



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, July 10, 2024 • 5:00 PM

Members

Jenni McCullar - Chairwoman
Angela Lewis - Vice Chair
Barry Williams Sr. - Commissioner
Cody Wagner - Commissioner
Jacob VanderHeiden - Commissioner
Robert Flores - Commissioner
Tessa Garvin - Commissioner

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

Zoom information:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap_mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

Public Notice: This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at www.cityoffernley.org and NRS 232.2175 at <https://notice.nv.gov/> To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or cityclerk@cityoffernley.org

Public Comment: Those wishing to address the Planning Commission may submit public comment through the [online public comment form](#), or by sending an email to cityclerk@cityoffernley.org. Comments received prior to 4:00 pm the day of the meeting will be provided to the Planning Commission and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach commission members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. 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 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).

Accommodations: The Planning Commission and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at www.cityoffernley.org Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

Order of Business: The presiding officer shall determine the order of the agenda. The Fernley Planning Commission may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

1. INTRODUCTORY ITEMS

- 1.1. Pledge of Allegiance**
- 1.2. Roll Call**
- 1.3. Public Forum**
- 1.4. (For Possible Action) Approval of Agenda**
- 1.5. (Possible Action) Approval of Minutes**

2. STAFF REPORTS

- 2.1. (For possible action) Discussion regarding the approved 66-lot townhome project located at the northeast corner of Cottonwood and Hardie Lanes. The project is located at approximately 905 Hardie Lane (APN: 021-121-19), ±6.42-acres in size, zoned Residential - Multiple Family (30 dwelling units per acre maximum), and the designated land use is Mixed Residential (MR).**

3. GENERAL BUSINESS

- 3.1. Presentation by Kimley-Horn on the status of both the North Fernley and Southwest Fernley Area Plans.**
- 3.2. Presentation by the Deputy City Manager on the status of the extension of Nevada Pacific Parkway.**
- 3.3. (For Possible Action – As the Capital Improvements Advisory Committee) Consideration, discussion, and possible action to provide staff with the top three desired development impact fees for implementation, and other matters related thereto.**

4. PUBLIC HEARINGS

A. DISCUSSION WITH PLANNING COMMISSION & STAFF B. PUBLIC INPUT C. ADDITIONAL DISCUSSION WITH PLANNING COMMISSION & STAFF D. COUNCIL ACTION OR DIRECTION TO STAFF

- 4.1. (For Possible Action) Consideration, discussion, and possible action to recommend that the City Council approve Bill #352, an Ordinance amending Title 32, Chapter 3, Section 060 (Land division applications) of the Fernley Development Code to create Subsections g(1)(b)(4) and g(1)(b)(5) to separate unrelated portions of parcel and lot design standards, and other matters related thereto.**

5. CHAIR AND COMMISSION ITEMS

(SUMMARY OR ACTIVITY REPORTS ON PLANNING ISSUES, ACTIVITIES OR ORGANIZATIONS IN WHICH INDIVIDUAL MEMBERS MAY BE INVOLVED. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

6. PLANNING DIRECTOR ITEMS

(ACTIVITY SUMMARY OR UPDATES ON PROJECTS THAT HAVE BEEN PREVIOUSLY REVIEWED BY THE PLANNING COMMISSION. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

7. ITEMS REQUESTED BY PLANNING COMMISSIONERS

- 7.1. Possible action requesting a future agenda item to discuss possibilities for the parcel on Cottonwood and Hardie Lane .(Commissioner Wagner)**
- 7.2. Possible action requesting a future agenda item to discuss Nevada Pacific Parkway. (Commissioner Lewis)**

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: August 14th @ 5 pm

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
JUNE 12, 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 Cody Wagner, Commissioner Jacob VanderHeiden, Commissioner Robert Flores, Commissioner Tessa Garvin, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, Deputy City Clerk Brenda Gosser, Administrative Specialist 1 Sandy Harris, Planning Director Michele Rambo, Senior Planner Shay League, City Engineer Derek Starkey. **Absent:** Chairwoman Jenni McCullar, Commissioner Humayoon Lodhi, Commissioner Barry Williams.

1.3. Public Forum

None at this time

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE TONIGHT'S AGENDA AS PRESENTED. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Absent: Commissioner Williams, Commissioner Lodhi, Chairwoman McCullar.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES FROM LAST MEETING. **Action:** Approved. **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Cody Wagner. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin. **Absent:** Commissioner Williams, Commissioner Lodhi, Chairwoman McCullar.

2. STAFF REPORTS

2.1. (For Possible Action) Discussion and possible recommendation to City Council regarding a tentative subdivision map application (TSM23003) from KLS Planning & Design Group on behalf of Schell Creek Construction to create 41 single-family detached lots on a site ±9.23-acres in size and generally located near the intersection of Canal Way and Silver Way (APN: 021-191-08). This parcel is zoned Single Family Residential, 6,000 square-foot minimum lot size (SF6) and the land use designation of Fernley's Comprehensive Plan is Single Family Residential (SFR).

Shay League, Senior Planner, presented that the applicant is proposing 41 lots as Phase 7 of the already-established Green Valley Ranch neighborhood. The applicant is currently making great progress in building phases 4 and 5. They are further working on the civil improvements and other criteria needed before they can record the final subdivision map for Green Valley Ranch Phase 6.

John Krmpotic, KLS Planning & Design, (Zoom), reviewed the 11 criteria recommendations and decisions on the tentative map as presented by staff.

Commissioner Cody Wagner asked for clarification on the "canal shifting".

Commissioner Tessa Garvin expressed concern about the safety of the canal in regard to the houses being so close to it.

Jerry Ricci, owner and developer, stated that in regard to the statement of the canal shifting, it is not that the canal is shifting, with the engineering of the reconstruction of the canal they needed more area to work the canal as it came around the curve. There are negotiations to purchase the property, so they can engineer more adequately around that corner.

Motion: I MOVE TO RECOMMEND CITY COUNCIL APPROVE THE TENTATIVE SUBDIVISION MAP FOR GREEN VALLEY RANCH PHASE 7 ASSOCIATED WITH TSM23003 BASED ON APPROVAL CRITERIA 1 THROUGH 11 AND THE FACTS SUPPORTING THESE CRITERIA AS SET FORTH IN THE STAFF REPORT. I FURTHER RECOMMEND ADOPTION OF CONDITIONS OF APPROVAL 1 THROUGH 21 AS LISTED IN THE STAFF REPORT.

Action: Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Jake VanderHeiden. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Vice-Chair Lewis, Commissioner Wagner,

Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin. **Absent:** Commissioner Williams, Commissioner Lodhi, Chairwoman McCullar.

3. PUBLIC HEARINGS

3.1. (For possible action) Discussion and possible action regarding Resolution #24-014 as it pertains to a comprehensive master plan amendment application (MPA24003) submitted by Golden Years Castle to change the designated land use from Single-Family Residential (SFR) to Public Facility (PF) on a site ±1.74-acres in size and approximately located at 565-575 Farm District Road (APNs: 021-111-47 & 021-111-48).

Shay League, Senior Planner, presented that the applicant is working to expand Golden Years Castle (formerly Beehive Homes) onto the parcel adjacent to the current location. To facilitate that, the applicant is requesting a change of designated land use from Single Family Residential to Public Facility. The Public Facility land use designation does not mean that a facility must be owned by City of Fernley or another governmental organization; it does limit the zone of the parcel to either Public Facility or Planned Development. In turn, the necessary Public Facility zone will limit the property to one of 30 uses generally thought to benefit the public. As an existing elder care facility, the applicant's intended use is classified as "life care or continuing care services". However, any one of the other appropriate uses such as an office, child care facility, or hospital are permitted within the equivalent zoning district. Staff encourages review of the use table in Fernley Municipal Code (FMC) §32.06.150 to get an idea of what all the possible uses are for the equivalent zoning district of this land use designation.

Jose Castillo, Administrator of Golden Years Castle, gave a brief history of Golden Years Castle Property Holding. He stated that they are not like an institution, that they provide individualized care and cater to the specific needs of their clients. The Fernley facility is one of the three facilities that take Alzheimer's patients under the Medicaid Waiver program in Northern Nevada.

There was no public input.

Motion: I MOVE TO ADOPT RESOLUTION #24-014, AND RECOMMEND CITY COUNCIL CERTIFY THIS RESOLUTION AND APPROVE THE MASTER PLAN AMENDMENT ASSOCIATED WITH MPA24003. I FURTHER MOVE TO ADOPT FINDINGS A, B, AND C, AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT.

Action: Approved. **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Vice-Chair Lewis, Commissioner Wagner,

Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin. **Absent:** Commissioner Williams, Commissioner Lodhi, Chairwoman McCullar.

3.2. (For possible action) Discussion and possible action regarding a conditional use permit extension of time application (CUP23004-EOT) submitted by Heartfelt Engineering on behalf of Stor-All, LLC to allow for a mini-warehouse (self-storage) on a site zoned General Commercial (C2) and generally located west of US95A and south of Shadow Lane (APN: 021-132-64).

Shay League, Senior Planner, presented that the applicant is requesting an extension of time on the conditional use permit granted for a 132,909 square foot self-storage facility. The applicant notes that their offsite improvement plans are complete and ready to submit to the City of Fernley. The owner/applicant intends to develop the project in three phases. Phase 1 will consist of the self-storage facility, Phase 2 is proposed as 30 multifamily dwelling units, and Phase 3 is proposed as 19,300 square feet of commercial retail space. This conditional use permit only pertains to the storage facility, as a specific use has not been specified for the commercial space and the City has not received enough information regarding the form of the 30 multifamily dwelling units to approve it as a conditional use. The developer will need to reapply with a conditional use permit or administrative review to develop phases 2 and 3 when they are ready to do so. These conditions do not guarantee that the applicant will develop phases 2 and 3.

Todd Greer, Stor-All, LLC., gave a brief history of dedication, time and money spent on this property. To date, they have spent nearly \$200,000.00 after purchasing this property to try to not only gain this conditional use permit, but to ensure that this project remains viable and feasible.

Commissioner Cody Wagner asked for clarification on the 1-year extension and if this would be the final extension of time this project would have.

Shay League, Senior Planner, stated that as long as they're showing progress past the expiration date in establishing the use, their approval would remain active, without necessarily being constructed, at the discretion of City staff. Currently, the general standard for one year is to have them send back comments, submit the next step, etc.

Public input:

Beck Howlett, Fernley resident, stated she was curious about how they were going to arrange storage units, businesses and housing all in one area.

Shay League, Senior Planner, stated that the storage is going in the rear of the parcel, and the front of the parcel is proposed to be divided into two. The business portion is closer to Roundtable and the housing portion is closer to the opposite side.

Chris Moltz (Zoom) asked for clarification on whether the conditional use permit would be established if they have filed for civil improvements and building permits, and then file the application within the one year extension.

Michele Rambo, Planning Director, stated that as long as the applicant keeps in touch and keeps the department apprised at the progress, they are more than happy to work with them on the expiration dates.

Motion: I MOVE TO APPROVE THE EXTENSION OF TIME FOR THE CONDITIONAL USE APPROVED BY CUP23004 WITH CONDITIONS OF APPROVAL 1-6 AND 10-35 AS ORIGINALLY APPROVED AND CONDITIONS OF APPROVAL 7-9 AS SUGGESTED IN THE STAFF REPORT BECAUSE I BELIEVE THE CONDITIONS 7-9 PROPOSED BY STAFF BETTER ADDRESS THE IMPACT THIS DEVELOPMENT WILL HAVE ON THE NEIGHBORHOOD AND, THAT BASED ON THE STAFF REPORT, ALL OTHER FINDINGS FOR APPROVAL CAN BE MADE. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin. **Absent:** Commissioner Williams, Commissioner Lodhi, Chairwoman McCullar.

3.3. (For possible action) Discussion and possible action regarding a conditional use permit application (CUP24003) submitted by Westex Consulting on behalf of Nev Dev LLC to allow for a mini-warehouse (self-storage) and manufactured home park on a ±15.66-acre site zoned General Commercial (C2) and generally located on the south side of Farm District Road, west of Desert Lakes Drive, and east of Donna Way (APN: 021-301-35).

Shay League, Senior Planner, presented this item. Shay stated that the applicant has been working to find a combination of uses for this very large parcel, that balances the needs of the existing neighbors with the needs of our community as a whole; while protecting future residents and/or business owners from proximity to the neighboring high-voltage power lines; and at the same time, keeping it financially feasible. Staff believes that the proposed project, with a mixture of commercial, manufactured homes, and self-storage, is the highest and best use of this site.

This site has a previous conditional use permit for ±15.08-acres of self-storage. The applicant is requesting that this conditional use permit be issued to contain ±15.66-acres of a mixture of the original self-storage and a manufactured home park.

Commissioner Robert Flores asked for clarification on the ownership of the property and manufactured homes, and parking on the streets.

Shay League, Senior Planner, stated that the manufactured home park is going to retain ownership of the lots and the park will be managed as a community. The homeowner will be purchasing the manufactured home and they will own that component of the property.

Rebecca Bernier, representing the applicant, stated that the roads within the manufactured home park will be 26 feet. There will be designated tandem parking on the side of each unit and no parking on the street.

Commissioner Cody Wagner asked about the phases of this project and how long will the process take.

Mr. McCreary stated that the first phase would be 15 lots. 5 houses would be set up, and then sell those 5 houses and then build another 5 houses. Then the next 15 lots would be started.

Public input:

David Stix, Fernley resident, stated that he opposes this project.

Mike Lowery, Fernley resident, stated that he opposes this project.

Mr. McCreary, stated that it is not their intention to flip this property.

Motion: I MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP24003, SUBJECT TO CONDITIONS OF APPROVAL 1 THROUGH 21 AS SUGGESTED BY STAFF. I FURTHER MOVE TO ADOPT THE FINDINGS A THROUGH F AS SET FORTH IN THE STAFF REPORT. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 3, No 2. **Yes:** Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, **No:** Vice-Chair Lewis, Commissioner Garvin, **Absent:** Commissioner Williams, Commissioner Lodhi, Chairwoman McCullar.

3.4. A workshop to review and discuss revisions to Chapter 32.01 (General Provisions) and Chapter 32.02 (Definitions and Interpretations) of the City of Fernley Development Code and other matters related thereto.

Michele Rambo, Planning Director, stated that the City of Fernley Planning Department is updating Title 32 of the Municipal Code, also known as the Development Code, to: 1) modernize it to better reflect current trends and technologies; 2) codify and streamline the development process; and 3) make general content and grammar corrections. The staff has completed an initial review of Chapter 32.01 (General Provisions) and Chapter 32.02 (Definitions and Interpretations) and has recommended many changes. The Development Code was last updated in 2020. While that was fairly recent, the existing Development Code poses some challenges for both staff and developers. These challenges include inconsistencies between sections, vague requirements that are hard to interpret and enforce, and a general lack of appropriate regulations for a growing community. During the update process, the staff wants to get input from the Planning Commission, City Council, and the public to ensure that the updated Development Code works for as many people as possible. The Planning Department's goal is to create a Development Code that encourages development, while maintaining the character and community that residents have come to enjoy. For the purposes of this workshop, the staff is requesting that the Planning Commission review the proposed changes, provide their opinions, and/or make suggestions for further changes.

Commissioner Cody Wagner encouraged that there be as much similarity between the county and city codes.

There was no public input.

4. CHAIR AND COMMISSION ITEMS

None at this time.

5. PLANNING DIRECTOR ITEMS

Michele Rambo, Planning Director, gave a brief overview update on the North Area Plan and stated that staff has a draft land use plan put together. There was a meeting with the stakeholders, the property owners and the people that are possibly interested in developing the north area above the freeway. She mentioned that there were some changes and hopes to have something to distribute publicly by the end of this month or mid-July.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Commissioner Cody Wagner requested a future agenda item on the possibilities for the parcel on Cottonwood & Hardie Lane. He asked if there is some kind of deadline and if there is any bonding to help reclaim it.

Vice-Chair Angela Lewis requested an update on the Nevada Pacific Parkway and where the city is in the process.

7. PUBLIC FORUM

None at this time.

8. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:58 pm.

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

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Vice Chairwoman Angela Lewis

ATTEST:



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: July 10, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Shay League

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED:

AGENDA ITEM:

(For possible action) Discussion regarding the approved 66-lot townhome project located at the northeast corner of Cottonwood and Hardie Lanes. The project is located at approximately 905 Hardie Lane (APN: 021-121-19), ±6.42-acres in size, zoned Residential - Multiple Family (30 dwelling units per acre maximum), and the designated land use is Mixed Residential (MR).

AGENDA ITEM BRIEF:

Discussion regarding project status of "Shadow Hills Estates" as requested by Planning Commission.

RECOMMENDED MOTION:

No motion required, unless Planning Commission has further direction for City Staff.

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

N/A

BACKGROUND:

The developer completed the majority of the initial infrastructure that Fernley Municipal Code establishes as a

prerequisite for recording a final subdivision map. They do not believe current market conditions support this as a viable project given their development circumstances, but are actively seeking a buyer to complete the project. They also intend to pick it up again next year before their tentative subdivision map extension of time expires. They have reached a stage of the project where it is possible to be able to record the map and begin building within a few months of resuming the construction process.

Project Timeline:

- April 2019 TSM 2018-002 for 66 townhomes approved and set to expire April 2023.
- March 2021 GR2021-004 grading permit issued.
- March 2022 BP22-163 on-site civil improvement permit issued.
- April 2022 CP2019-011 off-site civil improvement permit issued.
- March 2023 TSM 2018-002 approved; new tentative map expiration is April 2025.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General

[Nevada Revised Statutes \(NRS\), Chapter 278](#) - Planning and Zoning

[Fernley Municipal Code \(FMC\), Title 32](#) - Development Code

Specific

[NRS §278.320 - 278.460](#) Divisions of Land - Subdivision of Land

[FMC §32.03.060](#) (a) - Land division applications, Generally and (f) Land division applications, Subdivision maps

[FMC §32.09.035](#) - Development Standards, Dedication of water rights and facilities

[FMC §32.09.070](#) - Development Standards, Grading

Note: The regulations above are provided for quick reference and are not all-inclusive. Planning Department will ensure the operation and applicability of the sites linked through the July 10, 2024 Planning Commission meeting.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Vicinity Map
2. Phase Map
3. Landscape Plan
4. Elevations

Shadow Hills Estates

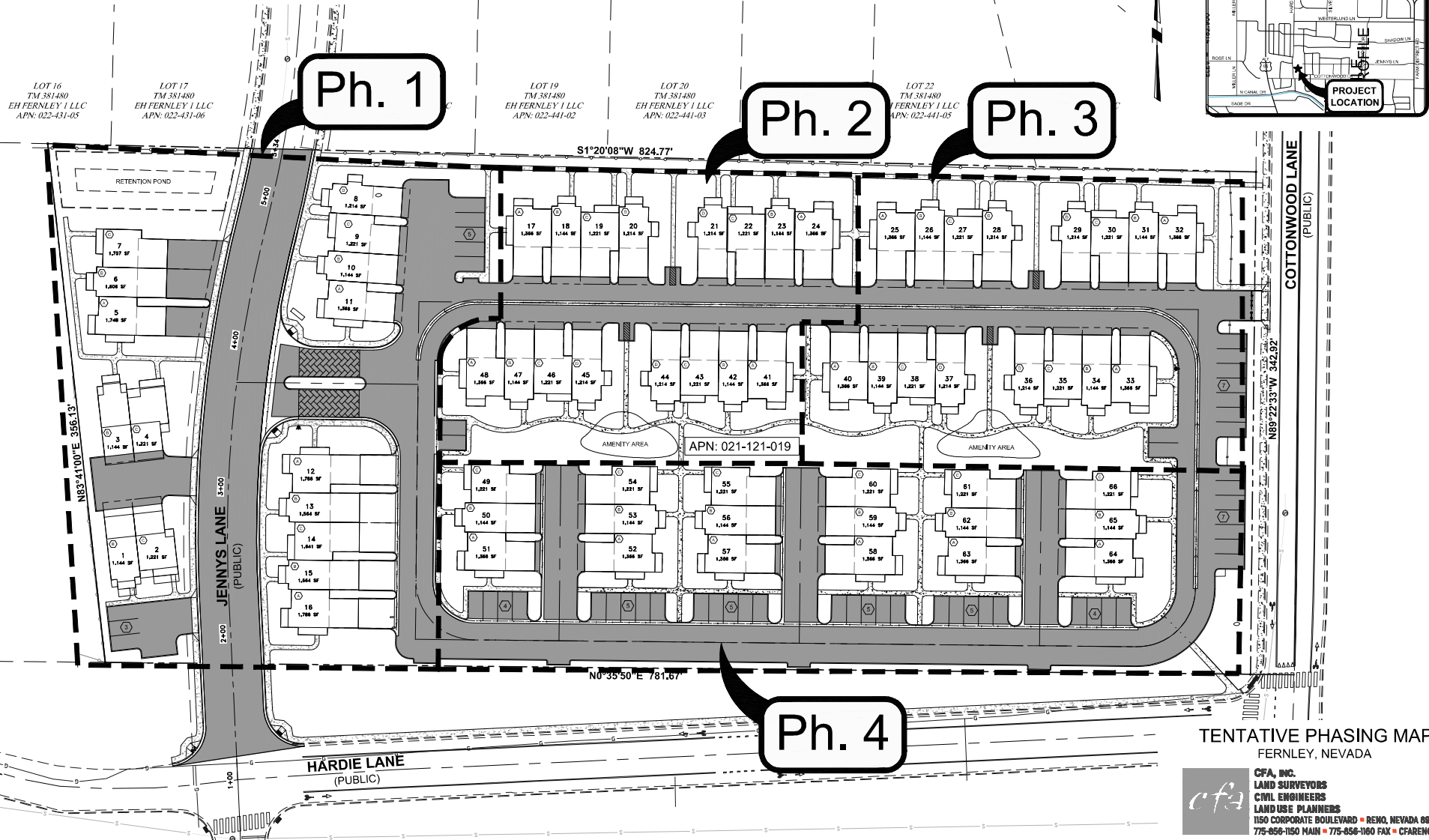
Proposed 66-lot Townhome Subdivision

905 Hardie Lane

Google Earth

500 ft

HARDIE LANE TOWNHOMES PRELIMINARY PHASING MAP



TENTATIVE PHASING MAP
FERNLEY, NEVADA

cfa
CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 18015.00 DATE: AUGUST 2018

SHEET 1 OF 1

LOT 16
TM 381480
EH FERNLEY I LLC
APN: 022-431-05

LOT 17
TM 381480
EH FERNLEY I LLC
APN: 022-431-06

LOT 18
TM 381480
EH FERNLEY I LLC
APN: 022-441-01

LOT 19
TM 381480
EH FERNLEY I LLC
APN: 022-441-02

LOT 20
TM 381480
EH FERNLEY I LLC
APN: 022-441-03

LOT 21
TM 381480
EH FERNLEY I LLC
APN: 022-441-04

LOT 22
TM 381480
EH FERNLEY I LLC
APN: 022-441-05

LOT 23
TM 381480
EH FERNLEY I LLC
APN: 022-441-06

COTTONWOOD LANE
(60' PUBLIC RIGHT-OF-WAY)

MONUMENT SIGN

JENNY LANE
(PUBLIC)

HARDIE LANE
(PUBLIC RIGHT-OF-WAY)

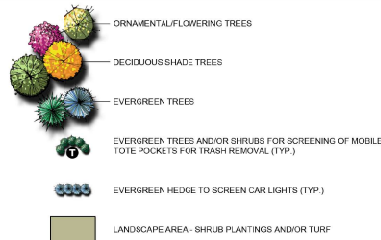
GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

IRRIGATION NOTE

ALL ORNAMENTAL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. CONTAINER PLANTINGS WILL BE Drip IRRIGATED. ANY TURF PROVIDED WILL BE IRRIGATED USING LOW ANGLE MATCHED PRECIPITATION HEADS. NO IRRIGATION PROVIDED TO DRYLAND REVEGETATION AREA.

LANDSCAPE LEGEND



LANDSCAPE DATA

LANDSCAPE REQUIREMENTS PER CITY OF FERNLEY DEVELOPMENT CODE.

SITE AREA = 279,655[±] SQ. FT. (6.42 ACRES)

REQUIRED LANDSCAPE AREA = 35,931[±] SQ. FT. (20% OF GROSS AREA)

ON SITE LANDSCAPE AREA AS SHOWN (INCLUDING DETENTION BASIN) = 93,686 SQ. FT. (33.5% OF GROSS AREA)

TREES REQUIRED = 8 PARKING AREA TREES (1 DECIDUOUS TREE PER 10 PARKING SPACES, 54 SPACES TOTAL)

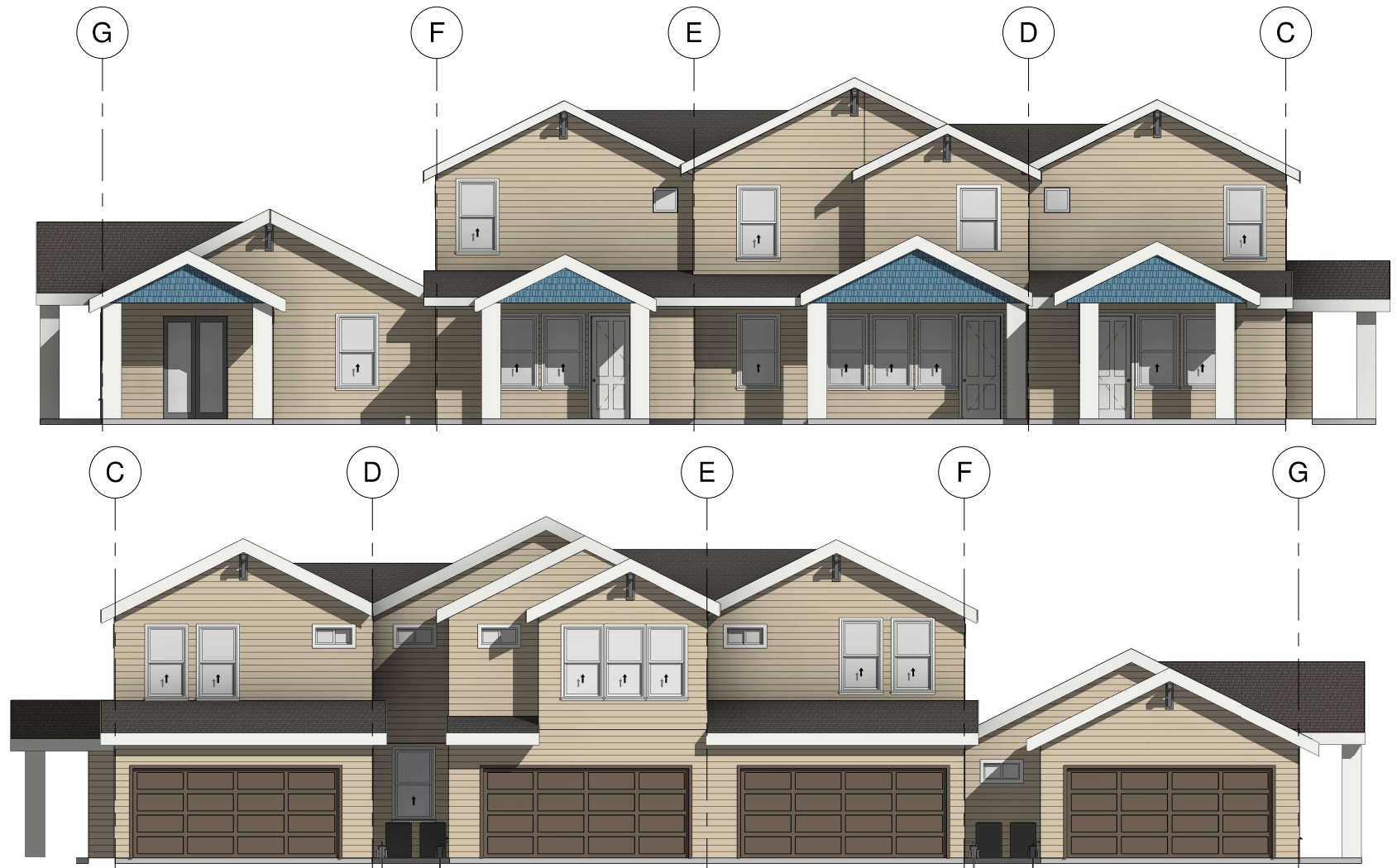
TREES AS SHOWN (ON AND OFF-SITE) = 179

- TREES SHALL BE 15 GAL. MIN. SHRUBS & HEDGES SHALL BE 5 GAL. SIZE.
- PARKING AREA TREES SHALL BE DECIDUOUS & FREE OF FRUIT, THORNS, & HAVE DEEP ROOT SYSTEM.
- TURF NOT ALLOWED ON SLOPES GREATER THAN 20% (1:5).
- ANY PLANTS WITHIN THE TRAFFIC SAFETY SIGHT TRIANGLE AREA SHALL NOT EXCEED 7 FT.
- TREES WITHIN SIGHT TRIANGLE SHALL BE TRIMMED FOR CLEAR VISIBILITY.

0' 30' 60' 90'
Scale in Feet

Preliminary Landscape Plan
HARDIE LANE TOWN HOMES
OFA, Inc.

L.A. Studio Nevada
the landscape architecture studio
1555 O Street
Sparks, NV 89411
(775) 333-2223
www.la-studio.com
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NVL4-440



Frame
ARCHITECTURE, INC

4090 S McCarran Blvd Ste. E
Reno, NV 89502 (775) 827-9977

Z:\2018\18-61 Fernley Townhouse\18-61-004.rvt
7/23/2018 9:00:11 AM

Elevations
18-61 - FERNLEY TOWNHOUSES **(SD 1.12)**

07/17/2018



Frame
ARCHITECTURE, INC

4090 S McCarran Blvd Ste. E
Reno, NV 89502 (775) 827-9977

Z:\2018\18-61 Fernley Townhouse\18-61-004.rvt
7/23/2018 9:00:14 AM

Elevations
18-61 - FERNLEY TOWNHOUSES

07/17/2018

SD 1.13



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: July 10, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: X No:

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Receive/File

AGENDA ITEM:

Presentation by Kimley-Horn on the status of both the North Fernley and Southwest Fernley Area Plans.

AGENDA ITEM BRIEF:

Kimley-Horn will be presenting the current status of the Area Plans to the Planning Commission.

RECOMMENDED MOTION:

N/A

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

N/A

BACKGROUND:

Kimley-Horn and City staff have been working on the development of the North Fernley and Southwest Fernley Area Plans for the past several months. A draft land use plan of the North Fernley Area Plan has been completed and reviewed by property owners and other stakeholders of the area. Other portions of the plan

documents are also underway with drafts expected to be done soon. Blake Young, the project manager for Kimley-Horn, will be presenting an update on the status of these Area Plans.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: July 10, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No: N/A

CURRENTLY BUDGETED:

Yes: No: N/A

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Receive/File

AGENDA ITEM:

Presentation by the Deputy City Manager on the status of the extension of Nevada Pacific Parkway.

AGENDA ITEM BRIEF:

The Deputy City Manager, Lydia Altick, will give a brief presentation on the current status of the future extension of the Nevada Pacific Parkway.

RECOMMENDED MOTION:

N/A

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

None

BACKGROUND:

At the June 12, 2024 Planning Commission meeting, Commissioner Wagner requested a future agenda item for an update on the status of Nevada Pacific Parkway. The Deputy City Manager, Lydia Altick, has been working

closely with developers and other agencies on the design and funding of the future extension from Gavin Road to the south over the railroad tracks to connect with Hwy 50A.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: July 10, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action – As the Capital Improvements Advisory Committee) Consideration, discussion, and possible action to provide staff with the top three desired development impact fees for implementation, and other matters related thereto.

AGENDA ITEM BRIEF:

As staff moves forward with a development impact fee program, it has become clear that we may need to scale back and approach this program in smaller chunks instead of implementing all possible impact fees at once. Therefore, staff is requesting that the Capital Improvements Advisory Committee provide some direction regarding which three impact fee types they would like to see implemented first.

RECOMMENDED MOTION:

I move to recommend that the City of Fernley move forward to create impact fees with particular focus on the following three areas: 1) _____, 2) _____, 3) _____.

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

N/A

BACKGROUND:

NRS Chapter 278B provides guidelines for the implementation and future use of development impact fees. The first part of the chapter defines the types of fees that can be created and gives examples of projects for which the fees can be used. The list below identifies the types of impact fees that are allowed to be collected.

- Drainage (natural and artificial watercourses, water diversion, water storage facilities)
- Fire/Police (new fire stations or police substations)
- Parks (acquiring property, turf and landscaping, trails, playing courts or fields)
- Sewer (facilities for collection, treatment, and disposal of sewage)
- Storm Sewer (facilities for the collection and disposal of rainfall and other storm events)
- Streets (arterial or collector streets)
- Water (facilities for the collection, treatment, and distribution of water)

To set up individual fees for each of these categories will require extensive study of the existing conditions of each type of infrastructure, what improvements will need to be made based on development and population increase estimates, and how much these improvements will cost. This level of analysis may become cumbersome and cost prohibitive for the City to implement all of these potential fees at the same time.

Therefore, staff is looking to the Capital Improvements Advisory Committee for some guidance on which three the committee would like to see implemented first.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

[NRS Chapter 278B](#)

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: July 10, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion
Ordinance

AGENDA ITEM:

(For Possible Action) Consideration, discussion, and possible action to recommend that the City Council approve Bill #352, an Ordinance amending Title 32, Chapter 3, Section 060 (Land division applications) of the Fernley Development Code to create Subsections g(1)(b)(4) and g(1)(b)(5) to separate unrelated portions of parcel and lot design standards, and other matters related thereto.

