

Fernley Planning Commission

Meeting Minutes

June 09, 2021

Chairman Barry Williams Sr. called the meeting to order at 5:00 p.m. at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

Chairman Barry Williams Sr. explained this meeting was broadcasted by Zoom. He explained how to access Zoom and how to ask questions during the appropriate time.

1. INTRODUCTORY ITEMS

1.1. Roll Call.

Present: Chairman Barry Williams Sr., Commissioner Jan Hodges, Commissioner Jenni McCullar, Commissioner Shellie Severa, Commissioner Humayoon Lodhi, Planning Director Tim Thompson, City Engineer Derek Starkey, City Attorney Brandi Jensen, City Clerk Kim Swanson, Administrative Specialist II April Homme. Vice Chair Cody Wagner was present via Zoom at 5:15pm. **Absent:** Commissioner Angela Lewis,

1.2. Public Forum

There were none.

1.3. (For Possible Action) Approval Of The Agenda

Motion: MOVE TO APPROVE THE AGENDA, **Action:** Approve, **Moved by** Commissioner Jenni McCullar, **Seconded by** Commissioner Humayoon Lodhi, **Vote:** Motion carried by vote (**summary:** Yes = 5). **Yes:** Commissioner Barry Williams Sr., Commissioner Jenni McCullar, Chairman Jan Hodges, Commissioner Shellie Severa, Commissioner Humayoon Lodhi. **Absent:** Commissioner Angela Lewis, Vice Chair Cody Wagner.

2. (For Possible Action) APPROVAL OF MINUTES FROM May 12, 2021

Motion: MOVE TO APPROVE MINUTES MAY 12, 2021, **Action:** Approve, **Moved by** Humayoon Lodhi. **Seconded by** Commissioner Jenni McCullar, **Vote:** Motion carried by vote (**summary:** Yes = 5). **Yes:** Commissioner Humayoon Lodhi, Commissioner Jan Hodges, Commissioner Shellie Severa, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr. **Absent:** Commissioner Angela Lewis, Vice Chair Cody Wagner.

3. PUBLIC HEARINGS

3.1. Public Hearing, DA21001 – Cook Ranch Estates Phase 3 (FOR POSSIBLE ACTION) Discussion and possible action authorizing the City of Fernley to enter into a Development Agreement (DA21001) with D.R. Horton Inc N N V to allow for an extension of time for the presentation of a Final Map for Cook Ranch Estates Phase 3 pursuant to NRS 278.0201.

Planning Director Tim Thompson presented parcel history and an overview of this project. Mr. Thompson stated the existing tentative map expires in September, 2021 and the applicant requested an extension to submit a final map for phase three.

PUBLIC INPUT

There were none.

Motion: MOVE TO APPROVE TO FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR THE DEVELOPMENT AGREEMENT ASSOCIATED WITH DA21001, BASED ON APPROVAL CRITERIA AND THE FACTS SUPPORTING THE APPROVAL CRITERIA AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Humayoon Lodhi, **Seconded by** Commissioner Jan Hodges, **Vote:** Motion carried by vote (**summary:** Yes = 5). **Yes:** Commissioner Jan Hodges, Commissioner Shellie Severa, Commissioner Jenni McCullar, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr. **Absent:** Commissioner Angela Lewis, Vice Chair Cody Wagner.

3.2. Public Hearing, ZMA20004, DA20001, And CUP20001 (FOR POSSIBLE ACTION) Consideration and possible action on a request from Northern Nevada Community Housing to allow for the construction of a 60-unit multiple family residential development (workforce housing with Veteran's preference) on a site approximately 3.22 acres generally located south of Dianne Way, east of Hardie Lane, north of Westerlund Lane, and west of Spruce Drive Fernley, NV. (APNs: 020-093-15, 16, 17, and 18)

1. A Zoning Map Amendment request to change the zoning from SF6 (Single Family 6,000 sq. ft.) to MDR14 (Medium Density Residential 14 du/ac).
2. A Development Agreement request to allow for a density bonus, in accordance with NRS 278.250, to increase the maximum density from 14 dwelling units per acre to 19 dwelling units per acre.
3. A Conditional Use Permit request to allow for a multi-family residential development of less than 100 units in the MDR14 (Medium Density Residential 14 du/ac) zoning district.

Commissioner Cody Wagner joined the meeting via zoom at 5:15 p.m.

Planning Director Tim Thompson presented current parcel zoning and an overview of this project. Director Thompson stated this is a true affordable housing project and the applicant would be required to comply with all design criteria for multifamily residential.

Derek Kirkland with Wood Rodgers and Mathew Flemming Executive Director of Northern Nevada Community Housing presented on behalf of the applicant.

Commissioner Williams called for Public Input.

Fernley resident Ann Paine commended the City of Fernley for choosing to build Veteran Housing and stated the project needs be the right fit for the Veterans and the community. Ms. Paine voiced her concerns regarding the location of the project.

Fernley resident Chris Clayton voiced her concerns regarding access to her property if this project is to move forward.

Fernley resident Pat Spracklin voiced her concerns and stated she opposed the project. Ms. Spracklin questioned whether this was truly veteran housing.

City Clerk Kim Swanson reported a letter was received from Mr. Robert White opposing this project. The letter was provided to the Commissioners prior to the meeting.

Mr. Flemming answered questions from the Commissioners.

Motion 1: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR THE ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA20004, BASED ON FINDINGS Z1 THROUGH Z3 AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Jan Hodges, **Seconded by** Commissioner Humayoon Lodhi, **Vote:** Motion carried by roll call vote (**summary:** Yes = 5). **Yes:** Commissioner Humayoon Lodhi, Commissioner Jan Hodges, Commissioner Jenni McCullar, Vice Chair Cody Wagner, Chairman Barry Williams Sr. (**summary:** No = 1). **No:** Commissioner Shellie Severa. **Absent:** Commissioner Angela Lewis.

Motion 2: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR THE DEVELOPMENT AGREEMENT ASSOCIATED WITH DA20001, BASED ON APPROVAL CRITERIA AND THE FACTS SUPPORTING THE APPROVAL CRITERIA AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Humayoon Lodhi, **Seconded by** Commissioner Jenni McCullar, **Vote:** Motion carried by roll call vote (**summary:** Yes = 5). **Yes:** Commissioner Humayoon Lodhi, Commissioner Jan Hodges, Commissioner Jenni McCullar, Vice Chair Cody Wagner, Chairman Barry Williams Sr. (**summary:** No = 1). **No:** Commissioner Shellie Severa. **Absent:** Commissioner Angela Lewis.

Motion 3: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE CONDITIONAL USE PERMIT, ASSOCIATED WITH CUP20001, BASED ON THE FINDINGS CU1 THROUGH CU6 AND THE FACTS SUPPORTING THOSE FINDINGS, AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 27 AS LISTED IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Jan Hodges, **Seconded by** Commissioner Humayoon Lodhi, **Vote:** Motion carried by roll call vote (**summary:** Yes = 5). **Yes:** Commissioner Humayoon Lodhi, Commissioner Jan Hodges, Commissioner Jenni McCullar, Vice Chair Cody Wagner, Chairman Barry Williams Sr. (**summary:** No = 1). **No:** Commissioner Shellie Severa. **Absent:** Commissioner Angela Lewis.

4. PLANNING DIRECTOR ITEMS:

Planning Director Thompson stated the Impact Fees Report will be presented to the Planning Commission in August.

5. CHAIR AND COMMISSION ITEMS:

There were none.

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

There were none.

7. PUBLIC FORUM

There were none.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:19 pm.

Approved by the Fernley Planning Commission on July 14,2021 by a vote of:

AYES: 4 NAYS: 0 ABSTENTIONS: 1 ABSENT: 2

April Gomme
ATTEST:

Barry Williams Sr.
Chairman Barry Williams Sr.