

Sue Gill
Jan Hodges
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FERNLEY PLANNING COMMISSION

Fernley City Hall

595 Silver Lace Blvd. • Fernley, NV 89408

Phone: (775) 784-9900

FPC Meeting Date: January 13, 2016

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 agendized 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: [December 9, 2015](#)

5. PRESENTATION, DISCUSSION AND POSSIBLE ACTION: MPA 2016-001 (Resolution 16-001) & ZMA 2016-001 (Bill # 229), A request for a Master Plan Amendment and Zoning Map Amendment from Judith Chisholm Trust to change the land use from Commercial to Multi Family Residential and change the zoning from C2 (General Commercial) to NR-2 (Multiple Residence) on a site 13.9 acres in size generally located east of the southern terminus of Chisholm Trail and north of the Union Pacific Railroad right-of-way, Fernley, NV (APN: 021-272-19).

6. PRESENTATION, DISCUSSION AND POSSIBLE ACTION: MPA 2016-002 (Resolution 16-002) & ZMA 2016-002 (Bill # 230), A request for a Master Plan Amendment and Zoning Map Amendment from CMG Land Holdings, LLC to change the text in the Master Plan to add the RR-½ as an equivalent zoning district in the Residential Low Density land use designation, modify the Farm District Road Special Planning Area, and change the zoning from NR-1 (Non-Rural Residential 6,000 square-foot minimum lot size) to RR-½ (Rural Residential ½ acre minimum lot size) on a site 63.21 acres in size generally located north of

Farm District Road, east of Browne Lane, and west of Rainbow Lane, Fernley, NV (APN: 021-331-35).

- 7. PRESENTATION, DISCUSSION AND POSSIBLE ACTION: TSM 2016-003 –** A Tentative Subdivision Map request from Granite Ridge Development, LLC to allow for a 514-lot single family residential subdivision (Friendly 5) on a site consisting of 5 parcels totaling approximately 260 acres in size in the E2/PD (2nd Estates Residential/Planned Development – Friendly 5 Planned Development) zoning district generally located north and south of Farm District Road, west of the Country Ranch Estates Subdivision and Truckee River Ranch (Autumn Winds) Subdivision, and east of Jessica Lane, Fernley, NV (APN: 021-303-09, 47, 52 and 54).
- 8. DISCUSSION AND POSSIBLE ACTION TO APPROVE CITY OF FERNLEY PLANNING COMMISSION BY-LAWS AS REVISED.**
- 9. DISCUSSION AND POSSIBLE ACTION TO ELECT CITY OF FERNLEY PLANNING COMMISSION OFFICERS FOR 2016.**
- 10. 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.)
- 11. 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.)
- 12. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.**
- 13. PUBLIC INPUT.** Items not agendaized for this meeting cannot be acted upon other than to place them on future agendas.
- 14. ADJOURNMENT.**

This notice and agenda is being posted before 9:00 a.m., January 8, 2016 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, and Fernley City Hall at 595 Silver Lace Blvd. To obtain supporting material for this agenda please contact the City Clerk's Office, Kim Swanson, 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.