AGENDA ITEM BRIEF:

During a recent review of the Development Code for a potential new project, it was discovered that there was a section combining three different sets of regulations. It is assumed that this was an editing or formatting mistake during the last update of the Development Code. Staff is proposing minor formatting changes to fix this error.

RECOMMENDED MOTION:

I move to recommend that the City Council approve Bill #352, an Ordinance amending Title 32, Chapter 3, Section 060 (Land division applications) of the Fernley Development Code as presented by staff and subject to the findings outlined in the staff report.

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

I move to recommend that the City Council deny Bill #352, an Ordinance amending Title 32, Chapter 3, Section 060 (Land division applications) of the Fernley Development Code because Finding #___ cannot be met for the following reason: _____.

BACKGROUND:

Staff was recently contacted about a potential future project, which generated a review of Section 32.03.060 of the Development Code (specifically Section 32.03.060(g)(1)(b) – Parcel and lot design). During this review, it was discovered that street frontage and access standards were located under the heading of “Lands subject to known hazards”, a completely unrelated subject. It appears to staff that these frontage and access standards were probably meant to be a separate subsection, but either during editing or formatting the subsection heading was lost.

With the current format, staff can technically only enforce these standards if the parcel has a known hazard. Therefore, staff has prepared this Code Amendment to separate these road standards into their own section so they can be applied to all parcels as they should have been originally.

In addition to street frontage and access standards, one additional item currently found under “Lands subject to known hazards” does not seem to fit: building placement on city or county lines. Therefore, another subsection was created to separate this requirement. In addition, a requirement that parcel lines not go through buildings (unless built as a condominium, duplex, or other multi-unit building).

RELEVANT LAWS, STATUTES, AND REGULATIONS:

City of Fernley Development Code Section 32.03.060

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Bill 352
2. Redlined

BILL #352
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING TITLE 32, CHAPTER 3, SECTION 060 (LAND DIVISION APPLICATIONS) OF THE FERNLEY DEVELOPMENT CODE TO CREATE SUBSECTIONS G(1)(B)(4) AND G(1)(B)(5) TO SEPARATE UNRELATED PORTIONS OF PARCEL AND LOT DESIGN STANDARDS, AND OTHER MATTERS RELATED THERETO.

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter “the Council”, DO HEREBY ORDAIN:

Section 1. Title 32, Chapter 3, Section 060(g)(1)(b) is hereby amended as follows:

Sec. 32.03.060. - Land division applications.

- (g) *Subdivision and parcel map technical design standards.*
 - (1) *Subdivision and parcel map design standards.*
 - a. *Blocks.*
 - 1. Dimensions, shape and orientation of blocks shall be determined with due regard to:
 - A. Provisions of building sites suitable to the use and types of buildings contemplated.
 - B. Minimum site requirements, particularly as to site, slope and dimension.
 - C. Control, safety and convenience of pedestrian and vehicular traffic.
 - D. Topography and other land features.
 - E. Orientation and scenic enhancement.
 - F. Pedestrian ways may be required to provide pedestrian accessibility for public facilities and open spaces. Such pedestrian ways shall be a minimum of 15 feet in width and be paved, unless part of an un-improved trail system.
 - b. *Parcel and lot design.*
 - 1. *Size, shape and placement determination.* The dimensions, shape and orientation of all parcels or lots should be determined with regard to all natural terrain features, topography, landscaping, road access, design objectives, and other relevant features, including color, orientation, prevailing winds, snow and icing conditions, relation of masses of structures to be erected, spaces between future buildings, setback variations, shadow patterns, hours of sunlight and design elements intended to create identity and interest in the development.
 - 2. *Usable and open areas.* All building sites shall relate usable and open areas suitable to the character and type of buildings contemplated and to the various requirements of zoning with due regard to minimum disturbance of the natural grade.
 - 3. *Lands subject to known hazards.* Land subject to known hazards such as slides, periodic or occasional inundation or otherwise unsuitable for the intended use shall be:

- A. Set aside as a permanent nonuse reservation;
 - B. Improved with such corrective measures, as approved by the city, as will be reasonably expected to limit the hazard or make the land suitable for the intended use;
 - C. Protected by adequate legal instrumentation to insure the responsibilities of the city and/or the owner;
 - D. Steep slopes. Land having an average natural cross-slope over 40 percent shall be preserved as open space but may be counted as part of the parcel size.
4. Street Frontage and Access
- A. Reverse frontage sites. Reverse frontage parcels shall be provided when necessary for protection of residential properties from through traffic and adverse nonresidential uses, for separation of through and local traffic and to overcome difficulties of topography and other physical conditions.
 - B. Rear or side lines bordering a collector, arterial or highway. When the rear or side lines of any building site border a collector, arterial or highway, the developer is required to execute and deliver to the city an approved instrument prohibiting the right of ingress and egress across the side or rear lines to any parcel bordering any such road.
 - C. Reserve strips. Reserve strips controlling access to streets or other land shall not be approved except as otherwise provided and if ownership control of the strips is placed with the city.
 - D. Flag lots. A flag lot shall have an access of not less than 25 feet in width, connecting the building site with a street. The strip connecting the building site with the street shall not exceed 400 feet.
 - E. All newly created parcels shall have direct access from a public road or street that is located within an easement or a right-of-way.
5. Building Placement
- A. No building site shall be divided by city or county boundary lines.
 - B. No building shall be divided by a property line unless appropriate provisions have been made for separate ownership.
- c. *Snow storage.* Areas to accommodate snow storage shall be provided in an amount and in a location as necessary upon review of the tentative map to accommodate safe vehicular circulation.
- d. *Fire hazard areas.* In areas of possible fire hazards, unobstructed access for fire protection equipment and access easements not less than 24 feet shall be dedicated from the public street to the land development boundary. Such easement shall be located, designed and graded as determined by the city and the fire district.
- e. *Preservation of natural features; street trees.*
- 1. Healthy trees, rock outcrops and other native features shall be preserved to the extent practical and must be protected during periods

