

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

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: September 8, 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) **SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER, CHARLES SHAWE.**
- 3) **APPOINTMENT OF PLANNING COMMISSION SUBCOMMITTEE MEMBERS TO FILL TWO VACANCIES AND AN ALTERNATE MEMBER POSITION.**
- 4) **APPROVAL OF MINUTES FOR AUGUST 11, 2010**
- 5) **APPROVAL OF AGENDA.**
- 6) **PUBLIC INPUT.** Items not agendized for this meeting cannot be acted upon other than to place them on future agendas.
- 7) **ITEMS FOR PUBLIC HEARING:**
 - A) **SUP 11-04:** A request for a Special Use Permit for kennel use for the purpose of breeding American Kennel Club (AKC) registered Yorkshire Terriers. The property is zoned RR-3T (Rural Residential, 5-Acre Minimum Parcel Size) and is located at 1305 Farm District Road. (APN: 20-361-14).
 - B) **TSM 11-05:** A request for a Tentative Subdivision Map for the subdivision of 20.48 acres into 28 single-family residential lots located at Clover Lane, approximately a quarter mile north of Farm District Road. The property lies in the RR- ½ (Rural Residential, ½-acre lot size minimum) Zoning District. (APN's 21-331-19, 21-331-20, 21-331-22, 21-331-28, 21-331-29, 21-331-37).
 - C) **VAR 11-06:** A variance request for deviation for required off-street parking to remain an existing gravel lot, instead of improved to a paved parking lot pursuant to FDC Section 40.010(14) for a 2,372 square foot church in the M1 (General Industrial) zoning district located at 4120 HWY 50A, (APN: 21-305-01).
 - D) **SUP 11-07** A request for a Special Use Permit for the expansion of a telecommunications facility use, with modifications including addition of an equipment cabinet and three new antennas. The property is zoned RR-5 (Rural Residential, 20-Acre Minimum Parcel Size), and is located at Ruby Road, (APN: 21-431-01)
- 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.)

A) Report on previous Planning Commission items.

B) Development Code Update

10) COMMISSIONER SUGGESTIONS FOR FUTURE AGENDA ITEMS.

11) ADJOURNMENT.

This notice and agenda is being posted before 9:00 a.m., September 2, 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.