

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
MAY 8, 2024**

Vice-Chair Angela Lewis called the meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Vice Chair Angela Lewis, Commissioner Humayoon Lodhi, Commissioner Barry Williams, Commissioner Cody Wagner, Commissioner Jacob VanderHeiden, Commissioner Robert Flores, Alternate Commissioner Tessa Garvin, City Clerk Kim Swanson, Deputy City Clerk Brenda Gosser, City Attorney Aaron Mouritsen, Planning Director Michele Rambo, Senior Planner Shay League. **Absent:** Chairwoman Jenni McCullar.

1.3. Public Forum

None at this time.

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 Robert Flores. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES OF LAST MONTH'S MEETING. **Action:** Approved. **Moved by:** Commissioner Barry Williams, **Seconded by:** Commissioner Humayoon Lodhi. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

2. STAFF REPORTS

2.1. (For Possible Action) Discussion and possible action regarding a tentative subdivision map extension of time application (TSM2016-007EOT) filed by Lumos & Associates on behalf of Rockound Investments to request a two-year extension of time for the next phase of Nelson Meadows generally located west of Nevada Pacific Parkway, north of Farm District Road, east of Browne Lane, and south of Tamsen Lane and Langdon Street (Original APN: 021-331-35)."

Shay League, Senior Planner, explained the applicant is requesting a 2-year extension of time to file the next final map phase in order to have more time to complete the previous phase of their project. The developer has continually made progress constructing this neighborhood. To date, Nelson Meadows has built and sold 30 homes on the 49 parcels they have completed the final map process for. This extension will allow them to build and sell the 19 homes remaining before beginning the next phase. They have 45 approved parcels remaining and intend to split those into a final map for Phase 3 and a final map for Phase 4.

Motion: I MOVE TO APPROVE A TWO-YEAR EXTENSION OF TIME OF THE NELSON MEADOWS TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM 2016-007EOT TO EXTEND THE TIMELINE TO RECORD THE NEXT PHASE IN A SERIES OF FINAL MAPS FROM MAY 23, 2024 TO MAY 23, 2026. **Action:** Approved. Moved by: Commissioner Barry Williams, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

3. GENERAL BUSINESS

3.1. Training - Presentation by the City Attorney and Planning Director on the importance of findings and how to write them to stand up in court.

Michele Rambo, Planning Director, explained that Findings are the most important part of making decisions in the city Planning Department. When determining whether to approve or deny a development application, the most critical question is whether or not the legal findings can be made. Findings are the legal basis for planners to make decisions and are often the deciding factor when judges are ruling on court cases involving development issues. Therefore, it is important that Findings be well written and used appropriately when making decisions by both staff and decision-making bodies (Planning Commission and/or City Council). She explained "What are Findings"; "Why are Findings Important"; "How to make Findings"; "What makes a good Finding"; "Alternate Findings"; and "Finding Don'ts".

Aaron Mouritsen, City Attorney, explained that the best thing the Planning Commission can do when making a ruling, is to make sure those rulings are supported by the kind of Findings that if the project gets denied, the lawyers can look at it and say "the Planning Commission did a really good job with Findings, we cannot possibly win this lawsuit, we aren't going to waste the time".

Commissioner Robert Flores asked at what level the lawsuits are settled.

Aaron Mouritsen, City Attorney, stated that they are usually settled at County or District level.

4. CHAIR AND COMMISSION ITEMS

Commissioner Robert Flores asked if there will be training for the Capital Improvements Advisory Committee.

Michele Rambo, Planning Director, stated that there may be some training in the future.

Commissioner Cody Wagner asked about various projects and would like to get a data base or report that shows what projects are pending and what has expired.

Michele Rambo, Planning Director, stated that the Planning Department does a monthly report for current items, and the Development Coordinator has a report that details past projects.

5. PLANNING DIRECTOR ITEMS

Michele Rambo, Planning Director, stated that they are working on the update for the Development Code. There is a plan to bring it to a workshop with the Planning Commission and City Council. The North Area plan is coming along.

Commissioner Tessa Garvin asked if there was going to be an updated to the Water Master Plan.

Michele Rambo, Planning Director, stated that the City Council was provided with the information that the Planning Commission had asked for.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None at this time.

7. PUBLIC FORUM

None at this time.

8. ADJOURNMENT

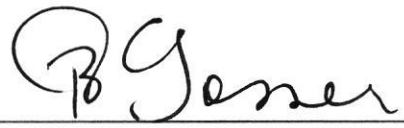
The next meeting will be June 12, 2024, at 5 PM.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:35 PM.

Approved by the Fernley Planning Commission on June 12, 2024, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 3


Vice Chairwoman Angela Lewis


ATTEST: