

Fernley Planning Commission

Meeting Minutes

May 10, 2017

Due to technical issues, Chairman Jan Hodges called the meeting to order at 5:31 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. ROLL CALL

Roll Call

Present: Chairman Jan Hodges, Vice-Chair Sue Gill, Commissioner Paul Unterbrink, Commissioner Felicity Zoberski, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Cody Wagner. Planning Director Tim Thompson, Assistant Planner Melinda Bauer, Deputy Attorney Brent Kolvet, Administrative Specialist Lillian Cabral.

2. PUBLIC INPUT

There was none.

3. APPROVAL OF THE AGENDA

Planning Director Thompson requested to hear Agenda Item 5.2 first then address Item 5.1.

Motion: MOVE TO ACCEPT THE AGENDA AS DISTRIBUTED, **Action:** Approve, **Moved by:** Vice-Chair Sue Gill, **Seconded by:** Commissioner Angela Lewis.

Vice-Chair Sue Gill Amended The Motion: MOVE TO ACCEPT THE AGENDA AS CORRECTED SWITCHING THE ORDER OF AGENDA ITEMS 5.1 & 5.2, **Action:** Approved, **Seconded by:** Commissioner Angela Lewis, **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner

Angela Lewis, Commissioner Felicity Zoberski, Commissioner Paul Unterbrink, Commissioner Jenni McCullar, Vice-Chair Chairman Sue Gill, Commissioner Cody Wagner.

4. (Possible Action) Approval of Minutes

Motion: MOVE TO APPROVE THE REVISED 02/08/2017 MINUTES AS SUBMITTED,

Action: Approve, **Moved by:** Commissioner Angela Lewis, **Seconded by:** Vice-Chair Sue Gill, **Vote:** Motion passed, (**summary:** Yes = 5, No =0, Abstain =2). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberski, Commissioner Paul Unterbrink, Vice-Chair Sue Gill, **Abstain:** Commissioner Cody Wagner, Commissioner Jenni McCullar.

Motion: MOVE TO APPROVE THE MINUTES FROM 04/12/2017 AS SUBMITTED,

Action: Approve, **Moved by:** Commissioner Angela Lewis, **Seconded by:** Commissioner Jenni McCullar, **Vote:** Motion passed (**summary:** Yes =5, No: =0, Abstain =2) **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Vice-Chair Sue Gill, **Abstain:** Commissioner Paul Unterbrink, Commissioner Cody Wagner.

5. PRESENTATION AND DISCUSSION:

5.1. TPM 2017-001 – Public Hearing, Consideration And Possible Action On A Tentative Parcel Map. TPM 2017-001 – Public Hearing, Consideration and possible action on a Tentative Parcel Map request from Holy Wolf to create a ± 5-acre parcel from an existing ± 90.66-acre parcel located at 3000 & 3040 Farm District Road, Fernley, NV. APN(s): 021-341-08 & 021-341-14.

Item was heard after 5.2.

Planning Director Thompson presented the Tentative Parcel Map request. He explained the applicant is proposing a 5-acre parcel to include the existing ranch house. The remaining acres will stay in its current use and there are no plans for any specific project. Currently the property line has some existing trees and fence. The boundary line adjustment would change the fence to the outside of the existing trees and fence.

Commissioner McCullar asked if the remaining 85-acres will be used for agricultural use. Mr. Thompson stated yes, the owner could sell the 5 acres with the ranch house.

Planning Director Thompson introduced Derek Kirkland, representing Wood Rogers. Mr. Kirkland was available for questions.

Public Input.

There was none.

Motion: MOVE TO APPROVE TENTATIVE PARCEL MAP ASSOCIATED WITH TPM 2017-001 TO CREATE A 5-ACRE PARCEL FROM AN EXISTING 90.66+ ACRE PARCEL ADOPTING FINDINGS 1-6, AND THE FACTS SUPPORTING THESE FINDINGS SUBJECT TO THE CONDITIONS OF APPROVAL 1-7 AS SET FORTH IN THE STAFF REPORT, **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Paul Unterbrink, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberski, Commissioner Paul Unterbrink, Commissioner Jenni McCullar, Vice-Chair Sue Gill, Commissioner Cody Wagner.

5.2. TPM 2017-002 – Public Hearing, Consideration and possible action on a Tentative Parcel Map request to subdivide a 6.03± acre parcel.

TPM 2017-002 – Public Hearing, Consideration and possible action on a request from Judith H. Chisholm for a Tentative Parcel Map to subdivide a 6.03± acre parcel into two separate parcels, Parcel A1 totaling 2.16± acres and Parcel A2 totaling 3.87± acres, in the C-2 (General Commercial) zoning district located at 150 HWY 95A, Fernley, NV. APN# 021-272-31.

Assistant Planner Melinda Bauer presented the tentative parcel map request. The site is 6.03 acres, and the request is to split the parcel into two parcels. Parcel A1 totaling 2.6 acres, and parcel A2, is approximately 3.87 acres. The parcel is zoned C2 General Commercial with a land use designated commercial. Assistant Planner Bauer explained any future development must meet the specified uses within the C2 zoning designation. Any future projects will be subject to compliance with the City Development Code and should be physically sustainable. The access to the two parcels will be from Penny Lane via an access easement. The staff has distributed the application to other agencies for

comments, including utilities, and the Fire District. Staff recommends approval based on the facts, and the findings, and subject to the conditions of approval listed in the staff report.

Assistant Planner Melinda Bauer introduced Mr. Kim McCreary, representing the applicant. Ms. Bauer stated there is not a project planned at this time. Mr. McCreary was available for questions.

