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| 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 |
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FPC Meeting Date: November 10, 2021

5:00 PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84173368638>

Or One tap mobile: 12532158782

Or Telephone: 1 669 900 9128

Webinar ID: 841 7336 8638

International numbers available: <https://us02web.zoom.us/j/84173368638>

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. (Possible Action) Approval Of Minutes

Documents:

[2021.10.13 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, Zoning Map Amendment - ZMA21002 Map & Tentative Subdivision Map - TSM21002 (For Possible Action)

Consideration and possible action on a request from Hero Land Holdings LLC to allow for the construction and development of a 20-lot Single Family Residential Subdivision on a site approximately 10 acres in size, located at 2315 Farm District Road (APN: 021-303-17)

1. A Zoning Map Amendment Request to change the zoning from RR1 (Residential-Rural 1 acre-minimum lot size) to SF9 (Single Family 9,000 sq. ft. minimum lot size).
2. A Tentative Subdivision Map Request to allow for the development of a 20-lot Single Family Residential subdivision, with a minimum lot size of 9,000 square feet.

Documents:

[ZMA21002 - TSM21002 - PC STAFF REPORT.PDF](#)
[ATTACHMENT 1 - VICINITY MAP.PDF](#)
[ATTACHMENT 2 - EXISTING-PROPOSED ZONING.PDF](#)
[ATTACHMENT 3 - LEGAL DESCRIPTION-BOUNDARY MAP.PDF](#)
[ATTACHMENT 4 - EXISITING SITE CONDITIONS MAP.PDF](#)
[ATTACHMENT 5 - TENTATIVE SUBDIVISION MAP.PDF](#)

ATTACHMENT 6 - TRIP GENERATION LETTER.PDF
ATTACHMENT 7 - CONDITIONS OF APPROVAL
TSM21002.PDF

3. STAFF REPORTS

3.1. Staff Report, Tentative Subdivision Map – TSM21003 (FOR POSSIBLE ACTION)

Consideration and possible action on a Tentative Subdivision Map request from Altmann Builders to allow for the development of a 54-lot single family residential subdivision on a site approximately 11.14 acres in size in the SF6 (Single Family, 6,000 sq. ft. minimum lot size) zoning district, generally located at the intersections of Canal Drive, Green Valley Drive, and Jasper Way (APN: 021-191-09).

Documents:

TSM21003 - PC STAFF REPORT.PDF
ATTACHMENT 1 - CONDITIONS OF APPROVAL
TSM21003.PDF
ATTACHMENT 2 - VICINITY MAP.PDF
ATTACHMENT 3 - TENTATIVE SUBDIVISION MAP.PDF
ATTACHMENT 4 - PRELIMINARY LANDSCAPE PLAN.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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taken.

Next meeting: December 8, 2021 @ 5:00pm

ADJOURNMENT.

This notice and agenda is being posted before 9:00 a.m., 11/5/2021 in accordance with NRS 241.020 at the following locations: 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 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