

**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: June 9, 2021  
5:00 PM**

**Please click the link below to join the webinar:**

**<https://us02web.zoom.us/j/84375099112>**

**Or iPhone one-tap: 16699009128**

**Or Telephone: 1 253 215 8782**

**Webinar ID: 843 7509 9112**

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

*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 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 included on this agenda cannot be acted upon other than to place them on a future agenda. If you wish to comment you can do so in person at the meeting or use the Raise your Hand feature in Zoom (\*9 if you are participating via phone). Public comments are limited to three (3) minutes, please avoid repetition. The Chair may, at his discretion, hold comments until the second Public Forum at the end of the meeting. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to Planning Commissioners and added to the record but will not be read during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach commissioners before action is taken.

- 1.3. (For Possible Action) Approval Of The Agenda
2. (Possible Action) Approval Of Minutes From May 12, 2021

Documents:

[2021.5.12 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, DA21001 – Cook Ranch Estates Phase 3 (FOR POSSIBLE ACTION)

Discussion and possible action authorizing the City of Fernley to enter into a Development Agreement (DA21001) with D.R. Horton Inc N N V to allow for an extension of time for the presentation of a Final Map for Cook Ranch Estates Phase 3 pursuant to NRS 278.0201.

Documents:

[DA21001 - PC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - COOK RANCH ESTATES PHASE 3 - DEVELOPMENT AGREEMENT WITH LEGAL DESCRIPTION.PDF](#)

#### 3.2. Public Hearing, ZMA20004, DA20001, And CUP20001 (FOR POSSIBLE ACTION)

Consideration and possible action on a request from Northern Nevada Community Housing to allow for the construction of a 60-unit multiple family residential development (workforce housing with Veteran's preference) on a site approximately 3.22 acres generally located south of Dianne Way, east of Hardie Lane, north of Westerlund Lane, and west of Spruce Drive Fernley, NV. (APNs: 020-093-15, 16, 17, and 18)

1. A Zoning Map Amendment request to change the zoning from SF6 (Single Family 6,000 sq. ft.) to MDR14 (Medium Density Residential 14 du/ac).
2. A Development Agreement request to allow for a density bonus, in accordance with NRS 278.250, to increase the maximum density from 14 dwelling units per acre to 19 dwelling units per acre.
3. A Conditional Use Permit request to allow for a multi-family residential development of less than 100 units in the MDR14 (Medium Density Residential 14 du/ac) zoning district.

Documents:

[PC STAFF REPORT - ZMA20004\\_DA20001\\_CUP20001.PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - AERIAL MAP.PDF](#)  
[ATTACHMENT 3 - MASTER PLAN AND ZONING EXHIBIT.PDF](#)  
[ATTACHMENT 4 - DEVELOPMENT AGREEMENT DRAFT.PDF](#)

ATTACHMENT 5 -LEGAL DESCRIPTION\_BOUNDARY MAP.PDF  
ATTACHMENT 6 - CIVIL PLANS.PDF  
ATTACHMENT 7 - ARCHITECTURAL SITE PLANS.PDF  
ATTACHMENT 8 - BUILDING ELEVATIONS.PDF  
ATTACHMENT 9 - FLOOR PLANS.PDF  
ATTACHMENT 10 - CONDITIONS OF APPROVAL.PDF

4. 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.)**

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. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

7. PUBLIC FORUM

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Next meeting: July 14, 2021 @ 5:00pm

**ADJOURNMENT.**

This notice and agenda is being posted before 9:00 a.m., 06/04/2021 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, Lyon County Human Services 105 Lois Lane; Fernley Swimming Pool 300 Cottonwood Lane; 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](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)