

**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: July 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 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

Documents:

[20180613 DRAFT FPC MINUTES.PDF](#)

5. PUBLIC HEARINGS

5.1. Public Hearing, SUP 2017-002

Consideration and possible action on A Special Use Permit request from Tim Bertagnolli with T.E. Bertagnolli & Associates, for open & subsurface mining use in the M-1 (General Industrial) zoning district, consisting of 4 parcels totaling ± 151.32 acres, generally located south of Desert Shadows Lane east of Highland Drive and west of Sage Brush Road, Fernley, NV. (APN(s): 021-307-09, 021-501-09, 10 and 12).

Documents:

[SUP 2017-002 - PC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - SUP 2017-002 - CONDITIONS OF APPROVAL.PDF](#)
[ATTACHMENT 2 - VICINITY MAP.PDF](#)

5.2. Public Hearing, SUP 2018-002

Consideration and possible action on a Special Use Permit request from Stepping Stones of Fernley, LLC to allow for an Educational facility and Day Care (large) facility use in the RR-1/2 (Rural Residential One-Half Acre Minimum Parcel Size) and E-2/PD (2nd Estates Residential One-Half Acre) zoning district, on a site totaling \pm 2.253 acres, located at 945 & 965 N. Clover Lane, Fernley, NV. APN: 021-331-36 & 39.

Documents:

[SUP 2018-002 - PC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - SUP 2018-002 - CONDITIONS OF APPROVAL.PDF](#)
[ATTACHMENT 2 - VICINITY MAP.PDF](#)
[ATTACHMENT 3 - SITE PLAN.PDF](#)
[ATTACHMENT 4 -PUBLIC COMMENT.PDF](#)

5.3. Public Hearing, TPM 2018-001

Consideration and Possible Action on a Tentative Parcel Map request from MJ2K LLC Series 2 to subdivide a \pm .72 acre parcel into three separate parcels in the NR-1T (Single-Family 6,000 sq. ft. with a Trailer Overlay) zoning district located at 260 Parkland Way, Fernley, NV. APN: 020-421-01.

Documents:

[TPM 2018-001 - PC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - TPM 2018-001 - CONDITIONS OF APPROVAL.PDF](#)
[ATTACHMENT 2 - PROPOSED PARCEL MAP.PDF](#)

5.4. Public Hearing, TPM 2018-002

Consideration and Possible Action on a Tentative Parcel Map request from Kim & Susan McCreary to subdivide a \pm 19.5 acre parcel into two separate parcels in the RR-1 (Rural Residential, 1 Acre Minimum Parcel Size) zoning district located at 2405 Farm District Road, Fernley, NV. APN: 021-303-60.

Documents:

[TPM 2018-002 - PC STAFF REPORT.PDF](#)
[ATTACHMENT 1 -TPM 2018-002 - CONDITIONS OF APPROVAL.PDF](#)
[ATTACHMENT 2 - PROPOSED PARCEL MAP.PDF](#)

6. PRESENTATION, DISCUSSION AND POSSIBLE ACTION:

6.1. Pre-Conference Feasibility Report, PCF 201-002

Presentation, discussion and possible direction on a Pre-Conference Feasibility report for Hardie Lane Townhomes to allow for an approximately 73 parcels with town home units and two parcels of common space. The

proposed project site consists of ± 6.42 acres in size located at 905 Hardie Lane, Fernley, NV. APN: 021-121-19.

Documents:

[PCF 2018-002 - HARDIE LANE TOWNHOMES.PDF](#)
[PRE CONFERENCE FEASIBILITY REPORT.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., 7/6/2018 in accordance with NRS 241.020 at the following locations: 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.