Fernley Planning Commission

Meeting Minutes

September 11, 2019

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, Board Member Paul Unterbrink, Board Member Angela Lewis, Board Member Jenni McCullar, Board Member Cody Wagner, Board Member Barry Williams Sr., Board Member Felicity Zoberski, Planning Director Tim Thompson, Assistant Planner Olivia John, Deputy City Attorney Brent Kolvet, Administrative Specialist II Sara Thomas, City Engineer Derek Starkey.

2. PUBLIC INPUT
There was none

3. APPROVAL OF THE AGENDA
Motion: MOVE TO APPROVE THE AGENDA FOR JULY 10, 2019, Action: Approve, Moved by Board Member Felicity Zoberski, Seconded by Board Member Paul Unterbrink. Vote: Motion carried by unanimous roll call vote (summary: Yes = 7). Yes: Board Member Angela Lewis, Board Member Barry Williams Sr., Board Member Cody Wagner, Board Member Felicity Zoberski, Board Member Jenni McCullar, Board Member Paul Unterbrink, Chairman Jan Hodges.

4. (Possible Action) Approval of Minutes From July 10, 2019
Motion: MOVE TO APPROVE THE MINUTES FROM THE JULY 10, 2019, Action: Approve, Moved by Board Member Angela Lewis, Seconded by Board Member Barry Williams Sr. Vote: Motion carried by unanimous roll call vote (summary: Yes = 7). Yes: Board Member Angela Lewis, Board Member Barry Williams Sr., Board Member Cody Wagner, Board Member Felicity Zoberski, Board Member Jenni McCullar, Board Member Paul Unterbrink, Chairman Jan Hodges.
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, TSM 2019-001 & DR 2019-004
A Tentative Subdivision Map and Design Review request from Fernley Land Investments, LLC to allow for a residential development in the NR-2 (Multiple Residence) zoning district on a site approximately ± 13.9 acres in size, generally located at the southern terminus of Chisholm Trail, Fernley, NV. (APN: 021-272-19)

Assistant Planner Olivia John presented a power point presentation on the tentative map and design review for Sunrise Trails (See attached). She reported that condition #7 was changed to “The Developer shall provide a public sewer easement for the portion of the South Fernley interceptor Project as identified in the City of Fernley’s 2009 Sewer Master Plan that will be located within the project boundary. The final location and width of the easement shall be coordinated with the City of Fernley prior to recordation of the first final map”.

Derek Kirkland with Wood Rodgers representing the applicant Fernley Land Investment presented a power point presentation on the tentative map and design review for Sunrise Trails (See attached).

Chairman Hodges and Board Member Cody Wagner expressed concerns regarding traffic lights in the area and emergency access in the area.

Public Input:
Fernley resident William Shattuck gave a handout to the Planning Commission (See attached). He expressed concerns regarding the project.

Motion: I move to forward a recommendation of approval to City Council for a Tentative Subdivision Map pending modifications of conditions associated with (TSM 2018-002) to allow for a 66 lot town home subdivision 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 23 as listed in the staff report Moved by Board Member Felicity Zoberski, Seconded by Board Member Angela Lewis.
Motion: I move to forward a recommendation of approval to City Council for a Tentative Subdivision Map pending modification of the conditions of (TSM 2019-001) 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 27 as listed in the staff report. Moved by Board Member Felicity Zoberski, Seconded by Board Member Angela Lewis.

Deputy City Attorney Brent Kolvet expressed concern on the motion and would like the motion to be clear as it is being forwarded to the City Council. He recommended Board Member Felicity Zoberski reference the modified condition #7.

Recess 5:52 pm - 6:01 pm

Board Member Felicity Zoberski withdrew the motion.

Board Member Angela Lewis withdrew her seconded motion.

A. Consideration and possible action on a Tentative Subdivision Map (Sunrise Trails) request to allow for a 202-lot single family attached duplex and townhome subdivision.

