

Fernley Planning Commission

Meeting Minutes

May 9, 2018

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

1. ROLL CALL

Present: Chairman Jan Hodges, Vice-Chair Sue Gill, Commissioner Felicity Zoberiski, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Cody Wagner, City Attorney Brandi Jensen, Planning Director Tim Thompson, Assistant Planner Melinda Bauer, Deputy City Clerk Brenda Gosser.

2. PUBLIC INPUT

There were none.

3. APPROVAL OF THE AGENDA

Motion: MOVE TO APPROVE THE AGENDA AS DISTRIBUTED, **Action:** Approved, **Moved by:** Vice-Chair Gill. **Seconded by:** Commissioner Angela Lewis. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Vice-Chair Sue Gill, Commissioner Angela Lewis, Commissioner Felicity Zoberiski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Cody Wagner.

4. (Possible Action) Approval of Minutes from April 11, 2018

Motion: MOVE TO APPROVE THE MINUTES FROM THE APRIL 11TH MEETING 2018, **Action:** Approve, **Moved by:** Commissioner Felicity Zoberiski, **Seconded by:** Commissioner Jenni McCullar. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4, **Abstention:** 3). **Yes:** Chairman Jan Hodges, Commissioner Felicity

Zoberski, Commissioner Jenni McCullar, Vice-Chair Sue Gill. **Abstention:** Commissioner Angela Lewis, Commissioner Paul Unterbrink, Commissioner Cody Wagner.

5. PRESENTATION, DISCUSSION AND POSSIBLE ACTION:

5.1 Pre Conference Feasibility Report - Sunset Highlands Subdivision PCF 2018-001 - Presentation, discussion and possible direction on a Pre Conference Feasibility report for Sunset Highlands Subdivision to allow for a 24-lot single family residential subdivision. The proposed project site consists of ±8.63 acres of land generally located east of U.S. Hwy 50A/95A, north of Desert Shadows Lane, and east of the existing Desert Bluff Subdivision. The project site is currently zoned E-2 (½ acre minimum lot size) with a Comprehensive Plan land use designation of Residential Medium Density (APN: 021-541-56).

J.R. Hildebrand civil engineer, with TEC Civil Engineering Consultants, presented on this item for the owner of said project site. He stated that the applicant is looking for and applying for a zone change along with a tentative plan. Currently the proposed project site in question is zoned E2 (half acre lots, for a total of 15 lots) and they are looking at rezoning to E1 (12,000 square foot lots, for a total of 24 lots); and would like to submit the tentative map and zone change application at the same time, if possible. During the presentation, Mr. Hildebrand explained drainage, water rights, utilities, roadways, schools, parks, etc.

Commissioner Cody Wagner asked the applicant about a booster pump, traffic issues of the area and park requirements.

Mr. Hildebrand stated that the applicant has contracted with Farr West for water analysis/modeling and direction on what this project needs. Mr. Hildebrand explained that he doesn't know that this project would have an impact on traffic but is looking into a traffic study and he noted that he doesn't know about the park requirements but would discuss them with applicant.

Commissioner Jenni McCullar also stated a concern with traffic issues and noted the need for a park on or near this subdivision for future residents and families. A discussion on traffic issues ensued.

Director Thompson explained the City's Development Code on traffic, stating that the size of this proposed subdivision would usually not require a traffic study, but based on the Commission's concerns, this application can have a requirement for one.

Commissioner Felicity Zoberski echoed the traffic concern and stated that one of her other concerns is water distribution and ask for clarification on the driveway to the north that would be impacted with this subdivision. Mr. Hildebrand stated that the driveway in question poses no issue because it is 100% located in the owner's property, the comment was merely stating the location of the proposed tentative map.

Commissioner Cody Wagner added a solution should be brought forth by key players on the issue of the cumulative traffic effect.

Commissioner Lewis inquired on where the paving would take effect (on Desert Shadows, and Desert Bluffs, paving past the subdivision to the East). Mr. Hildebrand stated that the improvement would not happen directly on to Desert Shadows but would be in the form of an intersection since the street is currently paved past the tentative project area.

Director Thompson recapped the discussion and stated the ability for contingencies before the final map is approved, including the zone change and street name request. He stated that the tentative map application requirements would include a geo-technical report, sewer study, drainage study, and water modeling. He discussed the parks master plan and noted that State law allows the City to collect 1% or up to \$1,000 based on the value of the home for RCT fund that can be used on parks, which can be used for park capital improvements. He also explained that there are CC&Rs that need to be addressed and other responsibilities and issues the applicant needs to address.

PUBLIC INPUT:

Rick Jones, former Planning Commissioner and City Council member provided some background on issues relating to the Desert Bluffs subdivision and asked if the current infrastructure would be upgraded.

5.2 Presentation, Discussion, And Possible Direction Regarding The City Of Fernley's Master Plan Update Specifically Related To The Land Use Element (FOR POSSIBLE ACTION).

Planning Director Tim Thompson asked for a 5-minute recess.

Break 5:54-5:59

Derek Kirkland with Wood Rogers contracted with the City to help with the Master Plan Update presented this item. He covered the proposed changes to the Master Plan including growth, diversify in housing stock (bedroom community), employment, transportation, and thoroughly explained current and proposed land use strategies.

Chairman Jan Hodges asked if there are other communities similar to Fernley that can be looked at to see how they handled similar issues.

Planning Director Thompson suggested Douglass County as being a similar area. He summarized the intent of the Master Plan and commented on previous development approaches, growth, affordability and design, with a focus on the core areas of the City. Chairman Jan Hodges thanked the presenters for their update.

PUBLIC INPUT:

There was none.

6. CHAIR AND COMMISSION ITEMS:

The Veteran's Coalition will be conducting full military service at the Memorial Veteran's Cemetery at 2 pm, for 10 forgotten Nevada veterans, the procession will take place on Main Street on Friday 12:30-12:45.

7. PLANNING DIRECTOR ITEMS:

Planning Director Tim Thompson mentioned that on May 23 there will be a public workshop on the Master Plan Update 5-7 pm in the Council Chambers.

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

There was none.

9. PUBLIC INPUT.

There was none.

ADJOURNMENT.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:46 pm.

Approved by the Fernley Planning Commission on June 13, 2018, by a vote of:

AYES: 6 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1



ATTEST: |


Chairman Jan Hodges

