

Jan Hodges, Chairman Felicity Zoberski, Vice Chair Paul Unterbrink Angela Lewis Jenni McCullar Cody Wagner Barry Williams Sr.	FERNLEY PLANNING COMMISSION AGENDA Fernley City Hall 595 Silver Lace Blvd. • Fernley, NV 89408 Phone: (775) 784-9900
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FPC Meeting Date: July 10, 2019

The Chairman reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or remove an item from the agenda or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted.

Time Certain: Time certain designates a definite time for the start time of that item. The time certain item may **NOT** begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

5:00 p.m. OPEN MEETING – PLEDGE OF ALLEGIANCE

Chairman’s statement: “To avoid meeting disruptions, please place cell phones and beepers in the silent mode or turn them off during the meeting. Thank you for your understanding.”

1. ROLL CALL
2. PUBLIC INPUT.

Public comment is limited to five (5) minutes per person. Items not agendized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers
3. APPROVAL OF THE AGENDA
4. (POSSIBLE ACTION) APPROVAL OF MINUTES From May 8, 2019

Documents:

[20190508 FPC MINUTES.PDF](#)
5. PRESENTATION AND DISCUSSION:
6. PRESENTATION, DISCUSSION AND POSSIBLE ACTION:
 - 6.1. Discussion And Possible Direction Regarding Potential Code Amendments To The City Of Fernley Development Code (Title 32 - Zoning). Staff Will Provide A Status Report On The Update To The Development Code.
7. CHAIR AND COMMISSION ITEMS:

(Summary or Activity Reports on planning issues, activities or organizations in which individual members may be involved. This item is to provide general information to the commission and public. No discussion shall take place and no action will be taken.)

8. PLANNING DIRECTOR ITEMS:

(Activity Summary or updates on projects that have been previously reviewed by the Planning Commission. This item is to provide general information to the commission and public. No discussion shall take place and no action will be taken.)

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

10. PUBLIC INPUT.

Items not agendized for this meeting cannot be acted upon other than to place them on future agendas.

ADJOURNMENT.

This notice and agenda is being posted before 9:00 a.m., 07/05/2019 in accordance with NRS 241.020 at the following locations: www.cityoffernley.org, <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Senior Citizen's Center, 1170 W. Newlands Drive; Fernley Post Office 315 E Main Street; and Fernley City Hall, 595 Silver Lace Blvd. To obtain supporting material for this agenda please visit the City of Fernley website at www.cityoffernley.org or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email cityclerk@cityoffernley.org or call (775) 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify Fernley City Hall, at least 24 hours in advance at (775) 784-9830 or email cityclerk@cityoffernley.org

FERNLEY PLANNING COMMISSION

MEETING MINUTES

MAY 8, 2019

Chairman Jan Hodges called the meeting to order at 5:04 p.m. at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. Roll Call

Present: Chairman Jan Hodges, Commissioner Paul Unterbrink, Commissioner Jenni McCullar, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Barry Williams Sr., Assistant Planner Olivia John, Planning Director Tim Thompson, City Attorney Brent Kolvet, Administrative Specialist II Sara Thomas. **Absent:** Commissioner Felicity Zoberski.

2. PUBLIC INPUT

There was none.

3. APPROVAL OF THE AGENDA

Motion: MOVE TO APPROVE THE AGENDA FOR MAY 8, 2019, **Action:** Approve, **Moved by** Commissioner Cody Wagner **Seconded by** Commissioner Paul Unterbrink **Vote:** Motion (**summary:** Yes = 6 Absent = 1). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Paul Unterbrink, Commissioner Jenni McCullar, Commissioner Barry Williams Sr. **Absent:** Commissioner Felicity Zoberski

4. (POSSIBLE ACTION) APPROVAL OF MINUTES

Motion: MOVE TO APPROVE THE MINUTES FROM THE MARCH 13, 2019 MEETING WITH THE REMOVAL OF THE POWER POINT PRESENTATION, **Action:** Approve, **Moved by** Commissioner Jenni McCullar **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion (**summary:** Yes = 6 Absent = 1). **Yes:** Chairman Jan Hodges,

Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Paul Unterbrink, Commissioner Jenni McCullar, Commissioner Barry Williams Sr. Absent: Commissioner Felicity Zoberski

Planning Director Tim Thompson requested that we remove the power point presentation from the minutes.

