

# 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 Shattuck 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 consorted effort to follow through with the master plan over the upcoming years.

William Shattuck 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 Zoberiski, 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 Zoberiski 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,

May 26, 2018

Mayor Roy Edgington and Members of the Fernley City Council  
595 Silver Lace Boulevard  
Fernley, Nevada 89408

Re: Proposed Modifications to the City of Fernley Adopted Master/Comprehensive Plan, May 2018

Dear Mayor and Members of the City Council:

This letter on behalf of Mr. Todd Pardula and relates to 2 specific items being considered relative to proposed modifications to the City of Fernley Master Plan that are presently in draft stage, but will be going to the Planning Commission and your own body later this year.

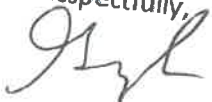
The first is the land use designation on the former Jackson Property. Mr. Pardula is currently the owner of the two parcels that essentially make up the central portion of the former ranch. They consist of a total of 82 acres in land area. The proposed designation is for Mixed Residential for the portion that fronts on Main Street and Residential for the rear portion that abuts properties to the south of a lower density/intensity.

Mr. Pardula supports the proposed designation as a proper level of intensity given the location and condition of the property. As we look at this property it is in the opinion of his planning consultant an "infill" property. That is it is close to existing utilities and generally surrounded on three sides by development. The fact that some of the surrounding properties are existing and in a lower intensity warrants some type of transitional zoning and softening relative to potential impacts.

It should also be noted that the entire property (some 160 acres) received approval for 800 single family units or a total of 5.0 dwelling units per acre. Because of this precedent we believe that the proposed land use designations will allow for an appropriate utilization of the property within the context of the community.

The second area of support relates to the proposed increase in the upper level of density/intensity for multi-family designations within the community. We support the lifting of this density range from the current 21 dwelling units per acre to 30 dwelling units per acre. We believe that this modification will make some of the developable multi-family parcels more desirable in terms of meeting the current demand for entry level housing both in the single and multi-family realms.

Respectfully,



**CONDITION # 11 NEEDS TO BE CHANGED TO READ AS SHOWN BELOW**

**TRUCKEE CARSON IRRIGATION DISTRICT (TCID)/BUREAU OF RECLAMATION:**

**THE DEVELOPER SHALL PROVIDE WRITTEN DOCUMENTATION FROM THE BUREAU OF RECLAMATION THAT ANY PROPOSED IMPROVEMENTS WITHIN THE EXISTING EASEMENTS HAVE BEEN REVIEWED AND APPROVED BY THE BUREAU OF RECLAMATION AND/OR THE TRUCKEE CARSON IRRIGATION DISTRICT TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR.**

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: 7      NAYS: 0      ABSTENTIONS: 0      ABSENT: 0



ATTEST: Lillian Cabral - Administrative Specialist.



Chairman Jan Hodges