

Garret Burleson  
Bill Clegg  
Ed Meagher  
Jim Peterson, Vice Chairman  
Lance Shumway  
Robert Smith, Chairman

## FERNLEY PLANNING COMMISSION MEETING AGENDA

Fernley City Hall  
595 Silver Lace Blvd. • Fernley, NV 89408  
Phone: (775) 784-9900 • Fax: (775) 784-9828

**FPC Meeting Date: August 12, 2009**

**ITEMS MAY BE REMOVED OR ADDRESSED OUT OF SEQUENCE.  
ACTION MAY BE TAKEN ON ALL ITEMS EXCEPT WHERE NOTED.**

6:00 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."

**I. ROLL CALL**

**II. APPROVAL OF MINUTES FOR JULY 8, 2009.**

**III. APPROVAL OF AGENDA.**

**IV. PUBLIC INPUT.** Items not agendized for this meeting cannot be acted upon other than to place them on future agendas.

**V. PUBLIC HEARING:**

1. Discussion and possible action on SUP 09-60, a Special Use Permit for the operation of an outdoor shooting range and fire arms training facility on a 32.51-acre site currently zoned RR-5 (Rural Residential, 20-acre minimum lot size) located at 5000 Highway 95A (APN: 21-451-77) (*CONTINUANCE REQUESTED TO THE SEPTEMBER 9, 2009 PLANNING COMMISSION MEETING*).
2. Discussion only on PCF 09-54, a Pre-Conference Feasibility Report for Fernley Village Partnership, LLC which includes a proposed increase to the project density from 110 units to 185 units on approximately 18.13 acres, currently zoned NR-1/PD (Single-Family, 6,000 SF lots with a PD overlay). The site is located in the vicinity north of Westerlund Ln and east of Silver Lace Blvd. (APN: 21-103-45; 610 Westerlund Ln, APN: 22-561-01; 500 Village Dr, APN: 22-561-02; 518 Village Dr, APN: 22-561-03; 542 Village Dr, APN: 22-561-04; 566 Village Dr, APN: 22-561-05; APN: 22-562-01; 617 Village Dr, APN: 22-562-02; 599 Village Dr, APN: 22-562-03; 575 Village Dr, APN: 22-562-04; 557 Village Dr, APN: 22-562-05; 533 Village Dr., APN : 22-562-06 ; 527 Village Dr, APN : 22-562-07; 515 Village Dr., APN : 22-562-08).
3. A) Discussion and possible action for recommendation to the City Council on ZMA 09-48 a Zoning Map Amendment to change the zoning from RR-1 (Rural Residential, 1-acre minimum) to E-2 (Second Estates Residential One-Half acre minimum) APN 21-111-22 is a 0.74-acre parcel located at 575 Farm District Road and APN 21-111-23 is a 1.00-acre parcel located at 565 Farm District Road; and  
  
B.) Discussion and possible action on SUP 10-01, a Special Use Permit for Bee Hive Homes of Lovelock, LLC for a large group home on 1.74 acres located at 565 and 575 Farm District Road currently within the RR-1 zoning district; APN(s) 21-111-22 and 21-111-23.

**VI. CHAIR AND COMMISSION ITEMS:** (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities or organizations in which individual members may be involved.)

**VII. DIRECTOR'S ITEMS** (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

1. **Report on previous Planning Commission items.**
2. **Development report**
3. **Development Code Update**
4. **Downtown Plan Update**

**VIII. COMMISSIONER SUGGESTIONS FOR FUTURE ADGENDA ITEMS.**

**IX. ADJOURNMENT.**

*This notice and agenda is being posted before 9:00 a.m., August 7, 2009 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), Fernley Post Office at 305 Hwy. 95A, 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.*

*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.*