

<p><b>Jan Hodges, Chairman</b>  <b>Felicity Zoberski, Vice Chair</b>  <b>Paul Unterbrink</b>  <b>Angela Lewis</b>  <b>Jenni McCullar</b>  <b>Cody Wagner</b>  <b>Barry Williams Sr.</b></p>	<p><b>FERNLEY PLANNING COMMISSION</b>  <b>AGENDA</b></p> <p>Fernley City Hall  595 Silver Lace Blvd. • Fernley, NV 89408  Phone: (775) 784-9900</p>
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**FPC Meeting Date: September 12, 2018**

*The Chairman reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or 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.*

**Time Certain:** Time certain designates a definite time for the start time of that item. The time certain item may **NOT** begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

**5:00** p.m. OPEN MEETING – PLEDGE OF ALLEGIANCE

**Chairman’s statement:** “To avoid meeting disruptions, please place cell phones and beepers in the silent mode or turn them off during the meeting. Thank you for your understanding.”

1. ROLL CALL
2. PUBLIC INPUT.

**Public comment is limited to five (5) minutes per person. Items not agendized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers**
3. APPROVAL OF THE AGENDA
  - 3.1. (Possible Action) Approval Of Minutes

Documents:

[20180808 FPC DRAFT MINUTES.PDF](#)
4. 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.)**
5. 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.)**
6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.
7. PUBLIC INPUT.

**Items not agendized for this meeting cannot be acted upon other than to place them on future agendas.**

**ADJOURNMENT.**

This notice and agenda is being posted before 9:00 a.m., 9/7/2018 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), <https://notice.nv.gov/>, Senior Citizen's Center at 1170 W. Newlands Drive and Fernley City Hall at 595 Silver Lace Blvd, Lyon County Human Services at 460 W Main St., Ste. 110. To obtain supporting material for this agenda please contact the City Clerk's Office, Kim Swanson, inside City Hall or call 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Fernley City Hall, at least 24 hours in advance, at 784-9900.

# FERNLEY PLANNING COMMISSION

## MEETING MINUTES

**AUGUST 08, 2018**

Chairman Jan Hodges called the meeting to order at 5:02 p.m. at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

### 1. ROLL CALL

Present: Chairman Jan Hodges, Commissioner Felicity Zoberiski, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Cody Wagner, Commissioner Paul Unterbrink, Commissioner Barry Williams Sr., Planning Director Tim Thompson, Assistant Planner Melinda Bauer, Deputy City Attorney Brent Kolvet, Deputy City Clerk Brenda Gosser.

### 2. PUBLIC INPUT

William Shaddock addressed the commission and passed a handout consisting of slides from the master plan regarding the residential land use high density and mixed-use land use.

### 3. APPROVAL OF THE AGENDA

**Motion:** MOVE TO APPROVE TODAY'S AGENDA, WITH CONSENT TO HEAR ITEM 6.2 BEFORE 6.1, **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberiski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Barry Williams Sr.

#### **4. (POSSIBLE ACTION) APPROVAL OF MINUTES**

**Motion:** MOVE TO APPROVE THE MINUTES FROM JULY 11, 2018 MEETING, WITH THE CORRECTION ON WHO CALLED THE MEETING TO ORDER, **Action:** Approve, **Moved by** Commissioner Jenni McCullar, **Seconded by** Commissioner Felicity Zoberski. **Vote:** Motion (**summary:** Yes = 6, Abstention = 1). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Barry Williams Sr. **Abstention:** Commissioner Paul Unterbrink.

#### **5. PRESENTATION AND DISCUSSION**

##### **5.1 DISCUSSION AND POSSIBLE ACTION TO ELECT A VICE CHAIR FOR THE CITY OF FERNLEY PLANNING COMMISSION**

**Motion:** MOVE TO ELECT COMMISSIONER FELICITY ZOBERSKI AS VICE CHAIR OF THE PLANNING COMMISSION, **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Jenni McCullar. **Vote:** Motion (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Barry Williams Sr., Commissioner Paul Unterbrink.

#### **6. PUBLIC HEARINGS**

##### **6.2 Public Hearing, Resolution 2018-011 - MPA 2018-002**

**Consideration and possible action to Adopt Resolution 2018-011, Adoption of the City of Fernley Comprehensive Master Plan consistent with Nevada Revised Statutes (NRS) 278.150 to 278.240 and repeal of existing City of Fernley Comprehensive Master Plan. The Master Plan contains guiding principles, goals, policies, implementation strategies, and various supporting maps, including a land use plan map. These components of the Master Plan will guide future decisions related to development and land use, natural resources, mobility, infrastructure, public services, and other issues of interest to the City and its citizens as the community experiences new growth and development.**

Planning Director Tim Thompson presented the Master Plan chapter by chapter, noting specific changes and updates. He stated that the master plan has a 20-year framework;

encompasses a plan for the future, a balanced land use plan, City opportunities and options. Mr. Thompson covered housing trends and opportunities, transportation issues, employment opportunities, and presented the changes made to land use maps.

Commissioner Cody Wagner expressed a concern with hazardous materials along the industrial area and their impact on developing the mix use areas there. Mr. Thompson explained that within the Code, special use permits would be required for the residential components within that area to allow for a discretionary review of such concerns and take them into consideration.

Chairman Jan Hodges inquired about information on Interstate-11. Mr. Thompson stated that the Master Plan includes brief information on the interstate and more information will be brought forth on the Transportation Master Plan at a later date, but coordination with NDOT has taken place.

## **PUBLIC INPUT**

Greg Evangelatos complemented Staff, Commission and City Council on the Master Plan update. Mr. Evangelatos, representing Ty Pardula, spoke in support of the proposed land use for the Jackson Ranch and felt the multi-family designation (taking it from 21 to 30 units) is appropriate. He submitted a letter in for the record (attached).

City of Fernley Mayor Roy Edgington stated that the plan is a best educated guess on what is to come. He noted that employment, housing and transportation pose issues for the City and there will be a concerted effort to follow through with the master plan over the upcoming years.

William Shaddock questioned the mixed use, residential/commercial and made a recommendation for the Commission to consider. Mr. Thompson stated that he stands behind his previous recommendation.

John Likeline, Sage area resident, spoke of hazards created by having the railroad so close to main street. He also spoke of the hazards to residences, from cement fallout from cement companies.

**Motion:** MOVE TO ADOPT RESOLUTION 2018-011, TO APPROVE THE MASTER PLAN AMMENDMENT ASSOCIATED WITH MPA 2018-002 ADOPTING THE UPDATED CITY OF FERNLEY COMPREHENSIVE MASTER PLAN AND REPEALING THE EXISTING COMPREHENSIVE MASTER PLAN **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Paul Unterbrink, **Vote:** Motion (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Barry Williams Sr.

#### **6.1 Public Hearing, TPM 2018-003**

**Consideration and Possible Action on a Tentative Parcel Map request from Silverland 2015, LLC for the merger & re-subdivision of 6 parcels (abandoned ROW formerly Wild Flower Lane and the five bordering parcels lots 13-17 of subdivision tract map 376480) into three parcels in the NR-3 (Single-Family 9,000 SF) zoning district generally located west of Jasmine Lane and north of Windrow Drive, Fernley, NV. APN(s): 022-402-02, 03, 022-403-01, 02 and 03.**

Assistant Planner Melinda Bauer began presenting this item by reading Condition #11 memo (attached). Ms. Bauer gave background information and stated the proposed changes to the parcels.

There was a break at 6:11

Vice Chair Felicity Zoberski left the meeting at 6:13

#### **PUBLIC INPUT**

There was none.

**Motion:** MOVE TO APPROVE THE TENTATIVE PARCEL MAP ASSOCIATED WITH TPM 2018-003 ADOPTING FINDINGS A-F, AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 11 AS LISTED IN THE STAFF REPORT AS WELL AS THE AMENDMENT PRESENTED ON, TO CONDITION 11 ON THE OVERHEAD, **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Angela Lewis, **Vote:** Motion (**summary:** Yes = 6, Absent = 1). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner,

Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Barry Williams Sr. **Absent:** Commissioner Felicity Zoberski.

**7. CHAIR AND COMMISSION ITEMS:**

There was none.

**8. PLANNING DIRECTOR ITEMS:**

Planning Director Tim Thompson thanked the Commission and Wood Rodgers for their help with the Master Plan.

**9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.**

There was none.

**10. PUBLIC INPUT**

Roy Edgington thank the Commissioners for their contribution and their service.

**ADJOURNMENT.**

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:20 pm.

Approved by the Fernley Planning Commission on September 12, 2018, by a vote of:

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENT: \_\_\_\_\_

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**Chairman Jan Hodges**

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**ATTEST:**