

Fernley Planning Commission

Meeting Minutes

January 10, 2018

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

1. ROLL CALL

Present: Chairman Jan Hodges, Vice-Chair Sue Gill, Commissioner Paul Unterbrink, Commissioner Felicity Zoberki, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Cody Wagner, Planning Director Tim Thompson, Deputy City Attorney Brent Kolvet, Assistant Planner Melinda Bauer, Administrative Specialist Lillian Cabral.

2. PUBLIC INPUT

There were none.

3. APPROVAL OF THE AGENDA

Motion: MOVE TO ACCEPT THE AGENDA AS DISTRIBUTED, **Action:** Approved, **Moved by:** Commissioner Sue Gill, **Seconded by:** Commissioner Felicity Zoberki, **Vote:** motion passed (summary: Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberki, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Vice-Chair Sue Gill.

4. (Possible Action) Approval of Minutes From December 13, 2017

Motion: MOVE TO APPROVE THE MINUTES AS DISTRIBUTED, **Action:** Approve, **Moved by:** Vice-Chair Sue Gill, **Seconded by:** Commissioner Jenni McCullar. **Vote:** Motion passed (summary: Yes = 6). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberki, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Vice-Chair Sue Gill. **Abstention:** Commissioner Cody Wagner.

5. PUBLIC HEARINGS:

5.1 MPA 2017-001, Public Hearing - Consideration and possible action on a master plan amendment request from D. Fred Altmann to change the land use classification from Residential High Density to Residential Multi-Family on a site approximately 1.71 acres in size located at 660 Westerlund Ln., Fernley, NV. (APN: 021-103-14).

Assistant Planner Melinda Bauer presented the site map for the change of the land use classification from residential high density to residential multi-family parcels. Parcel APN: 021-103-14 (± 1.71 acres) in size combined with APN: 021-103-45 (± 14.47 acres) both parcels are being proposed for an apartment complex. The combined parcels are to help meet the minimum building separation requirements, Ms. Bauer stated. She also stated a portion of four of the apartment buildings would be located in APN: 021-103-14. Assistant Planner Bauer stated with the approval of the Master Plan Amendment the change will bring it into conformance with parcel APN: 021-103-45. Staff has distributed the application with other departments, agencies, and the local fire district. Public notice has been given, no written public comments have been received. She stated based on the findings A-E listed in the staff report, staff recommends approval of the Master Plan Amendment.

Chairman Hodges called for public comment. There was none.

Motion: MOVE TO APPROVE THE MASTER PLAN AMENDMENT ASSOCIATED WITH MPA 2017-001 ADOPTING THE FINDINGS A-E AND THE FACTS SUPPORTING THE FINDINGS AS SET FORTH IN THE STAFF REPORT, **Action:** Approved, **Moved by:** Vice-Chair Sue Gill, **Seconded by:** Commissioner Paul Unterbrink, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Vice-Chair Sue Gill.

5.2 ZMA 2017-003, Public Hearing, – Consideration and possible action on a zoning map amendment request from D. Fred Altmann to change the zoning from RR-1 (Rural Residential, 1 Acre Minimum Parcel Size) to NR-2 (Multiple Residence 8,000 Square Feet Minimum Parcel Size) on a site approximately 1.71 acres in size located at 660 Westerlund Ln., Fernley, NV. (APN: 021-103-14)

Assistant Planner Melinda Bauer presented the Zoning Map Amendment associated with parcel APN: 021-103-14. Master Plan Amendment for the same project requested

previously. Ms. Bauer stated the request is to change the zoning from RR-1 (Rural Residential, 1 acre minimum parcel size to NR-2 (Multiple Residence 8,000 square feet minimum parcel size.

Commissioner Cody Wagner asked how many units are being proposed and where the access is coming to the parcel. Planning Director Tim Thompson explained the road access using site map, indicating the prospective buildings with the proposed 264 units.

Commissioner Jenni McCullar asked what income level is being considered for the apartment complex. Mr. Thompson stated the apartments will be at market rate.

Motion: MOVE TO APPROVE THE MASTER PLAN AMENDMENT ASSOCIATED WITH ZMA 2017-002 ADOPTING THE FINDINGS A-E AND THE FACTS SUPPORTING THESE FINDING AS SET FORTH IN THE STAFF REPORT **Action:** Approve, **Moved by:** Commissioner Angela Lewis, **Seconded by:** Vice-Chair Sue Gill, Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Vice-Chair Sue Gill.

Fred Altmann, Developer, spoke on the price range that is being considered for the apartment complex.

5.3 MPA 2017-002, Public Hearing - Consideration and possible action on a master plan amendment request from the City of Fernley to change the land use classification from Residential High Density to Public Facility on a site approximately 8.49 acres in size located at 695 E. Main Street, Parcel - 1 and Lois Lane, Parcel - 2, Fernley, NV. (APN(s): 021-103-42 & 43)

Planning Director Tim Thompson presented the Master Plan Amendment for the land use owned by the City of Fernley. He explained the City bought the land with the intent to construct a Community Center. He also stated the City has entered into an agreement with Lyon County to relocate the Lyon County Senior Center & Human Services division to this new site. Mr. Thompson explained the land use will need to be changed from a residential high density to a public facility. He recommended approval for the land use change.

Commissioner Paul Unterbrink disclosed he is the husband to the Assistant to the City Manager Colleen Unterbrink. He added this relationship would not affect his vote.

Commissioner Cody Wagner disclosed he is a chairperson for the Depot project. He added this relationship would not affect his vote.

Jim Habberstab, Fernley resident, asked if the community complex will be a single story building. Planning Director Thompson stated the most recent design of the Senior Center & Human Services building is a single story building.

Planning Director Thompson explained in other communities there are larger facilities, and senior facilities co-exist with Community Centers. He also explained senior facilities would be used during normal business hours and not on the weekends. Mr. Thompson explained it's a large parcel of land that could be used for additional parking in the future. Planning Director Thompson answered questions from the Planning Commission regarding the future facilities.

Motion: MOVE TO APPROVE THE MASTER PLAN AMENDMENT ASSOCIATED WITH MPA 2017-002 ADOPTING THE FINDINGS A-E AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT, **Action:** Approve, **Moved by:** Vice-Chair Sue Gill, **Seconded by:** Commissioner Angela Lewis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberiski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Vice-Chair Sue Gill.

5.4 ZMA 2017-004, Public Hearing, – Consideration and possible action on a zoning map amendment request from the City of Fernley to change the zoning from NR-2 (Multiple Residence 8,000 Square Feet Minimum Parcel Size) to PF (Public Facility) on a site approximately 8.49 acres in size located at 695 E. Main Street, Parcel - 1 and Lois Lane, Parcel - 2, Fernley, NV. (APN(s): 021-103-42 & 43)

Planning Director Thompson presented the Zoning Amendment consisting of two parcels changing the zoning from a NR-2 (Multiple Residence) to PF (Public Facilities) to accommodate a future Community Center. Staff is able to make all the findings and the zoning is consistent with the Master Plan land use designation. Staff recommends the Planning Commission to forward a recommendation of approval to the City Council.

Public Comment.

There was none.

Commissioner Cody Wagner disclosed he is a chairperson for the Depot project. He added this relationship would not affect his vote. Commissioner Paul Unterbrink disclosed he is the husband to the Assistant to the City Manager Colleen Unterbrink. He added this relationship would not affect his vote.

Motion: MOVE TO FORWARD THE RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE ZONING MAP AMMENDMENT ASSOCIATED WITH ZMA 2017-004 ADOPTING THE FINDINGS A-E AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT **Action:** Approve, **Moved by:** Commissioner Felicity Zoberski, **Seconded by:** Vice-Chair Sue Gill, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Vice-Chair Sue Gill.

6. CHAIR AND COMMISSION ITEMS:

There was none.

7. PLANNING DIRECTOR ITEMS:

Planning Director Thompson stated the election of officers will be on the agenda in February. Mr. Thompson stated there are projects the City will be working on in February. Including a Tentative Subdivision Map, and the Master Plan update. The City in conjunction with their consultant will provide public outreach in February. Planning Director Thompson explained he will give an update of the Master Plan, and a summary of the actual data from the public online survey at the March Planning Commission meeting.

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

There was none.

9. PUBLIC INPUT.

Elizabeth Parker, Fernley resident has concerns with flooding and the increase of homes in Sage Valley area. Planning Director Thompson stated he could discuss her concerns after the meeting, and the future plans for Sage Valley area.

ADJOURNMENT.

There 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 February 14, 2018, by a vote of:

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



ATTEST:



Chairman Jan Hodges