

Fernley Planning Commission

Meeting Minutes

August 9, 2017

Chairman Jan Hodges called the meeting to order at 5:00pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. ROLL CALL

Present: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Felicity Zoberski, Commissioner Cody Wagner. **(Not Voting)** Planning Director Tim Thompson, Associate Planner Melinda Bauer, City Attorney Brandi Jensen, Deputy City Attorney Brent Kolvet, City Engineer Derek Starkey. **Absent:** Vice-Chair Sue Gill.

2. PUBLIC INPUT

There was none.

3. APPROVAL OF THE AGENDA

Motion: MOVE TO APPROVE THE AGENDA AS SUBMITTED, **Action:** Approve, **Moved by:** Commissioner Jenni McCullar, **Seconded by:** Commissioner Paul Unterbrink, **Action:** Approve, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes= 6, No= 0, Absent= 1). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Felicity Zoberski, Commissioner Cody Wagner, **Absent:** Vice-Chair Sue Gill.

4. (Possible Action) Approval of Minutes

Motion: MOVE TO APPROVE THE JUNE 14, 2017 MINUTES, **Action:** Approve, **Moved By:** Commissioner Angela Lewis, **Seconded by:** Commissioner Paul Unterbrink, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes= 5, Abstention=1, Absent= 1).

Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Cody Wagner, **Abstention:** Commissioner Felicity Zoberski, **Absent:** Vice-Chair Sue Gill.

5. PRESENTATION AND DISCUSSION:

5.1 Presentation By The Nevada Chapter Of The American Planning Association On The Recently Published 2017 Nevada Planning Guide.

Fred Steinmann, Assistant Research Professor, University Center for Economic Development at UNR, and the secretary for Nevada Leadership Program presented the Nevada Planning Guide (see attachment). The program is a part of the University of Nevada. The mission of the Nevada Chapter of American Planning Association as the State Chapter of the National American Planning Association and American Institute of Certified Planners is to provide elected and appointed officials, government executives, staff, and interested members of the public in providing professional development and educational opportunities regarding the wide world of planning. He also stated they are working with Nevada Leadership Program partnering with Julie Hunter, Senior Air Quality Specialist, Washoe County Health District.

6. PUBLIC HEARINGS

6.1 TSM 2017-001, Public Hearing

Consideration and possible action on a Tentative Subdivision Map (Cook Ranch Estates Phase 3) request associated with TSM 2017-001, to allow for a 76-lot single family residential subdivision on a site that is ± 22.62 acres in size. The property is master planned Residential High Density in the NR-3 (Single Family, 9000 Square Feet Minimum Parcel Size) zoning district, generally located south of Cottonwood Lane, north of Crimson Road, West of Jill Marie Lane, Fernley, NV. (APN(s) 021-171-52).

Assistant Planner Melinda Bauer presented the Tentative Subdivision Map which is located south of Cottonwood Lane, North of Crimson Road, and West of Jill Marie Lane. The request is to allow 76 lots on site, a single family residential subdivision on approximately 22.62 acres in size. Ms. Bauer stated this is a remainder parcel from the previously approved and expired Cook Ranch tentative subdivision map phase 3. There

are 79 parcels remaining on the parcel. She also stated this proposed phase 3 maintains a similar lot layout. Assistant Planner Bauer explained there are 3 fewer units proposed in order to accommodate the current setback requirements with the current pad sizes, and retention. She reported the parcels are in conformance with the land use designation in residential high density. Based on discussion with staff and the applicant there were a few modifications to the conditions. Ms. Bauer reported staff recommends approval by the Planning Commission.

Public Input:

Cathy Callen, Fernley resident who lives on Garden Circle and Cottonwood Lane, had concerns about traffic on Cottonwood Lane. She asked the Planning Commissioners to consider the noise and traffic if they are adding more homes. She asked if speed bumps and sound walls could be considered if the development is approved.

Chris Baker, Manhard Consulting on behalf of the applicant thanked the staff for all their time and effort. He explained this is an approved map from 2004, and 79 parcels have expired. Mr. Baker stated most of the roads are done, and the developer will finish what had been originally intended for the area. He stated the developer is losing 3 lots as part of code changes, and some engineering modifications for better drainage.

Rick Depoli, Fernley resident and property owner on the West side of the development, inquired about the reason for using non-combustible fencing material. He explained he burns weeds every spring, and a wood structure would be a terrible hazard. Mr. Depoli stated he has installed sprinkler system along the Southern side.

Commissioner Jan Hodges expressed concern regarding maintenance. Mr. Baker stated the developer understood the situation and agreed. Mr. Baker stated he will work with Mr. Depoli to ensure it is adequate for the property owner to the West.

Jim Inga, Fernley resident inquired if the development would have CCR's. Mr. Baker stated he did not know if there will be any CCR's in place to protect the builder during this development.

Dave Capps, Fernley resident, asked about the approximate start date and hours of operation. Mr. Baker stated this is only the tentative map and there is still a process to go through. Mr. Baker stated hours of operation are governed by the City of Fernley. Mr. Capps explained he is maintaining a fence but according to the map there will be new lots next to his property, and asked if it remains his property. Mr. Baker stated anything existing on his property will remain the same and not disturbed.

