

# Fernley Planning Commission

## Meeting Minutes

July 14, 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 in person and broadcasted via 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 Cody Wagner, Commissioner Jenni McCullar, Commissioner Humayoon Lodhi, Planning Director Tim Thompson, Assistant Planner Brian Nava, City Clerk Kim Swanson, City Attorney Brandi Jensen, Administrative Specialist II April Homme. **Absent:** Commissioner Angela Lewis, Commissioner Shellie Severa

#### 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 Cody Wagner, **Seconded by** Commissioner Humayoon Lodhi, **Vote:** Motion carried by vote (**summary:** Yes = 5). **Yes:** Commissioner Cody Wagner, Commissioner Jenni McCullar, Chairman Jan Hodges, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr. **Absent:** Commissioner Angela Lewis, Commissioner Shellie Severa.

## **2. (For Possible Action) APPROVAL OF MINUTES FROM June 09, 2021**

**Motion:** MOVE TO APPROVE MINUTES June 09, 2021, **Action:** Approve, **Moved by** Commissioner Jan Hodges, **Seconded by** Commissioner Jenni McCullar, **Vote:** Motion carried by vote (**summary:** Yes = 4). **Yes:** Commissioner Jenni McCullar, Chairman Jan Hodges, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr. **Abstain:** Commissioner Cody Wagner. **Absent:** Commissioner Angela Lewis, Commissioner Shellie Severa.

## **3. STAFF REPORTS**

**3.1. Staff Report, Tentative Subdivision Map – TSM21001 (FOR POSSIBLE ACTION): Consideration and possible action on a Tentative Subdivision Map (TSM21001) request to allow for a 28-lot single family residential subdivision on a site consisting of 5 parcels totaling approximately 19.29 acres in the RR ½ zoning district generally located north of Farm District Rd, south of the Donner Trails Subdivision, east of Winnie Lane and west of Browne Lane, Fernley, NV. (APN(s) 021-331-19, 20, 22, 29 & 38).**

Commissioner Jenni McCullar disclosed she owns property abutting the project and this may create a potential conflict therefore she will not be voting on this item.

Planning Director Tim Thompson provided parcel zoning history, new ownership, and details for this item. Director Thompson stated conditions 17, 18 and 19 have been deleted. Condition 13 will be modified to add the following language: The existing 15-foot drainage easement along the western boundary of the project shall be perpetuated with the final map for the project. Any constructed improvements for the project shall not prohibit or hinder access to irrigation users that utilize, operate, and maintain the irrigation ditch. Condition 16 will be replaced to read, Clover Lane Improvements: The developer shall improve clover lane from the southern boundary of the project to the intersection with clover lane and farm district road. The new roadway shall comply to the city's 50-foot right-of-way, rural roadway type 3p standard. All necessary right-of-way to accommodate the improvements shall be acquired prior to the recordation of a final map. All improvements shall be completed and accepted prior to the issuance of a certificate of occupancy.

Commissioner Wagner inquired as to the status of the property to the east.

Planning Director Thompson stated there are currently no development plans for the property to the east of this project. The City will require connectivity for road tie-ins for future development of the property to the east.

Commissioner Lodhi inquired about the width of Clover Lane and secondary access.

Planning Director Thompson answered Commissioner Lodhi's questions.

Commissioner Williams called for Public Input: There was none

**Motion:** MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR A TENTATIVE SUBDIVISION MAP, ASSOCIATED WITH TSM21001, BASED ON FINDINGS TM1 THROUGH TM11 AND THE FACTS SUPPORTING THE APPROVAL CRITERIA AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 23 REMOVING CONDITIONS 17 THROUGH 19 AND ACCEPTING THE EDITS FROM THE PLANNING DIRECTOR FOR CONDITIONS 13 AND 16. **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Humayoon Lodhi, **Vote:** Motion carried by vote (**summary:** Yes = 4). **Yes:** Commissioner Cody Wagner, Chairman Jan Hodges, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr. **Abstention:** Commissioner Jenni McCullar **Absent:** Commissioner Angela Lewis, Commissioner Shellie Severa.

#### **4. CHAIR AND COMMISSION ITEMS:**

Commissioner Wagner reported the Fernley Community Foundation fundraiser is scheduled for next month to include a Golf Tournament August 21<sup>st</sup> and dinner and concert series on August 28<sup>th</sup>. This will be the first public event in the new senior center and tickets are fifty dollars.

#### **5. PLANNING DIRECTOR ITEMS:**

There were none

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

Commissioner Wagner requested a discussion or presentation regarding the Master Transportation Plan.