Motion: I move to forward a recommendation of approval to City Council for a Tentative Subdivision Map (TSM 2019-001) 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 27 as listed in the staff report with the modification to condition 7 as read into the record. Action: Approve, Moved by Board Member Felicity Zoberski, Seconded by Board Member Angela Lewis. Vote: Motion carried by unanimous roll call vote (summary: Yes = 7). Yes: Board Member Angela Lewis, Board Member Barry Williams Sr., Board Member Cody Wagner, Board Member Felicity Zoberski, Board Member Jenni McCullar, Board Member Paul Unterbrink, Chairman Jan Hodges.

B. Consideration and possible action on a Design Review request to allow for a 202-lot single family attached duplex and townhome development.

Motion: I move to forward a recommendation of approval to City Council for a Design Review (DR 2019-004) adopting Findings 1 through 6 and the facts supporting these Findings as set forth in the staff report and subject to the Conditions of Approval 1 through 22 as listed in the staff report. Action: Approve, Moved by Board Member Jenni
McCullar, **Seconded by** Board Member Paul Unterbrink. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Board Member Angela Lewis, Board Member Barry Williams Sr., Board Member Cody Wagner, Board Member Felicity Zoberski, Board Member Jenni McCullar, Board Member Paul Unterbrink, Chairman Jan Hodges.

6. **CHAIR AND COMMISSION ITEMS**  
There were none

7. **PLANNING DIRECTOR ITEMS**  
There were none

8. **ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS**  
There were none

9. **PUBLIC INPUT**  
There were none

**ADJOURNMENT.**

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:09 pm.

Approved by the Fernley Planning Commission on October 09, 2019, by a vote of:

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

[Signatures]

Chairman Jan Hodges

**ATTEST:**
Sunrise Trails
Tentative Map & Design Review
PLANNING COMMISSION – SEPTEMBER 11, 2019

Vicinity Map

Project Area

APN 21-272-19
13.9 Acres
202 Single Family Attached Units
14.5 units/ac

Phase 1 – 110 Duplex Units
(3 Floor Plans)

Phase 2 – 92 Townhomes

Request for Tentative Map & Design Review

Opportunity for Work Force Housing & housing near employment areas

Community Principal "Better balance of housing types ... Encourage multi-generational living"

Master Plan & Zoning
Supports the Master Plan Goals and Policies:

**HP.1.1** Enhance Fernley’s vitality as a community by providing a variety of housing types, density and costs that accommodate the needs, desires and financial abilities of the current and future households.

**HP.1.2** Encourage housing that supports sustainable development patterns by promoting the efficient use of land ... easy access to services and public facilities.

**HP.1.5** Increase the opportunity for affordable, high quality housing for seniors.

**LU.1.1** Encourage new development in areas where adequate public services and facilities can be provided efficiently.

**LU.1.2** Encourage new development to be in accordance with the Comprehensive Master Plan land use category.

**LU.1.3** Provide a balanced distribution of employment and population.

**LU.1.5** Promote infill development.

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**Master Plan & Zoning**

**PLAN A** (44 Units)
- 1 Story
- 812 Sqft
- 2 bed/2 bath
- No garage/No Driveway
- Mix of Private Back Yard & Private Patio w/Common OS

**PLAN B** (40 Units)
- 1 Story
- 874 Sqft
- 2 bed/2 bath
- No garage/No Driveway
- Mix of Private Back Yard & Private Patio w/Common OS

**PLAN C** (26 Units)
- 2 Story
- 1,197 sqft
- 2 bed/2 bath
- 1 car garage + Driveway
- All Private Back Yards

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**Phase 1 - Duplexes**
Phase 2 - Townhomes

Townhomes (92 units)
- 2 Story
- 1,187 Sqft
- 2 bed/2 bath
- 1 car garage
- No driveway
- Private Patio w/ Common OS
**AMENITIES SCHEDULE**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Picnic area with tables and BBQ</td>
</tr>
<tr>
<td>2</td>
<td>Horseshoe pit</td>
</tr>
<tr>
<td>3</td>
<td>Play structure</td>
</tr>
<tr>
<td>4</td>
<td>Turf area for field games</td>
</tr>
<tr>
<td>5</td>
<td>Fitness node</td>
</tr>
<tr>
<td>6</td>
<td>Dog park</td>
</tr>
<tr>
<td>7</td>
<td>4' decomposed granite path</td>
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</table>

