

Rod Idle
Michael K. Johnson
Rick Jones
Ed Meagher, Chairman
Bill Penaluna
Lance Shumway, Vice-Chair
Robert Smith

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: July 14, 2010

**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) ROLL CALL.

2) APPROVAL OF MINUTES FOR JUNE 9, 2010.

3) APPROVAL OF AGENDA.

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

5) ITEMS FOR DISCUSSION:

- A) Downtown beautification and planning presentation.
- B) Access and easement presentation.

6) ITEMS FOR PUBLIC HEARING:

- A) Public Hearing, Discussion and Possible Action on **SUP 10-49**, a request for a Special Use Permit for the expansion of an existing manufacturing facility, including a proposed coatings plant and tank farm. The property is zoned M-1 (General Industrial) and is located at 150 Lyon Dr. (APN: 21-261-06).
- B) Public Hearing, Discussion and Possible Action on **TSM 10-51**, a request for a Tentative Subdivision Map to subdivide 11 parcels into 35 zero-lot line parcels. The site is already developed consisting of 11 buildings with a total of 35 units. The purpose of this subdivision is for the creation of individual townhome lots. The site is currently zoned NR-2 and Master Planned for Multiple Family Residential and is located in the vicinity north of Westerlund Ln and east of Silver Lace Blvd. (APN's: 22-561-01 through 22-561-05 and 22-562-01 through 22-562-08).
- C) Public Hearing, Discussion and Possible Action on **SUP 10-42**, a request for a Special Use Permit for the development of support facilities for a geothermal power plant, including wells, well pads, geothermal fluid pipelines, a transmission line and associated access roads located in the vicinity east of the Lyon-Churchill County line north of Highway 50, including portions of APN's: 21-201-18; 21-201-21; 21-201-22; 21-392-04; 21-392-05; 21-392-10; 21-392-14; 21-392-16.
- D) *Concurrent Applications:*
 - D1) Public Hearing, Discussion and Possible Action on **MPA 10-36**, a request for a Master Plan Amendment from Residential Medium Density to Commercial for a 0.06 acre parcel located south of I-80, a quarter of a mile west of Mission Way (APN: 21-082-02).

D2) Public Hearing, Discussion and Possible Action on **ZMA 10-37**, a request for a Zoning Map Amendment from RR-1/T (Rural Residential, one-acre minimum and Mobile Home Overlay) to C-2 (General Commercial) for a 0.06 acre parcel located south of I-80, a quarter of a mile west of Mission Way (APN: 21-082-02).

D3) Public Hearing, Discussion and Possible Action on **SUP 10-38**, a request for a Special Use Permit for a billboard located on a parcel adjoining Interstate 80 right-of-way that is zoned RR-1/T (Rural Residential, one-acre minimum and Mobile Home overlay) and Master Planned Residential Medium Density. The parcel is located south of I-80, a quarter of a mile west of Mission Way (APN: 21-082-02).

D4) Public Hearing, Discussion and Possible Action on **VAR 10-41**, a request for a Variance for a parcel size that does not meet minimum lot size in the C-2 (General Commercial) zoning. The deviation is a lot size of 2,613.60 square feet, when 5,000.00 square feet is required. The parcel is located south of I-80, a quarter of a mile west of Mission Way (APN: 21-082-02).

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.)

D) Report on previous Planning Commission items.

9) COMMISSIONER SUGGESTIONS FOR FUTURE AGENDA ITEMS.

10) ADJOURNMENT.

This notice and agenda is being posted before 9:00 a.m., July 9, 2010 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.

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.