



N E V A D A

AGENDA  
Regular Meeting  
Planning Commission

Wednesday, May 11, 2022 • 5:00 PM

Members

Barry Williams Sr. - Chairman  
Cody Wagner - Vice Chair  
Jan Hodges - Commissioner  
Humayoon Lodhi - Commissioner  
Angela Lewis - Commissioner  
Shellie Severa - Commissioner  
Jenni McCullar - Commissioner

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Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

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**Zoom information:**

Please click the following link to join the webinar: <https://us02web.zoom.us/j/84173368638>, or one tap/mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 841 7336 8638

**Public Notice:** This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at [www.cityoffernley.org](http://www.cityoffernley.org) and NRS 232.2175 at <https://notice.nv.gov/> To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org)

**Public Comment:** Those wishing to address the Planning Commission may submit public comment through the online public comment form found at <https://www.cityoffernley.org/forms>, or by sending an email to [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org). Comments received prior to 4:00 pm the day of the meeting will be provided to the Planning Commission and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach commissioners before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (\*9 if you are participating via phone).

**Accommodations:** The Planning Commission and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at [www.cityoffernley.org](http://www.cityoffernley.org). Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Planning Commission.

**Order of Business:** The presiding officer shall determine the order of the agenda. The Fernley Planning Commission may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

## **1. INTRODUCTORY ITEMS**

### **1.1. Roll Call**

### **1.2. Public Forum**

### **1.3. For Possible Action: Approval of Agenda**

### **1.4. For Possible Action: Approval of Minutes from April 13, 2022**

## **2. GENERAL BUSINESS**

## **3. PUBLIC HEARINGS**

### **3.1. (For possible action) CUP20003 - Extension of Time**

Consideration and possible action on an extension of time request to grant a 1-year extension on a Conditional Use Permit for a ±316-unit multifamily residential development on a site approximately 26.25 acres in size, located within the MDR14 (Medium density residential, 7-14 dwelling units per acre) zoning district. The project site is generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, NV. (APNs: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, and 021-092-55).

### **3.2. (For possible action) Public Hearing, CUP22001 – Conditional Use Permit**

Consideration and possible action on a Conditional Use Permit request to allow for the development of a 276-unit multi-family residential apartment complex located within the MU (Mixed Use) zoning district. The site is ±9.52 acres and is located at 600 West Main Street (APN: 021-071-03).

### **3.3. (For possible action) TSM22005 – Tentative Subdivision Map**

Consideration and possible action on a Tentative Subdivision Map request to allow for the development of an 18-lot multifamily residential subdivision and common area parcels, with associated amenities on a project site consisting of 8 parcels of land located within the MDR14 (Medium density residential, 7-14 dwelling units per acre) zoning district. The project site is approximately 26.25 acres in size, and is generally located south of Interstate-80, north of Fremont Street, and west of Wildwood Drive (APN's: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, 021-092-55, & 021-092-05).

### **3.4. (For possible action) TPM22002 – Tentative Parcel Map**

Consideration and possible action on a Tentative Parcel Map request to split a ±2.37-acre parcel into 2 separate parcels. The project site is located at 3145 Farm District Road (APN: 021-342-06) and is located within the RR1 (Residential Rural, 1-acre minimum lot size) zoning district.

### **3.5. (For possible action) Public Hearing, ANX22001 – Annexation**

Consideration and possible action on an annexation request to annex approximately 685.51 acres into the City of Fernley, generally located southeast of Interstate 80, east of Nevada Pacific Parkway, and west of the Fernley Wildlife Management Area (APN: 021-201-01). Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of I (Industrial).

## **4. CHAIR AND COMMISSION ITEMS**

## **5. PLANNING DIRECTOR ITEMS**

## **6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS**

## **7. PUBLIC FORUM**

## **8. ADJOURNMENT**

**Next Meeting: June 8, 2022 @ 5 PM**