



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, September 14, 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

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

Zoom information:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap/mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

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 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

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. 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. 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

2. PUBLIC HEARINGS

2.1. (For possible action) Public Hearing, CUP22003 – Conditional Use Permit

Consideration and possible action on a Conditional Use Permit request to allow for a vehicle sales use on two parcels totaling approximately 4.06-acres in size at 1375 & 1395 E Newlands Drive (APN: 021-232-20 & 021-232-55).

2.2. (For possible action) Public Hearing – Zoning Map Amendment (ZMA22007) & Tentative Subdivision Map (TSM22006)

Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map request on a site approximately 8.63 acres in size generally located approximately 1,300 feet east of the intersection of US 50A/US95A and Desert Shadows Lane with an address of 610 Desert Shadows Lane, Fernley, NV. (APN: 021-541-56)

1. To change the zoning from SF20 (Residential – Single-Family, 20,000 square feet minimum lot size) to SF12 (Residential – Single-Family, 12,000 square feet minimum lot size)
2. To allow for the development of a 23-lot single family residential subdivision.

2.3. (For possible action) Public Hearing – MPA22003 & ZMA22008

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment requests for a site approximately 83.9 acres in size generally located north of Farm District Road at the intersection of Clearwater Parkway, east of the Country Ranch Subdivision, and west of the County Ranch 2 Subdivision. (APN: 021-341-18)

1. A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR).
2. A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 du/ac maximum).

3. CHAIR AND COMMISSION ITEMS

4. PLANNING DIRECTOR ITEMS

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

6. PUBLIC FORUM

7. ADJOURNMENT

Next Meeting: October 12, 2022 @ 5 PM