

Garret Burleson  
Bill Clegg  
Bruce Maxwell  
Bert McCoy  
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) 784-9830 • Fax: (775) 784-9839

FPC Meeting Date: **WEDNESDAY, January 14, 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."

**1. APPROVAL OF MINUTES FOR DECEMBER 10, 2008**

**2. APPROVAL OF AGENDA**

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

**4. UNFINISHED BUSINESS**

**4.A. Address review and approval of Planning Commission By-laws.**

**5. ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN**

**6. PUBLIC HEARING:**

6.A. ADDRESS ZONING MAP AMENDMENT APPLICATION ZMA 09-15 FOR DONALD TIBBALS TO CHANGE THE ZONING OF A 5.00-ACRE PARCEL FROM RR-3T (RURAL RESIDENTIAL, 5-ACRE MINIMUM PARCEL SIZE WITH TRAILER OVERLAY) TO RR-1 (RURAL RESIDENTIAL, 1-ACRE MINIMUM PARCEL SIZE; LOCATED AT 1200 JESSICA LANE; APN 21-303-23. (Provide recommendation to City Council).

6.B. ADDRESS MASTER PLAN AMENDMENT APPLICATION MPA 09-16 FOR WESTERN NEVADA RAIL PARK II TO CHANGE THE EXISTING LAND CLASSIFICATION OF A 83.30-ACRE LYON COUNTY PARCEL FROM COMMERCIAL TO INDUSTRIAL; OWNER WESTERN NEVADA RAIL PARK LLC; LOCATED AT HIGHWAY 50A; APN 21-392-10. **(Authorize the Planning Commission Chairman to sign a resolution in support of this request).** (Provide recommendations to City Council).

6.C. ADDRESS TENTATIVE SUBDIVISION MAP APPLICATION TSM 09-01 FOR WESTERN NEVADA RAIL PARK II FOR AN INDUSTRIAL SUBDIVISION ON 83.30-ACRES WITHIN LYON COUNTY AND 79.17-ACRES WITHIN

CHURCHILL COUNTY TO CONSTRUCT THE ROADWAY NETWORK AS WELL AS THE CONSTRUCTION OF A NEW RAIL SPUR SERVICE THROUGH THE SITE, CURRENTLY ZONED M-1 (GENERAL INDUSTRIAL); LOCATED AT HIGHWAY 50A; APN 21-392-10. (Provide recommendations to City Council).

- 6.D. ADDRESS MASTER PLAN AMENDMENT APPLICATION MPA 09-18 FOR SILVERLAND RANCH TO CHANGE THE EXISTING LAND CLASSIFICATION OF TWO PARCELS, ONE 18.00-ACRE PARCEL AND ONE 12.50-ACRE PARCEL FROM RESIDENTIAL LOW DENSITY TO PUBLIC FACILITY; OWNER SILVERLAND FERNLEY LLC/THE DON O'GORMAN TRUST; LOCATED AT JASMINE LANE AND FARM DISTRICT ROAD; APN 22-411-07 AND 08. **(Authorize the Planning Commission Chairman to sign a resolution in support of this request).** (Provide recommendations to City Council).
- 6.E. ADDRESS ZONING MAP AMENDMENT APPLICATION ZMA 09-19 FOR SILVERLAND RANCH TO CHANGE THE ZONING OF TWO PARCELS, ONE 18.00-ACRE PARCEL AND ONE 12.50-ACRE PARCEL FROM E-2 (2<sup>ND</sup> ESTATES RESIDENTIAL ONE-HALF ACRE WITH PLANNED DEVELOPMENT OVERLAY) TO PF (PUBLIC FACILITY); LOCATED AT JASMINE LANE AND FARM DISTRICT ROAD; APN 22-411-07 AND 08. (Provide recommendation to City Council).
- 6.F. ADDRESS MASTER PLAN AMENDMENT APPLICATION MPA 09-21 FOR 775 HARDIE LANE TO CHANGE THE EXISTING LAND CLASSIFICATION OF A 9.47-ACRE PARCEL FROM RESIDENTIAL MEDIUM DENSITY TO MULTI-FAMILY RESIDENTIAL; OWNER LEHMAN, W. WENDAL, ET. AL. TRUST; LOCATED AT 775 HARDIE LANE; APN 21-121-13. **(Authorize the Planning Commission Chairman to sign a resolution in support of this request).** (Provide recommendation to City Council).
- 6.G. ADDRESS ZONING MAP AMENDMENT APPLICATION ZMA 09-22 FOR 775 HARDIE LANE TO CHANGE THE ZONING OF A 9.47-ACRE PARCEL FROM RR-2 (RURAL RESIDENTIAL, 2-ACRE MINIMUM PARCELSIZE) TO NR-2 (NON RURAL RESIDENTIAL, MULTIPLE RESIDENCE 8,000 SQUARE FOOT); LOCATED AT 775 HARDIE LANE; APN 21-121-13. (Provide recommendation to City Council).

7. **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.)
8. **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.)

**8.A. Report on Previous Planning Commission items.**

**9. ADJOURNMENT**

*This notice and agenda is being posted before 9:00 a.m., 01/09/09, 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 784-9904.*