

FERNLEY PLANNING COMMISSION

MEETING MINUTES

MARCH 13, 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, Commissioner Felicity Zobernski, Commissioner Paul Unterbrink, Commissioner Jenni McCullar, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Barry Williams Sr., Planning Director Tim Thompson, City Attorney Brandi Jensen, Assistant Planner Melinda Bauer, Deputy City Clerk Brenda Gosser, Deputy Public Works Director Barry Williams (late arrival).

2. PUBLIC INPUT

April Benamati stated a concern for traffic patterns after the building of 66 townhomes and asked if a traffic study has been done.

George Gonzalez stated a concern for property values due to the housing development.

3. APPROVAL OF THE AGENDA

Motion: MOVE TO APPROVE THE AGENDA FOR MARCH 13, 2019, **Action:** Approve, **Moved by** Commissioner Paul Unterbrink, **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion (**summary:** Yes = 7). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Paul Unterbrink, Commissioner Felicity Zobernski, Commissioner Jenni McCullar, Commissioner Barry Williams Sr.

4. (POSSIBLE ACTION) APPROVAL OF MINUTES

Motion: MOVE TO APPROVE THE MINUTES FROM THE FEBRUARY 13, 2019 MEETING, **Action:** Approve, **Moved by** Commissioner Barry Williams Sr, **Seconded by** Commissioner Felicity Zoberski, **Vote:** Motion (**summary:** Yes = 7). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Paul Unterbrink. Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Barry Williams Sr.

City Attorney Brandi Jensen disclosed before the public hearing that the property for item 5 used to belong to her family but they no longer hold a claim to it and therefore produces no conflict.

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 2018-002 & DR 2019-002

A Tentative Subdivision Map and Design Review request from Trident Plus, LLC, on a site approximately ± 6.42 acres, generally located at the northeastern corner of Hardie Lane and Cottonwood Lane, Fernley, NV. (APN: 021-121-19).

- A. Consideration and possible action on a Tentative Subdivision Map (Hardie Lane Townhomes) request to allow for a 66-lot townhome subdivision.
- B. Consideration and possible action on a Design Review to allow for a 66-lot townhome development in the NR-2 (Multiple Residence) zoning district.

Assistant Planner, Melinda Bauer presented this item.

Dave Snelgrove, CFA Planning Manager and applicant representative presented additional information regarding this item. He stated that the applicant has rectified and addressed former parking issues and presented changes that have been done to the design of the units.

Chairman Jan Hodges inquired about fencing, sidewalks, fire hydrants, and phase timeline.

Kelly Floodman, partner on the property, stated that the timeline will be based on the market and that the base unit price will start at \$180,000.

Commissioner Angela Lewis disclosed she is a real estate agent and personally knows Ms. Floodman but is not part of this project, which does affect her more than any other realtor and she would be voting on this item.

Commissioner Cody Wagner asked about pricing of the units, additional HOA fees, trash collection, parking issues during the earlier phases, and pet restrictions.

Planning Director Tim Thompson reiterated zoning history of the project, explained the concerns that have been addressed by the new parking plan, and touched on the proposed landscaping. He stated that the City is working to address transportation issues.

Public Comment

Doug Perry inquired about the perimeter fence.

Serge Vandenput, resident of Jason Ct., stated a concern with foot traffic, noise issues, theft, transportation issues, and emergency egress around the proposed area.

April Benamati asked for clarification of where Jenny's Lane is coming through and tie in to Hardie Lane.

George Gonzalez, resident of Sunshine Lane, inquired about HOA requirements for parking.

Motion #1: MOVE TO FORWARD A RECOMMENDATION FOR APPROVAL, TO THE CITY COUNCIL FOR THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM 2018-002, TO ALLOW FOR A 66-LOT TOWNHOME 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. **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Paul Unterbrink. **Vote:** Motion (**summary:** Yes = 7). Yes: Chairman Jan Hodges, Commissioner Angela

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

Commissioners Cody Wagner and Felicity Zoberski stated a concern for pricing of the units based on current income levels.

Commissioner Felicity Zoberski stated a concern with school zoning, based on the number of project units.

Motion #2: MOVE TO FORWARD A RECOMMENDATION FOR APPROVAL, TO THE CITY COUNCIL FOR THE DESIGN REVIEW ASSOCIATED WITH DR 2019-002, TO ALLOW FOR A 66-LOT TOWNHOME DEVELOPMENT, 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 24 AS LISTED IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Felicity Zoberski, **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion (**summary:** Yes = 7). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Barry Williams Sr., Commissioner Paul Unterbrink.

6. CHAIR AND COMMISSION ITEMS:

Commissioner Wagner thanked the City for helping handle the disposal of tumbleweeds.

7. PLANNING DIRECTOR ITEMS:

Planning Director Tim Thompson stated that there will be a Special Fernley City Council meeting tomorrow to hear the redevelopment item, continued from February 20th meeting after re-noticed was done.

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

There was none.

9. PUBLIC INPUT

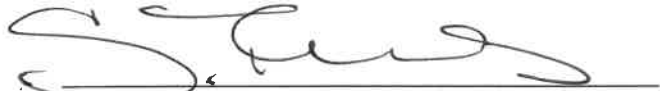
There was none.

ADJOURNMENT.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:34 pm.

Approved by the Fernley Planning Commission on April 10, 2018, by a vote of:

AYES: 6 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1



ATTEST:



Chairman Jan Hodges