

<b>Jan Hodges, Chairman</b> <b>Felicity Zoberski, Vice Chair</b> <b>Paul Unterbrink</b> <b>Angela Lewis</b> <b>Jenni McCullar</b> <b>Cody Wagner</b> <b>Barry Williams Sr.</b>	<b>FERNLEY PLANNING COMMISSION</b> <b>AGENDA</b>  Fernley City Hall 595 Silver Lace Blvd. • Fernley, NV 89408 Phone: (775) 784-9900
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**FPC Meeting Date: January 8, 2020**

*The Chairman reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or remove an item from the agenda or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted.*

**Time Certain:** Time certain designates a definite time for the start time of that item. The time certain item may **NOT** begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

**5:00** p.m. OPEN MEETING – PLEDGE OF ALLEGIANCE

**Chairman’s statement:** “To avoid meeting disruptions, please place cell phones and beepers in the silent mode or turn them off during the meeting. Thank you for your understanding.”

1. ROLL CALL
2. PUBLIC INPUT.
 

**Public comment is limited to five (5) minutes per person. Items not agendized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers**
3. APPROVAL OF THE AGENDA
4. (Possible Action) Approval Of Minutes From December 11, 2019
 

Documents:

[20191211 FPC MINUTES.PDF](#)
5. DISCUSSION AND POSSILBE ACTION TO ELECT CITY OF FERNLEY PLANNING COMMISSION OFFICERS FOR 2020. (FOR POSSIBLE ACTION)
6. PUBLIC HEARINGS
  - a. Discussion with City Council & Staff
  - b. Public Input
  - c. Additional Discussion with City Council & Staff
  - d. Council Action or Direction to Staff
  - 6.1. Public Hearing, ANX 2019-001 (FOR POSSIBLE ACTION)
 

Consideration and possible action on an Annexation request from M4 New Fernley QOZB, LLC to annex into the City of Fernley approximately 170.13

acres located south of the southern terminus of Nevada Pacific Parkway and north of U.S. Hwy 50A. Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of M-1 (General Industrial). (APN: 021-261-04)

Documents:

[ANX 2019-001 - PC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - MAP TO SUPPORT PETITION FOR ANNEXATION.PDF](#)  
[ATTACHMENT 3 - BILL 280 - ANNEXATION ORDINANCE.PDF](#)  
[ATTACHMENT 4 - EXHIBIT A - LEGAL DESCRIPTION.PDF](#)  
[ATTACHMENT 5 - EXHIBIT B - BOUNDARY MAP.PDF](#)  
[ATTACHMENT 6 - FISCAL IMPACT ANALYSIS.PDF](#)

6.2. Public Hearing, TSM 2019-002 (FOR POSSIBLE ACTION)

A Tentative Subdivision Map (Donner Trails Estates Phase 12) request from Genica Nevada, LLC to allow for a 105-lot single family residential development on a site approximately 20.88 acres, generally located east of Spur Way, south of Rutledge Street, and west of Endeavor Lane, Fernley, NV. (APN: 021-201-51)

Documents:

[TSM 2019-002 - PC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - TSM 2019-002 CONDITIONS OF APPROVAL.PDF](#)  
[ATTACHMENT 2 - VICINITY MAP.PDF](#)  
[ATTACHMENT 3 - TENTATIVE SUBDIVISION MAP.PDF](#)  
[ATTACHMENT 4 - CIVIL IMPROVEMENT PLANS.PDF](#)

6.3. Public Hearing, ZMA 2019-003 & MPA 2019-001 (FOR POSSIBLE ACTION)

A Master Plan Amendment and Zoning Map Amendment request from ERGS, Inc. on a site approximately 2.23 acres generally located south of Fremont Street, east of King Court, and north of the Union Pacific Railroad Right-of-Way. (APN: 021-101-14)

A. Consideration and possible action to change the land use designation from MR (Mixed Residential) to MFR (Multi-Family Residential).

B. Consideration and possible action to change the zoning from C-2 (General Commercial) to NR-2 (Multiple Residence Non-Rural Residential).

Documents:

[ZMA 2019-003 AND MPA 2019-001 - PC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - RESOLUTION 20-001.PDF](#)  
[ATTACHMENT 3 - EXISTING LAND USE DESIGNATION MAP.PDF](#)  
[ATTACHMENT 4 - PROPOSED LAND USE DESIGNATION MAP.PDF](#)  
[ATTACHMENT 5 - BILL 281 - ZMA ORDINANCE.PDF](#)  
[ATTACHMENT 6 - EXHIBIT A - LEGAL DESCRIPTION.PDF](#)  
[ATTACHMENT 7 - EXHIBIT B - BOUNDARY MAP.PDF](#)

- 6.4. Public Hearing, CA 2020-001 (FOR POSSIBLE ACTION)  
Consideration and possible action on a Code Amendment request to amend Title 32 - Zoning of the Fernley Municipal Code in its entirety and providing other matters properly relating thereto.

Documents:

[PC STAFF REPORT - CODE AMENDMENT - UPDATED TITLE 32.PDF](#)  
[TITLE 32 - ZONING - PC DRAFT - JANUARY 2020.PDF](#)

- 6.5. Public Hearing, MPA 2019-002 (FOR POSSIBLE ACTION)  
Consideration and possible action to Adopt Resolution 20-002, Master Plan Amendment to modify the land use tables within Chapter 3 – Land Use Element within the City of Fernley Comprehensive Master Plan. Specifically, updates to the Uses and Density, Characteristics and Location, and the Equivalent Zoning Categories within the land use tables to provide consistency with the City's updated Development Code as required by NRS 278.

Documents:

[MPA 2020-002 - PC STAFF REPORT - MASTER PLAN UPDATE.PDF](#)  
[ATTACHMENT 1 - COMPARISON OUTLINE.PDF](#)  
[ATTACHMENT 2 - RESOLUTION 20-002.PDF](#)  
[ATTACHMENT 3 - CHAPER 3 - LAND USE ELEMENT - REVISED FEBRUARY 2020.PDF](#)

7. CHAIR AND COMMISSION ITEMS:

**(Summary or Activity Reports on planning issues, activities or organizations in which individual members may be involved. This item is to provide general information to the commission and public. No discussion shall take place and no action will be taken.)**

8. PLANNING DIRECTOR ITEMS:

**(Activity Summary or updates on projects that have been previously reviewed by the Planning Commission. This item is to provide general information to the commission and public. No discussion shall take place and no action will be taken.)**

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

10. PUBLIC INPUT.

**Items not agendized for this meeting cannot be acted upon other than to place them on future agendas.**

**ADJOURNMENT.**

This notice and agenda is being posted before 9:00 a.m., 01/03/2019 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Senior Citizen's Center, 1170 W. Newlands Drive; Fernley Post Office 315 E Main Street; and Fernley City Hall, 595 Silver Lace Blvd. To obtain supporting material for this agenda please visit the City of Fernley website at [www.cityoffernley.org](http://www.cityoffernley.org) or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org) or call (775) 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify Fernley City Hall, at least 24 hours in

advance at (775) 784-9830 or email [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org)