

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
FEBRUARY 12, 2025**

Chairwoman Jenni McCullar called the meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Chairwoman Jenni McCullar, Commissioner Cody Wagner, Commissioner Jacob VanderHeiden, Commissioner Robert Flores, Commissioner Tessa Garvin, Commissioner Julianne Holt, City Attorney Aaron Mouritsen, Mayor Neal E. McIntyre, City Manager Ben Marchant, Deputy City Clerk Brenda Gosser, Administrative Specialist I Sandy Harris, Planning Director Michele Rambo, Assistant Planner Lisa Warner, Project Manager Alex Lopez Martinez.

Absent: Vice-Chair Angela Lewis, Commissioner Barry Williams Sr.

1.3. Public Forum

None

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA AS PRESENTED. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Chairwoman McCullar, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Holt.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES FROM THE LAST MEETING. **Action:** Approved. **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Jake VanderHeiden. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Chairwoman McCullar, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Holt.

2. STAFF REPORTS

2.1. (For Possible Action) Consideration and possible action on a Tentative Parcel Map application (TPM24002) submitted by Jim Cutler on behalf of King Construction to split an existing $\pm$ 5-acre parcel into two (2) smaller parcels measuring approximately $\pm$ 4.28-acres and $\pm$ 31,199 square feet, generally located at 2040 Farm District Road (APN: 021-331-05) in the SF20 (Single-Family; 20,000 square feet lot minimum) zoning district.

Lisa Warner, Assistant Planner, presented. The parcel has been under the ownership of Edward and Jaynee King Trust since April 1981. There are currently two single-family residences on the property. The current parcel was created by a parcel map recorded in February 1981. The parcel is $\pm$ 5-acres in size and is located at 2040 Farm District Road (APN: 021-3310-05), in a Single-Family, 20,000 square feet lot minimum zoning district (SF20). The parcel is surrounded by Rural

PRESENTED BY STAFF AND BASED ON FINDINGS TPM1 THROUGH TPM6, AND THE SUPPORTING DATA AS SET FORTH IN THE STAFF REPORT BASED ON THIS PROPERTY REMAINING SF20. I ADDITIONALLY MOVE TO APPROVE THE TENTATIVE PARCEL MAP REMOVING FINDINGS OR CONDITIONS 8 THROUGH 11 BASED ON THE PROPERTY BEING REZONED FROM SF20 TO RR1/2 AND FINDING TPM 6 WILL BE MET, BECAUSE THE ONLY REQUIREMENT STILL APPLICABLE IS THE REPAVING OF THE STREET AND THE OTHER HALF OF THE STREET AND THE SECTION OF BROWN NORTH OF THAT IS NOT PAVED. IT DOES NOT MAKE SENSE TO REQUIRE JUST THE PAVING OF HALF OF ONE STREET. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Chairwoman McCullar, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Holt.

3. GENERAL BUSINESS

3.1. Open discussion with Harman Bains, Lyon County School District Director of Operations, regarding the impact of residential development on current school facilities within the City of Fernley.

Michele Rambo, Planning Director, stated that as was requested at the last Planning Commission meeting, she had asked Mr. Baines to be here to answer questions that they may have about development and school capacity.

Harman Bains, Lyon County School District Director of Operations, stated that they are going through a Ten-Year Master Facilities Plan in the Lyon County School District and anticipates it to be completed in late spring. As progress is made, they will be updating the public through the board workshops and the Board of Trustees at their meetings.

Commissioner Robert Flores asked how they determine if a new school structure is needed.

Mr. Bains stated that through the Ten-Year Master Facilities Plan they are working with Zonda education. Zonda is a demographics and enrollment and capacity organization and all they do is check where new developments, new residential, and new mobile home parks are coming. They predict over the next several years how many of these are going to be developed, and how many of these are bringing in students. As we just hit certain capacities within our schools, then it's the school districts and our Board of Trustees' responsibility to decide whether we go the path of building an additional school, or we go the path of additional wings. As this study gets completed, we're going to have much better data to ultimately decide whether we will go down the path of additional classrooms being added on, or an entirely new campus, depending on the size of developments that come into Fernley.

Mr. Bains answered questions from the Commissioners.

4. CHAIR AND COMMISSION ITEMS

Commissioner Cody Wagner congratulated Chairwoman McCullar on her grandson winning the State wrestling championship. We have a zone playoff basketball tournament coming up Friday and Saturday. It's the first time he can ever remember Fernley hosting a zone regional tournament because of the new gym. Friday night, 6:20 pm is the girls' game, 8:00 pm is the boys' game.

5. PLANNING DIRECTOR ITEMS