<table>
<thead>
<tr>
<th>MF/SFA Code Standards</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amenities</td>
<td>6</td>
<td>7</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>20%</td>
<td>25%</td>
</tr>
<tr>
<td>Trees</td>
<td>146</td>
<td>2258 (6xs Required)</td>
</tr>
</tbody>
</table>

**Amenities & Landscape**

**Request for Alternative Parking Rates**

City of Fernley municipal code, 32.28.050 Multi Family Dwelling Parking Standards, allows the administrator to approve an alternative parking rate based on an analysis of the Institute of Transportation Engineers (ITE) Parking Generation 4th Edition, and the American Planning Association (APA) Parking Standards.

<table>
<thead>
<tr>
<th>Parking Standard Source</th>
<th>Use considered</th>
<th>Resident Parking</th>
<th>Guest Parking (Based no City of Fernley requirement)</th>
<th>Project Comparison (202 units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Fernley</td>
<td>Multi-family (also includes single family attached)</td>
<td>2 spaces per unit</td>
<td>1 space per 4 units</td>
<td>455 spaces</td>
</tr>
<tr>
<td>ITE</td>
<td>Residential</td>
<td>1.71 spaces per unit</td>
<td>1 space per 4 units</td>
<td>396 spaces</td>
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<tr>
<td></td>
<td>Condominium/ Townhouse</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>APA</td>
<td>Condominium 2 bedroom</td>
<td>1.75 spaces per unit</td>
<td>1 space per 4 units</td>
<td>404 spaces</td>
</tr>
<tr>
<td>Proposed Alternative Parking Standard</td>
<td>Proposed Project (Duplex/ Townhomes)</td>
<td>1.7 per unit</td>
<td>1 space per 4 units</td>
<td>400 spaces</td>
</tr>
</tbody>
</table>

**Justification:**

- Maintain City of Fernley Guest Parking rates at 1 per 4 units
- Units are all 2 bedroom, no larger 3 bedroom units
- Unit sizes are smaller than average Single Family Attached – Encourages demographic with single vehicle
- Walkability of Surrounding Area – Encourages single vehicle households

**Parking**
HOA/CC&R:

- Enforce Garage use for parking only
- Enforce guest parking vs resident
- Parking evenly distributed

Traffic Generation:
AM Peak hour trips: 93
PM Peak hour trips: 113
Proximity of multi-family residential land use to the Union Pacific Railroad’s main line tracks to the south may also raise some concern. Although there are specific master plan goals and policies which prohibit any new single family residential development from being within 300 feet of the railroad tracks, there are not such prohibitions for multiple family residential development.

Because there are no goals and policies which would prohibit the multi-family residential land use from being located adjacent to the railroad tracks, doesn’t mean the City should be remiss in addressing the concern. It is staff’s opinion, given the circumstances presented above, the most appropriate time to mitigate potential impacts related to proximity of a proposed multiple family residential development and the railroad tracks is when a specific project has been submitted for review. It is important to point out that potential mitigation efforts may directly impact the feasibility of any proposed multiple family residential development.

There may be an inherent risk of locating residential uses adjacent to railroad tracks. However, there are steps that can be taken to lessen those risks. Until there is a proposed project, the extent of any adverse impact on the public health, safety, or welfare cannot be determined.
votes for approval tonight. Commissioner Picha asked if there was a setback for this building near the railroad tracks. Senior Planner Thompson stated that minimum setbacks is 20 feet, however there are noise and safety concerns and adequate setbacks may be further, perhaps 300 feet. This would be considered for a specific project. Commissioner McKay

Also note that previous concerns with this parcel had to do with the potential for numerous people to exit it from the north and cut across privet property in an attempt to take a shortcut to the shopping in the north instead of utilizing proper public right of ways....

It should be required that any access points not designed for civilian or pedestrian traffic to be secure enough to prevent such traffic, not just have a bar that swings across it.

And of course there should not be a reduction in the minimum amount of parking places required of 2 per unit and 1 space per 4 units. (455 as presented)