

Barry Williams Sr., Chairman  
Cody Wagner, Vice Chairman

Angela Lewis  
Jenni McCullar  
Jan Hodges  
Shellie Severa  
Humay oon Lodhi

## FERNLEY PLANNING COMMISSION AGENDA

Fernley City Hall  
595 Silver Lace Blvd. • Fernley, NV 89408  
Phone: (775) 784-9830 • Fax (775) 784-9839

**FPC Meeting Date: April 14, 2021  
5:00 PM**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89745807552>

Or iPhone one-tap: 13462487799

Or Telephone: 1 253 215 8782

Webinar ID: 897 4580 7552

International numbers available:

<https://us02web.zoom.us/u/kcHETSEB2r>

**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. INTRODUCTORY ITEMS

1.1. Roll Call

1.2. 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.

1.3. (For Possible Action) Approval Of The Agenda

2. (Possible Action) Approval Of Minutes From February 10, 2021

Documents:

[2021.2.10 FPC MINUTES.PDF](#)

3. 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

3.1. Public Hearing, Conditional Use Permit – CUP21001 (FOR POSSIBLE ACTION)

Consideration and possible action on a Conditional Use Permit (CUP21001) request from Patricia Morgan, to allow for the intensification of a Substandard Development, in the C1 (Neighborhood Commercial) zoning district, located at 113 7th Street, Fernley, NV. (APN: 020-224-02).

Documents:

[CUP21001 - PC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - CONDITIONS OF APPROVAL.PDF](#)  
[ATTACHMENT 2 - VICINITY\\_MAP.PDF](#)  
[ATTACHMENT 3 - SITE PLAN.PDF](#)  
[ATTACHMENT 4 - FLOOR PLANS AND ARCHITECTURAL ELEVATIONS.PDF](#)  
[ATTACHMENT 5 - TRIP GENERATION LETTER.PDF](#)  
[ATTACHMENT 6 - STREET VIEW IMAGE.PNG](#)

3.2. Public Hearing, Conditional Use Permit - CUP21002 (FOR POSSIBLE ACTION)

Consideration and possible action on a Conditional Use Permit request to allow for a Church use in the C2 (General Commercial) zoning district in an existing building located at 868 and 870 Cottonwood Lane, Fernley, NV. (APN(s): 021-591-03 & 04).

Documents:

CUP21002 - PC STAFF REPORT.PDF  
ATTACHMENT 1 - CONDITIONS OF APPROVAL.PDF  
ATTACHMENT 2 - VICINITY MAP.PDF  
ATTACHMENT 3 - SITE PLAN.PDF  
ATTACHMENT 4 - CONCEPTUAL FLOOR PLAN.PDF

3.3. Public Hearing, Conditional Use Permit - CUP20003 (FOR POSSIBLE ACTION)

Consideration and possible action on a Conditional Use Permit request to allow for a multi-family residential development consisting of more than 100 units (maximum 320 units) in the MDR14 (Medium Density Residential, maximum 14 du/ac) zoning district on a site approximately ± 26.25 acres in size generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, NV. (APNs: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, and 021-092-55).

Documents:

CUP20003 - CONTINUANCE MEMO.PDF

4. GENERAL BUSINESS

4.1. Staff Report, Tentative Subdivision Map – TSM20004 (For Possible Action)

Consideration and possible action on a Tentative Subdivision Map request to allow for a 54-lot single family residential subdivision on a site approximately 7.08 acres in size in the MDR14 (Medium Density Residential, maximum 14 du/ac) zoning district 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. (APN: 020-516-06)

Documents:

TSM20004 - PC STAFF REPORT.PDF  
ATTACHMENT 1 - TSM20004 CONDITIONS OF APPROVAL.PDF  
ATTACHMENT 2 - VICINITY MAP.PDF  
ATTACHMENT 3 - TENTATIVE SUBDIVISION MAP.PDF

5. 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.)**

6. 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.)**

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

8. 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. 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.

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#### **ADJOURNMENT.**

This notice and agenda is being posted before 9:00 a.m., 4/9/2021 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; Lyon County Human Services 105 Lois Lane; Fernley Post Office 315 E Main Street; Fernley Swimming Pool 300 Cottonwood Lane; 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)