Commissioner McCullar asked if there was good access to both parcels. Assistant Planner Bauer stated yes, and described where the parcels were on the map. Commissioner McCullar asked Mr. McCreary if there are other businesses planned at the location. Mr. McCreary stated the 2-acre parcel is a possibility for a hotel.

Motion: APPROVAL OF THE TENTATIVE PARCEL MAP ASSOCIATED WITH TPM 2017-002 TO SUBDIVIDE A 6.03± ACRE PARCEL INTO TWO SEPARATE PARCELS, PARCEL A1 TOTALING 2.16± ACRES AND PARCEL A2 TOTALING 3.87± ACRES, ADOPTING FINDINGS 1-6, AND FACTS SUPPORTING THESE FINDINGS SET FORTH FROM THE STAFF REPORT SUBJECT TO THE CONDITIONS OF APPROVAL 1-6 AS LISTED IN THE STAFF REPORT, **Action:** Approve, **Moved by:** Commissioner Angela Lewis, **Seconded by:** Vice-Chair Sue Gill, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberiski, Commissioner Paul Unterbrink, Commissioner Jenni McCullar, Commissioner Cody Wagner, Vice-Chair Sue Gill.

5.3. ZMA 2017-001 – Public Hearing, Discussion and possible action on A Zoning Map Amendment request.

ZMA 2017-001 – Public Hearing, Discussion and possible action on A Zoning Map Amendment request from Holly Wolf:

A. To change ± 5 acres of RR5/RR4 on APN: 021-341-14 to ± 5 acres of RR1 (1-acre minimum lot size) to coincide with the Parcel Map TPM 2017-001 submitted 3/28/2017, and

B. To change ± 1.0 acre of RR5 on APN 021-341-08 and ± 0.1 acres of RR5/RR4 on APN: 021-341-14 to ± 1.1 acres of RR1 (1-acre min lot size) to coincide with BLA 2017-001 submitted 03/28/2017, and

C. To change ± 1.3 acres of RR4/RR5 on APN: 021-341-14 to ± 1.3 acres of RR½ (½-acre min. lot size) to coincide with the BLA 2017-001.

Planning Director Thompson presented a map showing the re-zoning and land uses. He explained the Planning Commissioners will need to decide if the proposed zoning is consistent with the underlying land use designation. The next map Mr. Thompson presented described the zoning for the properties. He reported that the parcels are not uniform and have split zonings and are non-conforming. He stated multiple zoning on a parcel is not good practice. The re-zoning proposal is to change the 5-acre parcel area from an RR4 & RR5 to an RR ½ acre.

Mr. Thompson showed where the parcel was located on the map for the different zoning areas and its compatibility with the underline land use designation. Planning Director Thompson stated that staff can determine and make the findings with the proposed zoning and its conformance with the existing designated land usage.

Derek Kirkland, Wood Rogers representative was available for questions.

Commissioner Jenni McCullar asked if the ½ acre parcels would have City sewer. Mr. Thompson stated that the parcels would not have access to City sewer. Commissioner Jenni McCullar was concerned with having ½ acre lots without City sewer.

Planning Director Thompson explained ½ acre parcels are not being created. The applicant is requesting to re-zoning a piece of property to RR 1 ½ to be consistent with the rest of the property.

Chairman Jan Hodges asked for Public input:

Greg Wargo, Fernley resident expressed a concern regarding re-zoning the parcel to 1 ½ acres parcels. He was concerned about access issues and sewer.

Commissioner Angela Lewis explained to Greg Wargo, we are discussing changing the zoning and not approving a parcel map at this time.

Planning Director Thompson explained the current zoning is RR 4 & RR 5 with a minimum lot size requirements of 20 acres. The proposal is to look at the land use and change the zoning for the 5-acre piece to RR1, the same uses as RR3, RR4, and RR5. The only difference is the lot and dimension size. Mr. Thompson explained if someone owns an RR1 lot size it does not give them the right to subdivide the property.

Charles Hodgens, Fernley resident, stated he was concerned about the new development and the additional traffic on Farm District Road.

Commissioner Paul Unterbrink asked if a Traffic Study is completed independently. Planning Director Thompson explained how a traffic analysis is required by the City. It is paid for and provided to the City from an independent engineer who would conduct the study.

Motion: MOVE TO FORWARD THE RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR ZONING MAP AMENDMENT REQUESTS ASSOCIATED WITH ZMA 2017-001 ADOPTING FINDINGS A THROUGH E AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT, **Action:** Approve, **Moved by Vice-Chair Sue Gill, Seconded by Commissioner Paul Unterbrink. Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zobernski, Commissioner Paul Unterbrink, Jenni McCullar, Vice-Chair Sue Gill, Commissioner Cody Wagner.

6. CHAIR AND COMMISSION ITEMS:

Vice-Chair Gill reported upcoming Memorial Day events.

7. PLANNING DIRECTOR ITEMS:

There were none.

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

There was none.

9. PUBLIC INPUT.

Charles Hodges, Fernley resident, expressed a concern regarding Hwy 50A and Red Rock Road with regards to residents dumping their green waste and other trash. He was frustrated that people are illegally dumping. Planning Director Thompson explained this could be a Code Enforcement issue. Mr. Thompson suggested he come into the office or go online to report the issue.

ADJOURNMENT.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:33 pm.

Approved by the Fernley Planning Commission on June 14, 2017, by a vote of:

AYES: 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1



ATTEST: Administrative Specialist Lillian Cabral



Chairman Hodges

