

# FERNLEY PLANNING COMMISSION

## MEETING MINUTES

JULY 10, 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 Paul Unterbrink, Commissioner Jenni McCullar, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Barry Williams Sr., Commissioner Felicity Zoberiski, Planning Director Tim Thompson, City Attorney Brent Kolvet, Administrative Specialist II Sara Thomas.

### 2. PUBLIC INPUT

There was none.

### 3. APPROVAL OF THE AGENDA

**Motion:** MOVE TO APPROVE THE AGENDA FOR JULY 10, 2019, **Action:** Approve, **Moved by** Commissioner Cody Wagner **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 Jenni McCullar, Commissioner Barry Williams Sr., Commissioner Felicity Zoberiski.

### 4. (POSSIBLE ACTION) APPROVAL OF MINUTES

**Motion:** MOVE TO APPROVE THE MINUTES FROM THE MAY 08, 2019 **Action:** Approve, **Moved by** Commissioner Angela Lewis **Seconded by** Commissioner Jenni McCullar **Vote:** Motion (**summary:** Yes = 6 Abstain = 1). **Yes:** Chairman Jan Hodges,

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

## **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**

### **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.**

Tim Thompson Planning Director, presented this item. He stated that the code is going through a complete update, including the update of definitions, adding new terms and new zoning districts. He covered some of the main proposed changes to zoning districts and noted an update to the use table; the proposal to minimize the number of planning entitlement requirements; streamlining the process to have the planning commission be the final deciding body in a special use permit. He also noted a change to the name of the special use permit, renaming it conditional use permit; a change of name from a design review to an administrative review; a change to the set-backs; RV storage on the residential use. He stated he should have a working document in the next couple of weeks and is hoping to have this in front of the planning commission in September to view.

Chairman Hodges asked when the Zoning Title 32 was implemented Fernley and stated a need for community outreach.

Planning Director Thompson stated that Zoning Codes were adopted when the City incorporated and that amendments have happened over the years. He noted that the City has already done some outreach and will continue to do more.

Commissioner Felicity Zoberski and Commissioner Paul Unterbrink asked about minor variances.

Planning Director Thompson defined the variances and reiterated some of the changes to the process.

Commissioner Jenni McCullar asked about codes for RV storage. Planning Director Tim Thompson noted that RV storage is an issue that the City faces and will require training.

## **PUBLIC INPUT**

Fernley resident William Shattuck voiced concerns over not getting a copy of the document being discussed.

Planning Director Tim Thompson stated that this item was meant for discussion and to provide direction which will be considered in the creation of the document.

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

Commissioner Cody Wagner reported The City of Fernley has hired an architect for the Community Center/Community Campus project. The first meeting will be held on August 28, 2019. He also stated he attended his second Lyon County Commission meeting a couple weeks ago.

Chairman Jan Hodges reported on Friday July 12, 2019 at 1:15 pm there will be an escort by the Patriot Guard Riders and Veterans organizations down Main Street carrying the remains of 15 missing heroes from Nevada. The ceremony will take place at 2:00 pm at the Veterans Cemetery.

## **8. PLANNING DIRECTOR ITEMS:**

Planning Director Tim Thompson reported the last few months have been light on applications. He stated that there is a lot of talk and a lot of things going on. He is hoping more applications will come forward in the next few months.

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

There was none.

**PUBLIC INPUT**

Fernley Resident William Shattuck reiterated his concern of no document being available for the public or the planning commission to review.

**ADJOURNMENT.**

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:06 pm.

Approved by the Fernley Planning Commission on August 14, 2019, by a vote of:

AYES: 7      NAYS: 0      ABSTENTIONS: 0      ABSENT: 0



**ATTEST:**

  
Chairman Jan Hodges