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| <b>Barry Williams Sr., Chairman</b><br><b>Cody Wagner, Vice Chairman</b><br><b>Angela Lewis</b><br><b>Jenni McCullar</b><br><b>Jan Hodges</b><br><b>Shellie Severa</b><br><b>Humayoon Lodhi</b> | <b>FERNLEY PLANNING COMMISSION</b><br><b>AGENDA</b><br>Fernley City Hall<br>595 Silver Lace Blvd. • Fernley, NV 89408<br>Phone: (775) 784-9830 • Fax (775) 784-9839 |
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**FPC Meeting Date: September 8, 2021**

**5:00 PM**

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

<https://us02web.zoom.us/j/87808924332>

Or One tap mobile: 12532158782

Or Telephone: 1 669 900 9128

Webinar ID: 878 0892 4332

International numbers available: <https://us02web.zoom.us/u/kcgTg2Keze>

*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

1.4. (For Possible Action) Approval Of Minutes

Documents:

[2021.07.14 FPC MINUTES.PDF](#)

## 2. 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

### 2.1. Public Hearing, Conditional Use Permit – CUP21004 (FOR POSSIBLE ACTION)

Consideration and possible action on a Conditional Use Permit request to allow for the construction of a multi-family residential project exceeding 100 units on a C2 (General Commercial) zoned site. The site is approximately 5.1 acres generally located south of Flint Street, east of Arrow Street and north of Fremont Street, Fernley, NV. (APN: 021-271-03)

Documents:

[CUP21004 - PC STAFF REPORT.PDF](#)  
[ATTACHMENT 1- CUP21004 - CONDITIONS OF APPROVAL.PDF](#)  
[ATTACHMENT 2 - VICINITY MAP.PDF](#)  
[ATTACHMENT 3 - SITE - GRADING - UTILITY - LANDSCAPING PLANS.PDF](#)  
[ATTACHMENT 4 - BUILDING ELEVATIONS AND FLOOR PLANS.PDF](#)  
[ATTACHMENT 5 - PARKING JUSTIFICATION LETTER.PDF](#)

## 3. 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.)**

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

6. **PUBLIC FORUM**

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Next meeting: October 13, 2021 @ 5:00pm

**ADJOURNMENT.**

This notice and agenda is being posted before 9:00 a.m., 09/02/2021 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)