the cost is the applicants' responsibility. Dave Snelgrove stated that the traffic signal layout is for the anticipated growth over time.

Scott Barnes, Vice-President of Mark IV Capital, stated that regarding the Nevada Pacific Parkway, that they are in the process with NDOT and it will take approximately 1 year. Each one of the signal lights has to go through a process where warrants are established for those signals and will not be constructed until needed. The RAISE grant provided $25 million for the project. The project is about $52 million right now as it stands, and Mark IV will be paying the other $27 million plus.

Motion: I MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE TSM 22002 AS PRESENTED BY STAFF, BASED ON THE FINDINGS AND CONDITIONS OF APPROVAL OUTLINED IN THE STAFF REPORT WITH THE EXCEPTION OF CONDITION # 22 TO REMOVE WASTE MANAGEMENT FROM THE CONDITION. **Action**: Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary**: Yes 4, No 1. **Yes:** Commissioner Williams, Chairwoman McCullar, Commissioner Wagner, Commissioner VanderHeiden, **No:** Commissioner Severa, **Absent:** Commissioner Lodhi, Vice-Chair Lewis.

3. PUBLIC HEARINGS

3.1. (For possible action) Consideration of a type I vacation request (T1V23002) and associated order of abandonment by Phelps Engineering Services on behalf of Richard Jackson to abandon the right-of-way known as "Hartsock Avenue", located at approximately 590 West Main Street (APN: 021-071-02).

Shay League, Senior Planner, presented. The existence of Hartsock Avenue has encumbered the title of 5920 West Main Street. Though the right-of-way for Hartsock Avenue was never formally dedicated to or accepted by the City of Fernley (which was then the Town of Fernley), the applicant needs us to specify that we are not interested in trying to establish a public right-of-way there. Due to a previous mapping anomaly, a portion of the intended "Hartsock Avenue" is perceived as possibly being a public right-of-way. The developer is requesting we abandon this right-of-way, so they may develop this and the neighboring parcel.

No Public Input.

Motion: I MOVE TO RECOMMEND CITY COUNCIL ADOPT FINDING T1V(1) AND APPROVE THE TYPE 1 VACATION REQUEST AND ORDER OF ABANDONMENT ASSOCIATED WITH T1V23002. **Action:** Approved. **Moved by:** Chairwoman Jenni McCullar, Seconded by: Commissioner Shellie Severa. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Commissioner Williams, Commissioner Severa, Chairwoman McCullar, Commissioner Wagner, Commissioner VanderHeiden. **Absent**: Commissioner Lodhi, Vice-Chair Lewis.

4. CHAIR AND COMMISSION ITEMS

None

5. PLANNING DIRECTOR ITEMS

Michele Rambo, Planning Director, reported that the by-laws for the Commission were passed by the Council. The Tiny Home and the Planned Development Ordinances also passed through Council. At the January meeting, the Commission will see the development agreement from Mark IV for a brief review. They are in the process of negotiating some additional changes. The Nevada Planning Guide was given to the Commissioners, which is a good summary of the Nevada planning laws and good reference material. On January 16, 2024, there will be a public open house to get public input for the two area plans (North side and Southwest side). This will be Shellie Severa's last meeting as Commissioner.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None

7. PUBLIC FORUM

James W. Robert, Fernley resident, thanked the Commission for doing a great job.

8. ADJOURNMENT

The next meeting will be January 10, 2024, at 5:00 pm.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:32 pm.

Approved by the Fernley Planning Commission on January 10, 2024, by a vote of:

AYES 4 NAYS: Ø ABSTENTIONS: 2 ABSENT: Ø

Chairwoman Jenni McCullar ATTEST:

Official Public Comment Sign-in Sheet for the Record

Name: Please print clearly	Organization & Contact Info
James Robert	Self

Sandy Harris

From: Shay League
Sent: Monday, November 27, 2023 8:50 AM
To: Jenni McCullar; Angela Lewis; Humayoon Lodhi; Shellie Severa; jacob.vanderheiden@lilacsolutions.com; cody.wagner@hotmail.com; Barry Williams Sr.
Cc: Planning; City Clerk
Subject: Public Comment PD22001

Chairwoman and Commission,

This is regarding PD22001, which is a planned development called Creekwood at 2195 Farm District Road. It was scheduled for a public hearing at the November meeting; I requested a continuation to the December meeting because the applicant and I were still negotiating conditions of approval. Given the public comment received in November, the applicant has decided to make some changes to the plan. As such, I noticed the public that the hearing continuation for December is cancelled. I am hoping to bring this item before you in January but will not be noticing until I am positive the developer and I are both satisfied with the project.

Given that context, please see the below public comment. This will not be a part of the official record of the December meeting because the hearing is cancelled, but I did advise that I will pass along any comments received for your consideration.

Thank you,

Shay League
Senior Planner
775-784-9811

From: Pat <patrick1395@att.net>
Sent: Sunday, November 26, 2023 2:36 PM
To: Planning <planning@cityoffernley.org>
Subject: Planned development (PD22001), notice of public hearing cancellation.

Some people who received this message don't often get email from patrick1395@att.net. Learn why this is important

First of all I want to thank the planning commission for taking serious consideration of the residents concerns of the purposed development (PD22001). This e-mail is a follow up to the e-mail I sent to the planning department on October 26th. I am sure you understood my previous e-mail, however, I made one error on the name of one of the streets, and I wanted to make sure that was corrected.

As I indicated in my previous e-mail, my primary concern is the traffic increase based on the 77 single family homes, and 132 town homes (I do realize the developers are making changes to that plan) that would be built across from where I live on Browne Ln.

My request:

Block off Nevada Pacific Blvd at the junction of Brown Ln.

My second choice would be to install at least one speed bump, or possibly two on Brown Ln and change the speed limit to (posted) 15MPH.

The traffic on Brown Ln and of course Farm District Rd has all ready increased significantly and of course the traffic noise do to the new residential developments, And also many people are exceeding the 25MPH limit on Browne Ln. Obviously people who will live in the new development that want to drive to or from ALT 50 are ether going to use Rainbow Ln, or Browne Ln.

Obviously my suggestions are to reduce traffic through the 25MPH subdivision streets connecting to ALT 50. As to the increased traffic on Farm District Rd, if there can be a few more streets connecting to ALT 50 from the new subdivisions that would help mitigate the traffic on Farm District Rd.

Thank you

Patrick Anderson
1280 Browne Ln.
Fernley NV

775-302-5424