

<p> Jan Hodges, Chairman Felicity Zoberski, Vice Chair Paul Unterbrink Angela Lewis Jenni McCullar Cody Wagner Barry Williams Sr. </p>	<p style="text-align: center;"> FERNLEY PLANNING COMMISSION AGENDA Fernley City Hall 595 Silver Lace Blvd. • Fernley, NV 89408 Phone: (775) 784-9900 </p>
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FPC Meeting Date: October 14, 2020

You are invited to the Planning Commission Zoom webinar.
 When: October 14, 2020 05:00 PM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89490463971>

Or iPhone one-tap:

US: +12532158782,,89490463971# or +13462487799,,89490463971#

Or Telephone: Dial 1 669 900 9128, Webinar ID: 894 9046 3971

International numbers available: <https://us02web.zoom.us/u/k0jR3z90v>

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.

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 FORUM

This is the first of two portions 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. If you wish to comment you can use the Raise your Hand feature in Zoom or type your question into Q&A. 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 From September 9th 2020

Documents:

[2020.09.09 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, CUP20002 (FOR POSSIBLE ACTION)

Consideration and possible action on a Conditional Use Permit request from Fernley Free Methodist Church to allow for the expansion (a 1056 sq. ft. addition to the existing sanctuary) of a legally established nonconforming use and the intensification of a substandard development without full compliance with the current provisions of Fernley Municipal Code Title 32 in the MF30 (Multi-Family 30 du/ac) zoning district located at 70 S. West Street, Fernley, NV. (APN: 020-031-17)

Documents:

[CUP20002 - PC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - CONDITIONS OF APPROVAL.PDF](#)
[ATTACHMENT 2 - VICINITY MAP.PDF](#)
[ATTACHMENT 3 - PROJECT SITE PLAN.PDF](#)

5.2. Public Hearing, Resolution 20-018, MPA20001 & TSM20002 (FOR POSSIBLE ACTION)

Consideration and possible action on a Master Plan Amendment and Tentative Subdivision Map requests from Lansing Reno, LLC on a site approximately 78.84 acres in size generally located south of South Fork Road, north of Desert Shadows Lane, east of High Desert Drive, and west of Partridge Road, Fernley, NV. (APN: 021-301-46).

1. Consideration and possible action on Resolution 20-018, a Master Plan Amendment request to change the land use designation from Rural Residential (RR) to Single Family Residential (SFR).
2. Consideration and possible action on a Tentative Subdivision Map request to allow for a 286-lot single-family residential subdivision.

Documents:

MPA20001 AND TSM20002 - PC STAFF REPORT.PDF
ATTACHMENT 1 - RESOLUTION 20-016 - A RESOLUTION FOR A
MASTER PLAN AMENDMENT.PDF
ATTACHMENT 2 - VICINITY MAP.PDF
ATTACHMENT 3 - EXISTING LAND USE DESIGNATION MAP.PDF
ATTACHMENT 4 - PROPOSED LAND USE DESIGNATION
MAP.PDF
ATTACHMENT 5 - SITE PLAN.PDF
ATTACHMENT 6 - AERIAL PHOTO.PDF
ATTACHMENT 7 - TENTATIVE MAP.PDF
ATTACHMENT 8 - PHASING PLAN.PDF
ATTACHMENT 9 - AGENCY COMMENTS.PDF
ATTACHMENT 10 - CONDITIONS.PDF

5.3. Public Hearing, TSM20003 (For Possible Action)

Consideration and possible action on a Tentative Subdivision Map request from Hero Land Holdings LLC to allow for a 37-lot Single Family Residential Subdivision, in the SF9 (Single Family 9,000 sq. ft.) zoning district, on a site approximately ± 10.92 acres generally located north of Scott Drive, south of Crimson Road, west of Ricci Lane, and east of Opal Way, Fernley, NV. (APNs: 021-171-24, and 021-171-50).

Documents:

TSM20003 - PC STAFF REPORT.PDF
ATTACHMENT 1 - TSM20003 CONDITIONS OF APPROVAL.PDF
ATTACHMENT 2 - VICINITY MAP.PDF
ATTACHMENT 3 - MAP SET.PDF
ATTACHMENT 4 - ELEVATIONS AND FLOOR PLANS.PDF

6. GENERAL BUSINESS

6.1. Tentative Parcel Map, TPM20001 (For Possible Action)

Consideration and possible action on a Tentative Parcel Map request associated with TPM20001, to create 4 parcels on a site approx. 39,024 sq. ft. in the SF6 zoning district, located at 705 & 725 Hardie Lane, Fernley, NV. (APN: 021-121-04 & 05).

Documents:

TPM20001 - PC STAFF REPORT.PDF
ATTACHMENT 1 - TPM20001 CONDITIONS OF APPROVAL.PDF
ATTACHMENT 2 - VICINITY MAP.PDF
ATTACHMENT 3 - PARCEL_MAP.PDF
ATTACHMENT 4 - CIVIL PLANS.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. 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.

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

ADJOURNMENT.

This notice and agenda is being posted before 9:00 a.m., 10/09/2020 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