

Garret Burleson, Chairman
Rod Idle
Rick Jones
Ed Meagher, Vice Chairman
Bill Penaluna
Lance Shumway
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: March 10, 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 FEBRUARY 10, 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: Presentation of Planning Commission by-laws, roles and responsibilities, and anatomy of a staff report.

6) APPOINTMENT OF PLANNING COMMISSION SUBCOMMITTEE ALTERNATE MEMBER.

7) PUBLIC HEARINGS:

A) Public Hearing, Discussion, and Possible Action on the recommendation to the City Council for a Zoning Map Amendment, ZMA 10-29, to change the zoning from NR-2 (Multiple Residence, 8,000 SF minimum parcel size) to C-2 (General Commercial) for +/- 0.16 acres located at 50 North Center Street (APN: 20-015-02).

B) Public Hearing, Discussion, and Possible Action on the recommendation to the City Council for a Planned Development Amendment, PDA 10-28, to the original Planned Development, PD 04-02 Silverland Farms approved September 14, 2004, to change the zoning from E-2/PD (Second Estates Residential ½ acre minimum with a Planned Development Overlay) of approximately 45.8 acres to a Planned Unit Development with underlying zoning for the following recorded lots: E-1 (First Estates Residential 12,000 SF minimum lot size) for APNs: 22-401-01 through 22-401-11 inclusive; NR-1 (Single-Family 6,000 SF minimum lot size) for APNs: 22-406-01 through

22-406-17 inclusive; NR-3 (Single-Family 9,000 SF minimum lot size) for APNs: 22-402-01 through 22-402-03 inclusive, 22-403-01 through 22-403-18 inclusive, 22-404-01 through 22-404-31 inclusive, and 22-405-01 through 22-405-13 inclusive, located in the vicinity north of Farm District Road between Rainbow and Jasmine Lanes.

C.1) Public Hearing, Discussion and Possible Action on the adoption of Resolution #10-006 for a Master Plan Amendment, MPA 09-50, to change the land use classification from Commercial and Industrial to Industrial for approximately 430.38 acres (APNs: 21-392-16, 21-392-17, and 21-392-18) and from Open Space Reserve to Industrial for approximately 327.54 acres (APN: 21-392-14); a cumulative acreage of 757.92 acres located in the vicinity north of Highway 50 and Farm District Road.

C.2) Public Hearing, Discussion, and Possible Action on the recommendation to the City Council for a Zoning Map Amendment, ZMA 09-49, to change the zoning from RR-5 (Rural Residential, 20 acre minimum parcel size) to M-1 (General Industrial) for approximately 757.92 acres (APNs: 21-392-14, 21-392-16, 21-392-17, and 21-392-18) located in the vicinity north of Highway 50 and Farm District Road.

8) 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.)

9) 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.)

10) COMMISSIONER SUGGESTIONS FOR FUTURE AGENDA ITEMS.

11) AJOURNMENT

This notice and agenda is being posted before 9:00 a.m., March 5, 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.