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 – ZMA 2019-001 & SUP 002

A Zoning Map Amendment and Special Use Permit request from Ground Breaking Development, LLC, on a site approximately ± 5.0 acres, located at 2040 Farm District Road, Fernley, NV. (APN: 021-331-05)

Commissioner Jenni McCullar disclosed she owns property that is similarly situated and while she does not believe she has conflict she will not be voting on the matter.

Assistant Planner, Olivia John presented this item which would require a Special Use Permit to affix an additional single-family dwelling to any lot or parcel.

Commissioner, Jenni McCuller asked about the properties on the corner of Farm District and Brown Lane if those are on septic or City sewer.

Public Comment

Ed King, stated all of those properties are on septic.

- A. Consideration and possible action on a Zoning Map Amendment request to change the zoning from RR-3T (Rural Residential, 5-Acre Minimum Parcel Size with a Mobile Home Overlay) to E-2 (2nd Estates Residential, One-Half Acre).**

Motion: I MOVE TO FORWARD A RECOMMENDATION FOR APPROVAL, TO THE CITY COUNCIL, FOR THE ZONING MAP AMENDMENT REQUEST ASSOCIATED WITH ZMA 2019-001 ADOPTING FINDINGS A THROUGH E AND THE FACTS

SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT **Action:** Approve, **Moved by** Commissioner Paul Unterbrink, **Second by** Commissioner Barry Williams Sr. **Vote:** Motion (**summary:** Yes = 5 Abstain = 1 Absent = 1) **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Paul Unterbrink, Commissioner Barry Williams Sr. **Absent:** Commissioner Felicity Zoberski. **Abstain:** Commissioner Jenni McCullar

Commissioner, Jenni McCullar disclosed that she owns property which is similarly situated while she does not believe she has a conflict of interest in an abundance of caution she will not be voting on this matter.

B. Consideration and possible action on a Special Use Permit request to allow for a second permanent dwelling in the RR-3T (Rural Residential, 5-Acre Minimum Parcel Size with a Mobile Home Overlay) zoning district with a proposed zoning change to E-2 (2nd Estates Residential, One-Half Acre).

Motion: I MOVE TO FORWARD A RECOMMENDATION FOR APPROVAL, TO THE CITY COUNCIL, FOR A SPECIAL USE PERMIT REQUEST ASSOCIATED WITH SUP 2019-002, TO ALLOW FOR A SECOND PERMANENT DWELLING, ADOPTING FINDINGS A THROUGH G AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 9 AS LISTED IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Second by** Commissioner Cody Wagner **Vote:** Motion (**summary:** Yes = 5 Abstain = 1 Absent = 1). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Paul Unterbrink, Commissioner Barry Williams Sr. **Absent:** Commissioner Felicity Zoberski, **Abstain:** Commissioner Jenni McCullar,

Commission, Jenni McCullar stated as previously stated and for the same reason, she will not be voting on this matter.

6. CHAIR AND COMMISSION ITEMS:

Chairman, Jan Hodges stated on Memorial Day May 27, 2019 at 11:00am at the Veterans Cemetery will hold their annual Memorial Day event. The chief speaker is our new governor. This year's theme is Military Women. About 2000 people will be attending this year. Chairman Hodges hoped that the City could do something about the trash that is behind Terrible's before the Memorial Day Ceremony.

Commissioner, Cody Wagner reported SVN Gold Dust Associates were hosting an open house May 08, 2019 at the corner of Cottonwood and Highway 95A goes until 7pm.

Commissioner, Jenni McCullar stated that in March 2019 her and her husband took about 40 high school students to Washington DC and they represented the community and received a lot of compliments.

7. PLANNING DIRECTOR ITEMS:

Tim Thompson Planning Director stated staff has entered into a professional services contract with both Wood Rodgers and Lumos & Associates to update the Development Code. Staff has been trying to update it for several years. The Planning Commission may be asked to attend workshops for ideas, visions and the concerns they have for incorporation into the Development Code.

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

There was none.

9. PUBLIC INPUT

There was none.

ADJOURNMENT.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:25 pm.

Approved by the Fernley Planning Commission on June 12, 2019, by a vote of:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Chairman Jan Hodges

ATTEST: