

<p>Jan Hodges, Chairman Felicity Zoberski, Vice Chair Paul Unterbrink Angela Lewis Jenni McCullar Cody Wagner Barry Williams Sr.</p>	<p>FERNLEY PLANNING COMMISSION AGENDA</p> <p>Fernley City Hall 595 Silver Lace Blvd. • Fernley, NV 89408 Phone: (775) 784-9900</p>
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FPC Meeting Date: August 12, 2020

You are invited to the Fernley Planning Commission Zoom webinar.

When: Aug 12, 2020 05:00 PM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84371402024?pwd=WmtmRIJDVnlxYUtpdkhRd3krZlY1QT09>

Passcode: 009782 Or iPhone one-tap:

US:+13462487799,84371402024#,,,,,0#,009782# or +16699009128,,84371402024#,,,,,0#,009782#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or
+1 301 715 8592

Webinar ID: 843 7140 2024 Passcode: 009782

International numbers available: <https://us02web.zoom.us/j/kuDgalcm>

Public Notice: Pursuant to Section 3 of the Declaration of Emergency Directive 006 the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended until further notice. Also suspended in Section 3 of Directive 006, are the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada. To view the entire Declaration of Emergency Directive 006 please visit gov.nv.gov

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 in the silent mode or turn them off during the meeting. Thank you for your understanding."

1. ROLL CALL

2. PUBLIC FORUM

This is the portion of the meeting devoted to the Public. The Public may comment on any matter that is not specifically included on the agenda as an action item. Items not specifically included on this agenda cannot be acted upon other than to place them on a future agenda. After completing and submitting a Public Comment card, the Mayor will call upon you to come forward to the podium. Please state your name and address for the record. In consideration of other citizens, we ask that you please limit your comments to three (3) minutes and that repetition be avoided.

Online Public Comments can be submitted by phone prior to 4:00 pm the day of the meeting. Public Comments can also be submitted prior to, and during the meeting at CITYCLERK@CITYOFFERNLEY.ORG. All comments received prior to adjournment will be considered and read into record unless City Council has already taken action on the item. All comments received are public record and will be included as part of the permanent record.

3. APPROVAL OF THE AGENDA

4. (POSSIBLE ACTION) APPROVAL OF MINUTES

Documents:

[2020.07.08 FPC MINUTES .PDF](#)

5. PUBLIC HEARINGS

- a. Discussion with Planning Commission & Staff
- b. Public Input
- c. Additional Discussion with Planning Commission & Staff
- d. Commission Action or Direction to Staff

5.1. Public Hearing, ZMA20003 (FOR POSSIBLE ACTION)

Consideration and possible action on a Zoning Map Amendment request from Vertex Fund 1 LLC, to change the zoning on a site comprised of nine parcels totaling approximately 33.23 acres generally located north of Fremont Street, south of U.S. Interstate 80, west of Granada Street & Wildwood Drive, and east of Vine Street, Fernley, NV.

1. To change the zoning on a ± 7.08 acre parcel from SF6 (Single Family 6000 sq. ft.) to MDR14 (Medium Density Residential 14 du/ac max). (APN: 020-516-06)
2. To change the zoning on seven parcels totaling ± 24.09 acres from SF12 (Single Family 12,000 Sq. ft.) to MDR14 (Medium Density Residential 14 du/ac max). (APNs: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, 021-092-55)
3. To change the zoning on a ± 2.06 acre parcel from RR1 (Rural Residential 1 acre) to MDR14 (Medium Density Residential 14 du/ac max). (APN: 021-092-05)

Documents:

[ZMA20003 - PC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - VICINITY MAP.PDF](#)

6. 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.)

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. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

9. PUBLIC FORUM

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ADJOURNMENT.

This notice and agenda is being posted before 9:00 a.m., 08/07/2020 in accordance with NRS 241.020 at the following locations: 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 or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email 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