of construction. All native growths within the area to be divided shall be surveyed for weakness, maturity, decadence, potential hazard, infestation, vigor, density, spacing and type. A preservation and protection plan shall be submitted with the application for a tentative map with an indication of those growths proposed to be removed, those to remain and where new elements are to be planted. Clearing of topsoil, trees and shrubs and other native cover prior to site development approval is prohibited. Removed trees shall be replaced within the development. The location of native features shall be considered when designing building sites, underground services, walkways, paved or parking areas, playgrounds and especially finished grade levels.

2. Existing plants may be preserved within any public road when such growths are suitably located, healthy and where approved grading is suitable.
3. Additional tree preservation and replacement may be required by policies set forth in master plan.

f. *Dedications and reservations of land.*

1. Reservation of land for a park, or dedication of land for a school site or other public purpose, in an amount and location consistent with the master plan and the park and recreation plan, may be required as a condition of tentative map approval.
2. Upon consideration of the particular type of improvement proposed in a development of 500 units, the city may require the dedication or reservation of common areas or sites for community purposes for the needs created by such development.
3. Additional structures provided by developer. The developer shall be required to provide necessary structures such as bridges, concrete boxes, culverts, headwalls, cattle guards, appurtenant fencing and other features as necessary to construct the required improvements pursuant to the adopted public works design standards or as required by conditions of approval.
4. Additional requirements. Additional improvements may be required in order to preserve and enhance scenic values and natural features of the area of the area being developed to meet the goals and policies of the master plan.

- Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- Section 3.** The City Clerk is instructed and authorized to publish the title of this ordinance as provided by law.
- Section 4.** This ordinance shall become effective upon passage, approval, and publication.
- Section 5.** The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare, and convenience.

Section 6. In any subsection, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.

Section 7. The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation, or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL #352 BEING HEREBY PROPOSED on the ___ day of ___, 2024.

BILL #352 BEING HEREBY PASSED, APPROVED, and ADOPTED this ___ day of ___, 2024, by the following vote of the Council:

Ayes: _____ Nays: _____ Abstentions: _____ Absent: _____

FERNLEY CITY COUNCIL

By: _____ Date: _____
Neal E. McIntyre, Mayor

Attest By: _____ Date: _____
Kim Swanson, City Clerk

Sec. 32.03.060. - Land division applications.

(g) *Subdivision and parcel map technical design standards.*

(1) *Subdivision and parcel map design standards.*

a. **Blocks.**

1. Dimensions, shape and orientation of blocks shall be determined with due regard to:
 - A. Provisions of building sites suitable to the use and types of buildings contemplated.
 - B. Minimum site requirements, particularly as to site, slope and dimension.
 - C. Control, safety and convenience of pedestrian and vehicular traffic.
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 - E. Orientation and scenic enhancement.
 - F. Pedestrian ways may be required to provide pedestrian accessibility for public facilities and open spaces. Such pedestrian ways shall be a minimum of 15 feet in width and be paved, unless part of an un-improved trail system.

b. *Parcel and lot design.*

1. *Size, shape and placement determination.* The dimensions, shape and orientation of all parcels or lots should be determined with regard to all natural terrain features, topography, landscaping, road access, design objectives, and other relevant features, including color, orientation, prevailing winds, snow and icing conditions, relation of masses of structures to be erected, spaces between future buildings, setback variations, shadow patterns, hours of sunlight and design elements intended to create identity and interest in the development.
2. *Usable and open areas.* All building sites shall relate usable and open areas suitable to the character and type of buildings contemplated and to the various requirements of zoning with due regard to minimum disturbance of the natural grade.
3. *Lands subject to known hazards.* Land subject to known hazards such as slides, periodic or occasional inundation or otherwise unsuitable for the intended use shall be:
 - A. Set aside as a permanent nonuse reservation;
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 - C. Protected by adequate legal instrumentation to insure the responsibilities of the city and/or the owner;
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4. **Street Frontage and Access**

- ~~E~~A. Reverse frontage sites. Reverse frontage parcels shall be provided when necessary for protection of residential

properties from through traffic and adverse nonresidential uses, for separation of through and local traffic and to overcome difficulties of topography and other physical conditions.

FB. Rear or side lines bordering a collector, arterial or highway. When the rear or side lines of any building site border a collector, arterial or highway, the developer is required to execute and deliver to the city an approved instrument prohibiting the right of ingress and egress across the side or rear lines to any parcel bordering any such road.

GC. Reserve strips. Reserve strips controlling access to streets or other land shall not be approved except as otherwise provided and if ownership control of the strips is placed with the city.

H. ~~Dividing building site by boundary lines. No building site shall be divided by city or county boundary lines.~~

ID. Flag lots. A flag lot shall have an access of not less than 25 feet in width, connecting the building site with a street. The strip connecting the building site with the street shall not exceed 400 feet.

JE. All newly created parcels shall have direct access from a public road or street that is located within an easement or a right-of-way.

5. Building Placement

A. ~~No building site shall be divided by city or county boundary lines.~~

B. ~~No building shall be divided by a property line unless appropriate provisions have been made for separate ownership.~~

- c. *Snow storage.* Areas to accommodate snow storage shall be provided in an amount and in a location as necessary upon review of the tentative map to accommodate safe vehicular circulation.
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walkways, paved or parking areas, playgrounds and especially finished grade levels.

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