

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING**

JULY 10, 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 Barry Williams, Commissioner Tessa Garvin, Commissioner Robert Flores, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Deputy City Clerk Brenda Gosser, Planning Director Michele Rambo, Senior Planner Shay League, City Engineer Derek Starkey. **Absent:** Planning Commission Chairwoman Jenni McCullar, Commissioner Jake VanderHeiden.

1.3. Public Forum

There was none.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA AS PRESENTED. **Action:** Approved, **Moved by:** Commissioner Wagner, **Seconded by:** Commissioner Flores. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Commissioner Williams, Planning Commission Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin.

1.5. (Possible Action) Approval of Minutes

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

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).

Senior Planner Shay League presented this item, stating that applicant has provided a bond and obtained a will-serve. Senior Planner League and City Engineer Derek Starkey answered questions.

3. GENERAL BUSINESS

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

This item was addressed after item 4.1.

Planning Director Rambo stated that the presenter was not able to attend today's meeting.

Motion: I MOVE TO CONTINUE ITEM 3.1 TO THE AUGUST MEETING. **ACTION:** I MOVE TO CONTINUE

ITEM 3.1 TO THE AUGUST MEETING, **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Barry Williams. **Vote:** Yes 5. **Yes:** Commissioner Williams, Planning Commission Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin.

3.2. Presentation by the Deputy City Manager on the status of the extension of Nevada Pacific Parkway. Deputy City Clerk Lydia Altick presented this item.

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.

Planning Director Michele Rambo presented this item.

Commissioner Wagner asked if these fees would be able to be used citywide.

Commissioner Flores verified that the fees would be assessed on new development and recommended a rank order.

Commissioner Garvin asked regarding Fire and Police items. Commissioner Flores inquired about the storm/drain system.

Commissioner Lewis inquired about impact fees regarding water. Commissioner Flores inquired about the streets and park impact fees. Park fees were discussed by the commission.

Planning Director Rambo and City Engineer Starkey answered questions. Discussion ensued as the commission reviewed each impact fee category.

Commissioner Garvin asked if the fees will be differentiated from everything else, Planning Director Rambo stated that they would be dedicated individually.

Motion: I MOVE TO INCLUDE STREETS AS ONE OF THE TOP PRIORITY ITEMS FOR IMPACT FEES. **Action:** Approved, **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Commissioner Williams, Planning Commission Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin.

Motion: I MOVE TO INCLUDE PARKS AS ONE OF THE TOP PRIORITY ITEMS FOR IMPACT FEES. **Action:** Approved, **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary:** . **Yes:** Commissioner Williams, Commissioner Wagner, Commissioner Flores, **No:** Planning Commission Vice-Chair Lewis, Commissioner Garvin.

Motion: I MOVE TO INCLUDE DRAINAGE AS ONE OF THE TOP PRIORITY ITEMS FOR IMPACT FEES. **Action:** Approved, **Moved by:** Commissioner Flores, **Seconded by:** Commissioner Garvin. **Vote:** Passed, **Summary:** . **Yes:** Commissioner Williams, Planning Commission Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin.

4. PUBLIC HEARINGS

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.

Planning Director Michele Rambo presented this item.

There was no public input.

Motion: I MOVE TO RECOMMEND THAT THE CITY COUNCIL ADOPT BILL #352, AN ORDINANCE AMENDING TITLE 32, CHAPTER 3, SECTION 060 (LAND DIVISION APPLICATIONS) OF THE CITY OF FERNLEY DEVELOPMENT CODE AS PRESENTED BY STAFF **Action:** Approved, **Moved by:** Commissioner Flores, **Seconded by:** Commissioner Williams. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Commissioner Williams, Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin.

5. CHAIR AND COMMISSION ITEMS

There was none.

6. PLANNING DIRECTOR ITEMS

Planning Director Michele Rambo briefly updated the Commission on the North and Southwest Area Plans. Commissioner Wagner asked if the Commission can email comments.

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)

This item was addressed during item 2.1.

7.2. Possible action requesting a future agenda item to discuss Nevada Pacific Parkway. (Commissioner Lewis)

This item was addressed during item 3.2.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

9. PUBLIC FORUM

There was none.

10. ADJOURNMENT

Being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:46 pm.

Approved by the Fernley Planning Commission on August 14, 2024, by a vote of:

AYES 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Chairwoman Jenni McCullar
07/10/2024 FPC Minutes



ATTEST: