

Fernley Planning Commission

Meeting Minutes

January 8, 2020

Chairman Jan Hodges called the meeting to order at 5:00 p.m. at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. Roll Call.

Present: Chairman Jan Hodges, Commissioner Paul Unterbrink, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Cody Wagner, Commissioner Barry Williams Sr., Commissioner Felicity Zoberski, Planning Director Tim Thompson, Planning Assistant Olivia John, Deputy City Attorney Brent Kolvet, Deputy City Clerk Brenda Gosser, Public Works Director Dave Whalen, late arrival.

2. PUBLIC INPUT.

There was none.

3. APPROVAL OF THE AGENDA

Motion: MOVE TO APPROVE AGENDA, **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Chairman Jan Hodges.

4. (Possible Action) Approval Of Minutes From December 11, 2019

Motion: MOVE TO APPROVE MINUTES, **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Paul Unterbrink. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Cody Wagner, Commissioner Felicity

Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Chairman Jan Hodges.

5. DISCUSSION AND POSSIBLE ACTION TO ELECT CITY OF FERNLEY PLANNING COMMISSION OFFICERS FOR 2020. (FOR POSSIBLE ACTION)

Motion #1: MOVE TO NOMINATE JAN HODGES FOR CHAIRMAN, **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Felicity Zoberski. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Chairman Jan Hodges.

Motion #2: MOVE TO NOMINATE FELICITY ZOBERSKI FOR VICE CHAIRWOMAN, **Action:** Approve, **Moved by** Chairman Jan Hodges, **Seconded by** Commissioner Cody Wagner. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Chairman Jan Hodges.

6. PUBLIC HEARINGS

- a. Discussion with City Council & Staff
- b. Public Input
- c. Additional Discussion with City Council & Staff
- d. Council Action or Direction to Staff

6.1. Public Hearing, ANX 2019-001 (FOR POSSIBLE ACTION)

Consideration and possible action on an Annexation request from M4 New Fernley QOZB, LLC to annex into the City of Fernley approximately 170.13 acres located south of the southern terminus of Nevada Pacific Parkway and north of U.S. Hwy 50A. Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of M-1 (General Industrial). (APN: 021-261-04)

Planning Director Tim Thompson presented this item. He stated that Mark IV purchased some properties in the City and has plans to develop an industrial park on them; he further

explained that the properties purchased include a section of land that was not previously annexed to the City.

Dave Snelgrove, CFA manager representative for Mark IV, gave further explanation and information on the property and the applicant's intention by annexing the property.

Commissioner Cody Wagner asked if the county will be agreeable with the annexation. Mr. Thompson stated that notice was sent to the Lyon County Planning Director and Chair of the Commission, pursuant to State Law.

Chairman Jan Hodges asked about infrastructure of the area. Mr. Thompson stated that no project proposed but that infrastructure would be extended from the surrounding area.

Commissioner Jenni McCullar asked who would be responsible for maintaining the property. Thompson stated the property would cease to be a County Island and become part of the City, therefore the property would be maintained and serviced by the City.

Commissioner Cody Wagner asked if the responsibility of maintain Nevada Pacific Parkway would shift; Mr. Thompson stated it was unlikely.

Public Input.

There was none.

Motion: I MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR AN ANNEXATION REQUEST, ASSOCIATED WITH ANX 2019-001, TO ANNEX APPROXIMATELY 170.13 ACRES INTO THE CITY OF FERNLEY AND, UPON ANNEXATION, THE ZONING SHALL CONVERT FROM THE LYON COUNTY ZONING DESIGNATION OF M-1 (GENERAL INDUSTRIAL) TO A CITY OF FERNLEY ZONING DESIGNATION OF M-1 (GENERAL INDUSTRIAL) HENCEFORTH ADOPTING FINDINGS 1 THROUGH 3 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT., **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Felicity Zoberski. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Cody Wagner, Commissioner Felicity

Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Chairman Jan Hodges.

6.2. Public Hearing, TSM 2019-002 (FOR POSSIBLE ACTION)

A Tentative Subdivision Map (Donner Trails Estates Phase 12) request from Genica Nevada, LLC to allow for a 105-lot single family residential development on a site approximately 20.88 acres, generally located east of Spur Way, south of Rutledge Street, and west of Endeavor Lane, Fernley, NV. (APN: 021-201-51)

Assistant Planner Olivia John presented this item. She stated that this item has been before the Commission but the previous tentative map expired and the applicants are re-submitting the tentative map.

Commissioner Jenni McCullar asked about a water rights dedication and where the access to the project will be located.

JR Hildebrand from Tec Civil Engineering answered the questions.

Commissioner Felicity Zoberski asked if the blocked off roads will be opened up and if there is an update on Clover Lane. Mr. Thompson stated that to address this pedestrian access was required between the retention pond and lot #9 to the South-West.

Chairman Jan Hodges asked if there was information on anything being developed for Phase 11. Mr. Hildebrand stated that the property was previously mass graded and some utility lines are in place.

Public Input.

There was none.

Motion: I MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR A TENTATIVE SUBDIVISION MAP, ASSOCIATED WITH TSM 2019-002, ADOPTING FINDINGS 1 THROUGH 8 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 24 AS LISTED IN THE STAFF REPORT.,

Action: Approve, **Moved by** Commissioner Felicity Zoberski, **Seconded by** Commissioner Angela Lewis. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr.,

Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Chairman Jan Hodges.

6.3. Public Hearing, ZMA 2019-003 & MPA 2019-001 (FOR POSSIBLE ACTION)

A Master Plan Amendment and Zoning Map Amendment request from ERGS, Inc. on a site approximately 2.23 acres generally located south of Fremont Street, east of King Court, and north of the Union Pacific Railroad Right-of-Way. (APN: 021-101-14)

A. Consideration and possible action to change the land use designation from MR (Mixed Residential) to MFR (Multi-Family Residential).

B. Consideration and possible action to change the zoning from C-2 (General Commercial) to NR-2 (Multiple Residence Non-Rural Residential).

Planning Assistant Olivia John and Melissa Lindell, from ERGS Inc., presented this item using attached presentation.

Commissioner Cody Wagner and Commissioner Felicity Zoberski asked about additional roads. Ms. Lindell explained that there would be two access points through Fremont Street.

Public Input.

Louise Inman stated a concern over traffic in the proposed area.

Commissioner Felicity Zoberski stated that the motion at this meeting is for a zone change, not for a specific project and encouraged the resident to attend the meeting(s) where a project will go for approval.

Director Tim Thompson stated that several phone calls were received from residents stating a concern over traffic. He also stated that a traffic study has to be done as part of a project application and that the Transportation Master Plan aims to address some of the traffic concerns in the City.

Commissioner Paul Unterbrink inquired about the traffic analysis.. Mr. Thompson stated the applicants hire traffic analyst and follows the City's requirements; the City and NDOT review the analysis and comment on it.

Motion #1: I MOVE TO APPROVE THE MASTER PLAN AMENDMENT REQUEST, ASSOCIATED WITH MPA 2019-001, ADOPTING FINDINGS A THROUGH E AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND FORWARD TO THE CITY COUNCIL FOR CERTIFICATION., **Action:** Approve, **Moved by** Commissioner Felicity Zoberiski, **Seconded by** Commissioner Angela Lewis. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Cody Wagner, Commissioner Felicity Zoberiski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Chairman Jan Hodges.

Motion #2: I MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR A ZONING MAP AMENDMENT REQUEST, ASSOCIATED WITH ZMA 2019-003, DOPTING FINDINGS A THROUGH E AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT., **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Cody Wagner, Commissioner Felicity Zoberiski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Chairman Jan Hodges.

6.4. Public Hearing, CA 2020-001 (FOR POSSIBLE ACTION)

Consideration and possible action on a Code Amendment request to amend Title 32 - Zoning of the Fernley Municipal Code in its entirety and providing other matters properly relating thereto.

Planning Director Tim Thompson presented this item using the Development Code draft attached to the agenda.

Commissioner Felicity Zoberiski asked for clarification on the administrative process and whether this development code would apply to county islands.

Mr. Thompson answered questions and discussion ensued.

Break at 6:47-6:53

Planning Director Thompson resumed presentation of this item.

Public Input.

JR Hildebrand from Tec Civil Engineering commented that the current code is outdated, and the proposed code is indicative of modern-day City of Reno or City of Sparks. He stated that the proposed code is modern, useable and well thought out.

Motion: I MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE CODE AMENDMENT REQUEST ASSOCIATED WITH CA 2020-001., **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Paul Unterbrink. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Chairman Jan Hodges.

6.5. Public Hearing, MPA 2019-002 (FOR POSSIBLE ACTION)

Consideration and possible action to Adopt Resolution 20-002, Master Plan Amendment to modify the land use tables within Chapter 3 – Land Use Element within the City of Fernley Comprehensive Master Plan. Specifically, updates to the Uses and Density, Characteristics and Location, and the Equivalent Zoning Categories within the land use tables to provide consistency with the City’s updated Development Code as required by NRS 278.

Director Tim Thompson presented this item using the comparison outline attached to the agenda.

Public Input.

There was none.

Motion: I MOVE TO APPROVE THE MASTER PLAN AMENDMENT REQUEST ASSOCIATED WITH MPA 2019-002 BASED ON THE FINDINGS AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT AND FORWARD THE REQUEST TO THE CITY COUNCIL FOR CERTIFICATION., **Action:** Approve, **Moved by** Commissioner Felicity Zoberski, **Seconded by** Commissioner Paul

Unterbrink. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Chairman Jan Hodges.

7. CHAIR AND COMMISSION ITEMS:

Commissioner Angela Lewis asked when Reds will be open.

8. PLANNING DIRECTOR ITEMS:

Thanked the Commissioners for their participation in the meetings.

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

There was none.


10. PUBLIC INPUT.

There was none.

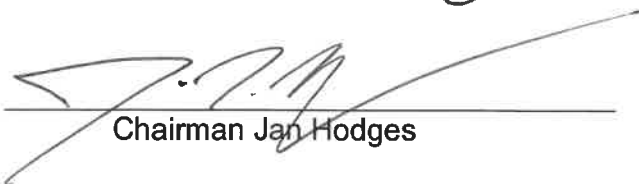
There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 7:12 pm.

Approved by the Fernley Planning Commission on February 12, 2020 by a vote of:

AYES: 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



ATTEST:



Chairman Jan Hodges