



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, November 9, 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. Public Hearing, DA22002 – Development Amendment for Sherwood Villages

Discussion and possible action authorizing the City of Fernley to enter into a Development Agreement (DA22002) with Fernley Sherwood QOZB, LLC regarding the details of 316 multi-family residential units on a site ±26.25-acres in size and generally located north of Fremont Street, south of US 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).

2.2. Public Hearing, DA22003 – Clements Ranch (FOR POSSIBLE ACTION)

Discussion and possible action authorizing the City of Fernley to enter into a Development Agreement (DA22003) with Clements Family 1992 Trust to enter into a Development Agreement on a 83.90 acre parcel. The DA is associated with Master Plan Amendment MPA22003 and Zoning Map Amendment ZMA22008.

2.3. Public Hearing, TSM22007 - Tentative Subdivision Map for Duets at Red Hawk Ranch

Consideration and possible action on a Tentative Subdivision Map request to allow for the development of a 282 lot single-family attached subdivision named "Duets at Red Hawk Ranch" on a site ±31.15 acres in size and generally located at the southwest corner of the Miller Lane and Main Street intersection (APN: 021-041-09) by request of Paradiso Communities.

3. CHAIR AND COMMISSION ITEMS

4. PLANNING ITEMS

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

6. PUBLIC FORUM

7. ADJOURNMENT

Next Meeting: December 14, 2022 at 5 pm