

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 McCullar 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 Zoberiski. **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 Zoberiski, **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 July 10, 2019, by a vote of:

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



ATTEST:



Chairman Jan Hodges