

# Fernley Planning Commission

## Meeting Minutes

October 13, 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 Jennie McCullar. Via Zoom Commissioner Humayoon Lodhi, Commissioner Shellie Severa, Commissioner Angela Lewis, Planning Director Tim Thompson, Assistant Planner Nikil Manayathara, City Engineer, Derek Starkey, City Clerk Kim Swanson, Deputy City Clerk Brenda Gosser, City Attorney Brandi Jensen.

#### 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 Jan Hodges, **Seconded by** Commissioner Cody Wagner, **Vote:** Motion carried by vote (**summary:** Yes = 7). **Yes:** Commissioner Cody Wagner, Commissioner Jenni McCullar, Chairman Jan Hodges, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr., Commissioner Angela Lewis, Commissioner Shellie Severa.

#### 1.4. (For Possible Action) APPROVAL OF MINUTES FROM July 14, 2021, and September 8, 2021

**Motion:** MOVE TO APPROVE MINUTES from July 14, 2021, and September 8, 2021  
**Action:** Approve, **Moved by** Commissioner Jennie McCullar, **Seconded by** Commissioner Jan Hodges, **Vote:** Motion carried by vote (**summary:** Yes = 7). **Yes:** Commissioner Cody Wagner, Commissioner Jenni McCullar, Chairman Jan Hodges, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr., Commissioner Angela Lewis, Commissioner Shellie Severa.

**2. PUBLIC HEARINGS**

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

**2.1. Public Hearing, Conditional Use Permit – CUP21005 (FOR POSSIBLE ACTION)**  
Consideration and possible action on a Conditional Use Permit request to allow for the development of a 91 guest-room full-service hotel on a site approximately 1.85 acres in size within the C2 (General Commercial) zoning district, generally located north of Mesa Drive, west of Main Street, and south of Interstate 80. (APN: 021-061-31)

Planning Director Tim Thompson provided an overview of the project.

There were no public comments.

**Motion:** MOVE TO APPROVE AND FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR THE CONDITIONAL USE PERMIT – CUP21005, ADOPTING FINDING CU1 THROUGH CU6 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 34 AS LISTED IN THE STAFF REPORT.

**Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Jan Hodges, **Vote:** Motion carried by vote (**summary:** Yes = 7). **Yes:** Commissioner Cody Wagner, Commissioner Jenni McCullar, Chairman Jan Hodges, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr., Commissioner Angela Lewis, Commissioner Shellie Severa.

**3. CHAIR AND COMMISSION ITEMS:**

Commissioner Wagner commented it's great that other hotels are coming into town. The intersection near Pilot is becoming more dangerous and the safety of the intersection needs to become a priority for the City of Fernley.

**4. PLANNING DIRECTOR ITEMS:**

Planning Director Tim Thompson notified Commissioner Barry Williams and Commissioner Jan Hodges that their terms expire at the end of this year. If they are interested in being reappointed, they need to submit a letter or email of interest to the City Clerk's office to notify the mayor of reappointment.

Planning has been discussing the Transportation Master Plan with the City Engineer and they will try schedule a presentation soon.

The City of Fernley is in discussions with a consultant regarding impact fees.

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

There were no requests.

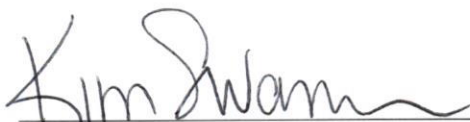
**6. PUBLIC FORUM**

There was none.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:26 pm.

Approved by the Fernley Planning Commission on November 10, 2021, by a vote of:

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

  
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ATTEST:

  
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Chairman Barry Williams Sr.