Chris Baker, explained on behalf of the developer they will make a commitment to work with everyone and answer any questions. He added this is the first time he has heard of any concerns with the neighbors surrounding the development.

Mike Calvin, Fernley residence, expressed concerns over traffic, fire danger, and sidewalks which are not completed. He felt there should be more evaluation on the project.

Motion: MOVE TO FORWARD A RECOMMENDATION FOR APPROVAL TO CITY COUNCIL FOR TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM 2017-001, TO ALLOW FOR A 76-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, AND ADOPTING FINDINGS 1-8, AND THE CONDITIONS OF APPROVAL 1-21 AS LISTED IN THE STAFF REPORT, TO INCLUDE THE MODIFICATIONS THAT WERE READ INTO RECORD. **Moved by:** Commissioner Angela Lewis, **Seconded by:** Commissioner Jenni McCullar, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes=6, Absent=1). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Felicity Zoberiski, Commissioner Cody Wagner, **Action:** Approve, **Absent:** Vice-Chair Sue Gill.

Commissioner Cody Wagner inquired if there are any plans for the Cottonwood Intersection and 95A. Planning Director Thompson stated the City was not aware of any specific projects related to the intersection.

Planning Director Thompson thanked the residents for attending tonight's meeting and voicing their concerns. He encouraged anyone with any questions to contact City staff.

TPM 2017-004, Public Hearing

Consideration and possible action on a Tentative Parcel Map request associated with TPM 2017-004 from Robert Herrera to subdivide a 4-acre parcel into two separate 2 acre parcels. The property is master planned Residential Low Density in the RR-2T (Rural Residential, 2 Acre Minimum Parcel Size with a Trailer Overlay) zoning district located at 1496 Truckee Lane, Fernley, NV. APN 021-051-08.

Planning Director Thompson explained in the conditions of approval the road is required to be paved per City Standards. while He explained, there may be an opportunity to work with the applicant on a solution that may be mutually beneficial both for the City and the applicant with regards to the access road. Mr. Thompson stated with the nature of the area there's a question if this road is necessary or not. Planning Director Thompson stated he reached out to the applicant and asked if he would be willing to continue this item at the next meeting giving staff and the applicant the opportunity to discuss the particular outcome. He stated Mr. Herrera, the applicant, is here tonight and if he agrees for the continuance, he could state it for the record and bar any public comment tonight. He also asked Mr. Herrera if they could continue this item to the September Planning Commission meeting.

Robert C Herrera, the applicant for the Tentative Parcel Map asked for more detailed information adding this is urgent as he would like to get the parcel divided. Mr. Herrera stated he was willing to look at anything the City may present to him and what he could do to help.

Deputy City Attorney Brent Kolvet asked Mr. Herrera if he could acknowledge on the record that he is agreement of the continuance till the September Planning Commission meeting. Mr. Herrera asked what would be the timeline. Mr. Kolvet explained it would be September 13th Planning Commission meeting.

Mike Tallman, Surveyor for the applicant asked if the Tentative Map will need to go to City Council for approval. Deputy City Attorney Kolvet stated it would not go in front of the City Council for approval.

Planning Director Thompson stated the City is fully prepared to move forward tonight. However, after reviewing the conditions the code does require the paving of the driveway and there is a cost associated with the paving. The City is asking for the opportunity to address utility issues. Planner Thompson explained rather than moving forward tonight, the City is asking the applicant for further discussion pertaining to the road and easement.

Mr. Herrera stated he wanted the Planning Commission to make a decision on the tentative parcel map tonight and continue to work with the City on the additional comments made.

City Attorney Jensen stated the goal is to see if the parties are willing to continue for 30 days to discuss and negotiation the conditions of approval further. Should the applicant choose not to agree to the continuance the City would move forward with the conditions as written in the staff report including the paving of the road.

Deputy City Attorney Kolvet asked the Chairman for a recess.

Break Recess: 6:00-6:10pm.

Mr. Herrera, applicant for the Tentative Parcel Map agreed to an extension until the September 13th Planning Commission meeting.

MOTION: TO MOVE APPROVE THE CONTINUANCE OF TPM 2017-004 UNTIL THE SEPTEMBER 13TH PLANNING COMMISSION MEETING, **Moved by:** Commissioner Felicity Zoberski, **Seconded by:** Commissioner Paul Unterbrink, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes= 6, No= 0, Absent= 1). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Felicity Zoberski, Commissioner Cody Wagner, **Action:** Approve, **Absent:** Vice-Chair Sue Gill.

7. CHAIR AND COMMISSION ITEMS:

Commissioner Cody Wagner reported the City bought the property next to the Train Depot to start the process of constructing a Community Center.

8. PLANNING DIRECTOR ITEMS:

There were none.

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

There was none.

10. PUBLIC INPUT.

There was none.

ADJOURNMENT.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:13 pm.

Approved by the Fernley Planning Commission on September 13, 2017, by a vote of:

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

Chairman Jan Hodges

ATTEST: Administrative Specialist Lillian Cabral