

Fernley Planning Commission

Meeting Minutes

August 12, 2020

Chairman Jan Hodges called the meeting to order at 5:28 p.m. at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. Roll Call.

Present: Chairman Jan Hodges, Commissioner Barry Williams Sr., Commissioner Felicity Zoberski, Commissioner Angela Lewis, Planning Director Tim Thompson, Assistant Planner Olivia John, Deputy City Attorney Brent Kolvet, Clerk Administrative Specialist April Homme, Deputy City Clerk Brenda Gosser.

Absent: Commissioner Paul Unterbrink, Commissioner Jenni McCullar, and Commissioner Cody Wagner.

Planning Director Tim Thompson stated that there are four members present, therefore there is quorum.

2. PUBLIC INPUT.

There were none.

3. APPROVAL OF THE AGENDA

Motion: MOVE TO APPROVE AGENDA, **Action:** Approve, **Moved by** Commissioner Felicity Zoberski, **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Felicity Zoberski, Chairman Jan Hodges. **Absent:** Commissioner Paul Unterbrink, Commissioner Jenni McCullar, and Commissioner Cody Wagner.

4. (Possible Action) Approval of Minutes from July 8, 2020

Motion: MOVE TO APPROVE MINUTES, **Action:** Approve, **Moved by** Commissioner Felicity Zoberski, **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Felicity Zoberski, Chairman Jan Hodges. **Absent:** Commissioner Paul Unterbrink, Commissioner Jenni McCullar, and Commissioner Cody Wagner.

5. PUBLIC HEARINGS

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

5.1 PUBLIC HEARING ZMA20003 (FOR POSSIBLE ACTION)

Consideration and possible action on a Zoning Map Amendment request from Vertex Fund 1 LLC, to change the zoning on a site comprised of nine parcels totaling approximately 33.23 acres generally located north of Fremont Street, south of U.S. Interstate 80, west of Granada Street & Wildwood Drive, and east of Vine Street, Fernley, NV.

- 1. To change the zoning on a ± 7.08-acre parcel from SF6 (Single Family 6000 sq. ft.) to MDR14 (Medium Density Residential 14 du/ac max). (APN: 020-516-06)**
- 2. To change the zoning on seven parcels totaling ± 24.09 acres from SF12 (Single Family 12,000 Sq. ft.) to MDR14 (Medium Density Residential 14 du/ac max). (APNs: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, 021-092-55)**
- 3. To change the zoning on a ± 2.06-acre parcel from RR1 (Rural Residential 1 acre) to MDR14 (Medium Density Residential 14 du/ac max). (APN: 021-092-05)**

Assistant Planner Olivia John presented this item; she gave a description of the property location and stated that the existing zoning is not in conformance with the City's Master Plan and although the zone change is not attached to a current project; this change will bring the property into conformance.

Cal Elrich Fernley resident commented via Zoom. (inaudible)

Lonny Phelps with Phelps Engineering stated he was available for any questions.

Commissioner Felicity Zoberski read into record email comments from Sandra McGarva. (see attached)

Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR THE ZONING MAP AMENDMENTS, ASSOCIATED WITH ZMA20003, BASED ON FINDING A THROUGH C AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT, **Action:** Approve, **Moved by** Commissioner Felicity Zoberski, **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4). **Yes:** Commissioner Angela Lewis, Commissioner Barry Williams Sr., Commissioner Felicity Zoberski, Chairman Jan Hodges. **Absent:** Commissioner Paul Unterbrink, Commissioner Jenni McCullar, and Commissioner Cody Wagner.

6. CHAIR AND COMMISSION ITEMS:

Planning Director Tim Thompson stated the City would be updating the City Council Chambers with the Cares Act Funding received. He apologized for the delay and technology issues. He stated during this construction all meetings will be virtual. He mentioned that the City Engineer will provide a presentation for the Transportation Master Plan for Planning Commission review.

7. CHAIR AND COMMISSION ITEMS:

There were none.

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

There were none.

9. PUBLIC INPUT

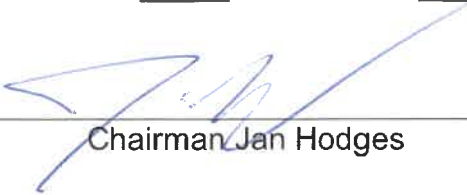
There were none.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:54 pm.

Approved by the Fernley Planning Commission on September 9, 2020 by a vote of:

AYES: 4 NAYS: 0 ABSTENTIONS: 3 ABSENT: 0


ATTEST: _____



Chairman Jan Hodges

From: Sandra Mc Garva
Sent: Friday, August 07, 2020 1:10 PM
To: City Clerk

Subject: ZMA20003 - August 12 Planning Commission Meeting

Dear Members of City of Fernley Planning Commission,

I am writing this letter because I am in receipt of the Notice of Public Hearing for ZMA20003, Vertex Fund 1 LLC Zoning Map Amendment request, and I understand that in-person attendance is not available.

I own the property located at Fremont Street and have lived there for 20 years. I am also an owner of the 3.630-acre vacant property (APN: 021-092-44) that lies directly behind and to the East of 780, whereas it appears a portion of the North and all of the East property lines will be bordered by the area of rezoning for future projects and the road to the current proposed project.

For years we have dealt with trespassers (regardless of the signs advising against it) using that property as a shortcut from the area of the existing subdivisions on Wildwood and Fernwood Drives: a neighbor boy of only 8th-grade age was caught driving his parent's car all over the back of my field in the late hours of night. Others come through there with their bicycles, and over and over again people have driven right to the back gate of 780 before realizing it was not a public road that went anywhere. In anticipation of moving my horses to a portion of the West side of the property, as well as utilizing the balance of the acreage for other farm projects, I have been cleaning that acreage up and recently had a gate built across the easement, which will discourage access. I believe, however, that I will have more problems with a higher-density residential development bordering my property because having my horses back there creates a temptation for children and others to have a reason for unlawfully trespassing; in addition, a higher density residential development at the proposed site will increase the number of dogs (barking), foot and vehicle traffic through and past an area that is currently rural and quiet.

I am not opposed to progressive development in Fernley. However, *minimally*, the developer should be required to build a sound-barrier type wall along the length of the West side of the road in order to preserve the quiet and rural lifestyle of my property, and it should be substantial enough to discourage people and dogs from accessing the field. Concurrently, the developer should be required to build a similar barrier between any development/subdivision and my property that is situated contiguously to the rezone area.

I hope you will seriously consider imposing onto the developer what I feel to be necessary and in the best interest of maintaining harmony and quality of life in the area of my property and dwelling.

Thank you for the opportunity to share my concerns.

Sandra McGarra