

Sue Gill  
Jan Hodges  
Will MacDonald  
Fran McKay, Vice Chair  
Scotty Moss  
Gayle Picha  
William Shattuck, Chairman

## FERNLEY PLANNING COMMISSION

### Fernley City Hall

595 Silver Lace Blvd. • Fernley, NV 89408

Phone: (775) 784-9900

### FPC Meeting Date: July 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.

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**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: June 08, 2016**

5. **PRESENTATION, DISCUSSION AND POSSIBLE ACTION: TPM 2016-004,** A Tentative Parcel Map request from Judy Cable on behalf of the Janice Mae Burgman Trust to subdivide an 11.92-acre parcel into three separate parcels master planned Residential Medium Density in the RR-1 zoning district located at 855 Sage Street, Fernley, NV. APN# 021-522-05

6. **PRESENTATION, DISCUSSION AND POSSIBLE ACTION: MPA 2016-003 (Resolution #16-016)** A request for a Master Plan Amendment from DB BB Investments I, LLC to change the boundary of the Central Fernley Planning Area by incorporating APN 021-041-09 and to change the land use from approximately 0.48 acres of Commercial, approximately 18.55 acres of Residential High Density and

approximately 10 acres of Residential Medium Density to 3.56 acres of Commercial, 12.61 acres of Multi-Family and 14.98 acres of Residential High Density on a site 31.15 acres in size generally located southwest of the intersection of Main Street and Miller Lane, Fernley, NV (APN: 021-041-09).

**7. PRESENTATION, DISCUSSION AND POSSIBLE ACTION: MPA 2016-004 (Resolution #16-017) & ZMA 2016-004 (Bill #235),** A request for a Master Plan Amendment and Zoning Map Amendment from Reno Land Development Company, LLC to modify the land use element by changing the maximum density from 21 dwelling units per acre to 30 dwelling units per acre in the Multi Family land use designation and a Development Code text amendment to change the maximum density for Multi-family dwellings from 21 dwelling units per acre to 30 dwelling units per acre and to modify the use table to require a Special Use Permit for any multi-family residential development with a density between 21 dwelling units per acre and 30 dwelling units per acre in the NR-2 (Multiple Residence) zoning district.

**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., July 8, 2016 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), <https://notice.nv.gov/>, Senior Citizen's Center at 1170 W. Newlands Drive and Fernley City Hall at 595 Silver Lace Blvd, Lyon County Human Services at 460 W Main St., Ste. 110. 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.