

Sue Gill
Will MacDonald
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Scotty Moss
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FERNLEY PLANNING COMMISSION
Fernley City Hall
595 Silver Lacey Blvd. • Fernley, NV 89408
Phone: (775) 784-9900

FPC Meeting Date: September 9, 2015

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. ROLL CALL

2. APPROVAL OF THE AGENDA

3. PUBLIC INPUT. Public comment is limited to five (5) minutes per person. Items not agendaized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers.

4. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES FOR: [July 8, 2015](#)

5. PUBLIC HEARING: Discussion and Possible Action to approve TPM 2015-004, a request for a Tentative Parcel Map to divide a +/- 4.8 acre parcel into four +/- 1 acre parcels. Parcel-1 has an existing manufactured home which will be removed and replaced with a future stick built Single Family Dwelling. Parcels-2, 3 & 4 will be set aside for future development. The property is zoned RR-1T (Rural Residential, 1 acre Minimum Parcel Size with a Trailer Overlay), located at 1185 Jessica Lane, APN: 021-303-35.

6. PUBLIC HEARING: Discussion and Possible Action to Approve TSM 2016-001 a Tentative Subdivision Map for Donner Trails Estates Phase 12, APN 021-201-51. The request is for 105 single family residential units on +/- 20.88 acre site at the corner of Fort Sutter and Langdon Street. The property is Master Planned Residential High Density with a zoning designation of NR-1 (Single Family 6,000 square feet).

- 7. PRESENTATION, DISCUSSION AND POSSIBLE DIRECTION:** for a Pre-Conference Feasibility on the Friendly 5 Project. This site consists of 5 properties owned by Granit Ridge Development, LLC. Two of the parcels are located on the north side of Farm District Rd, east of Jessica Ln and west of Country Ranch Rd. The other 3 parcels are located on the south side of Farm District Rd, east of Jessica Ln and west of Rouge River Rd. APN's: 021-303-09, 47, 49, 52 and 54. The Friendly 5 development consists of approximately +/- 257.68 acres. The proposed development is for approximately +/- 514 residential lots ranging from 8,000 sq. ft. to 12,000 sq. ft.
- 8. 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.)
- 9. SENIOR PLANNER 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.)
- 10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.**
- 11. PUBLIC INPUT.** Items not agendized for this meeting cannot be acted upon other than to place them on future agendas.
- 12. ADJOURNMENT.**

This notice and agenda is being posted before 9:00 a.m., September 4, 2015 in accordance with NRS 241.020 at the following locations: www.cityoffernley.org, Fernley Post Office at 315 Main Street, Lyon County Library at 575 Silver Lace Blvd., Senior Citizen's Center at 1170 W. Newlands Drive, Fernley Swimming Pool District 300 Cottonwood Lane and Fernley City Hall at 595 Silver Lace Blvd. To obtain supporting material for this agenda please contact the City Clerk's Office inside City Hall or call 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 the Fernley City Hall, at least 24 hours in advance, at 784-9900.