

Barry Williams Sr., Chairman
Cody Wagner, Vice Chairman

Angela Lewis
Jenni McCullar
Jan Hodges
Shellie Severa
Humayoon 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: May 12, 2021

5:00 PM

Please note that due to COVID-19 public gathering restrictions are in place. In person attendance for this meeting will be limited to 50% of fire code capacity of the City Council Chambers. All governor issued social distancing and mask mandates will be enforced.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89612873654>

Or iPhone one-tap: 13462487799

Or Telephone: 1 253 215 8782

Webinar ID: 896 1287 3654

International numbers available:

<https://us02web.zoom.us/j/89612873654>

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. 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 April 14, 2021

Documents:

[2021.04.14 FPC MINUTES.PDF](#)

3. 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

3.1. 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). *Continued from April 14, 2021.*

Documents:

[CUP20003 - PC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - CUP20003 CONDITIONS OF APPROVAL.PDF](#)
[ATTACHMENT 2 - VICINITY_MAP.PDF](#)
[ATTACHMENT 3 - CONCEPTUAL SITE PLAN.PDF](#)
[ATTACHMENT 4 - CONCEPTUAL ELEVATIONS.PDF](#)
[ATTACHMENT 5 - CONCEPTUAL FLOOR PLANS.PDF](#)
[ATTACHMENT 6 - CONCEPTUAL LANDSCAPE PLAN.PDF](#)
[ATTACHMENT 7 - STREET NAME EXHIBIT.PDF](#)
[ATTACHMENT 8 - PHASING PLAN.PDF](#)

3.2. Public Hearing, Conditional Use Permit - CUP21003 (FOR POSSIBLE ACTION)

Consideration and possible action on a Conditional Use Permit, pursuant to Nevada Revised Statutes 278.147, to allow a facility where an explosive, a highly hazardous substance, or other hazardous substances are used,

manufactured, processed, transferred or stored and the construction of 3 individual buildings totaling approximately 100,000 square feet (Lithium-Ion Battery Recycling Pilot Plant) in the I (Industrial) zoning district on a site approximately 12.44 acres in size located at 345 Winston Lane, Fernley, Nevada. (APNs: 021-071-45)

Documents:

[CUP21003 - PC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - CUP21003 CONDITIONS OF APPROVAL.PDF](#)
[ATTACHMENT 2 - VICINITY MAP.PDF](#)
[ATTACHMENT 3 - CIVIL DRAWINGS.PDF](#)
[ATTACHMENT 4 - ARCHITECTURALS.PDF](#)
[ATTACHMENT 5 - LANDSCAPING.PDF](#)
[ATTACHMENT 6 - PHOTOMETRICS.PDF](#)
[ATTACHMENT 7 - ONSITE CHEMICAL INVENTORY.PDF](#)

3.3. Public Hearing, ZMA21001 (FOR POSSIBLE ACTION)

Consideration and possible action on a Zoning Map Amendment request to change the zoning from RR1 (Rural Residential) and from EC (Employment Center) zoning district to MU (Mixed Use) on a site consisting of 11 parcels totaling approximately ±18.76 acres in size generally located south of U.S. Highway 50A at Inglewood Drive and River Ranch Road, Fernley, NV. (APNs: 020-341-04, 05, 06, 08, 09, 021-281-02 & 020-342-02, 03, 09, 18, 19).

Documents:

[ZMA21001 - PC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - VICINITY_MAP.PDF](#)
[ATTACHMENT 2 - LAND_USE_MAP.PDF](#)
[ATTACHMENT 3 - EXISTING_PROPOSED_ZONING.PDF](#)

4. 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.)

5. 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.)

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

7. 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., 5/7/2021 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; 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 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