

**Jan Hodges, Chairman  
Sue Gill, Vice Chairman  
Paul Unterbrink  
Angela Lewis  
Felicity Zoberski  
Jenni McCullar  
Cody Wagner**

## **FERNLEY PLANNING COMMISSION AGENDA**

Fernley City Hall  
595 Silver Lace Blvd. • Fernley, NV 89408  
Phone: (775) 784-9900

### **FPC Meeting Date: April 11, 2018**

*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 agendaized 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 March 14, 2018

Documents:

[20180314 FPC MINUTES.PDF](#)

5. PUBLIC HEARINGS

5.1. Public Hearing - MPA 2018-001

Consideration and possible action on a master plan amendment (MPA 2018-001) request from Sonterra Development Company, LLC, to change the land use classification from Commercial and Industrial to Industrial on a site comprised of two parcels totaling 653.54 acres in size generally located east of Nevada Pacific Parkway and south of Interstate 80, Fernley, NV. (APN(s): 021-211-05 and 021-242-16)

Documents:

MPA 2018-001 - PC STAFF REPORT.PDF  
ATTACHMENT 1 - VICINITY MAP.PDF  
ATTACHMENT 2 - EX MASTER PLAN.PDF  
ATTACHMENT 3 - PROP MASTER PLAN.PDF  
ATTACHMENT 4 - RESOLUTION 18-005.PDF

5.2. Public Hearing - ZMA 2018-001

Consideration and possible action on a zoning map amendment (ZMA 2018-001) request from Sonterra Development Company LLC to change the zoning from C-2 (General Commercial) and M-1 (General Industrial) to only M-1 on a site comprised of two parcels totaling 653.54 acres in size generally located east of Nevada Pacific Parkway and south of Interstate 80, Fernley, NV. (APN(s): 021-211-05 & 021-242-16)

Documents:

ZMA 2018-001 - PC STAFF REPORT.PDF  
ATTACHMENT 1 - VICINITY MAP.PDF

6. PRESENTATION AND DISCUSSION:

6.1. Pre Conference Feasibility Report - Sunset Highlands Subdivision

PCF 2018-001 - Presentation, discussion and possible direction on a Pre Conference Feasibility report for Sunset Highlands Subdivision to allow for a 24-lot single family residential subdivision. The proposed project site consists of ±8.63 acres of land generally located east of U.S. Hwy 50A/95A, north of Desert Shadows Lane, and east of the existing Desert Bluff Subdivision. The project site is currently zoned E-2 (½ acre minimum lot size) with a Comprehensive Plan land use designation of Residential Medium Density (APN: 021-541-56).

Documents:

PCF 2018-001 - SUNSET HIGHLANDS SUBDIVISION.PDF  
SUNSET HIGHLANDS VICINITY MAP.PDF  
SUNSET HIGHLANDS PCF REPORT.PDF  
PCF SHEET 1.PDF  
PCF SHEET 2.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.

**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**

**ADJOURNMENT.**

This notice and agenda is being posted before 9:00 a.m., 4/6/2018 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), <https://notice.nv.gov/>, Senior Citizen's Center at 1170 W. Newlands Drive and Fernley City Hall at 595 Silver Lace Blvd, Lyon County Human Services at 460 W Main St., Ste. 110. To obtain supporting material for this agenda please contact the City Clerk's Office, Kim Swanson, inside City Hall or call 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 the Fernley City Hall, at least 24 hours in advance, at 784-9900.