



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, June 14, 2023 • 5:00 PM

Members

Jenni McCullar - Chairwoman
Angela Lewis - Vice Chair
Jan Hodges - Commissioner
Humayoon Lodhi - Commissioner
Barry Williams Sr. -
Commissioner
Shellie Severa - Commissioner
Cody Wagner - 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](#), 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 commission members 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 City Council.

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. (Possible Action) Approval of Minutes**

2. GENERAL BUSINESS

- 2.1. Discussion regarding "City of Fernley Planning Commission By-laws".**

3. PUBLIC HEARINGS

- 3.1. (For Possible Action) Discussion and possible action regarding an administrative review appeal (AR22004-APP) submitted by Reno Engineering Corporation on behalf of MOHR Pilot Road LLC, regarding the conditions of approval for a 446,940 square-foot warehouse at 1000 Pilot Road (APN: 021-061-32) on a parcel ±27.83 acres in size in the Industrial zone.**
- 3.2. (For Possible Action) Discussion and possible action on a tentative subdivision map application (TSM23001) submitted by Wood Rodgers on behalf of the Clements Family to allow for the development of a 241-lot single-family detached subdivision named "Clements Ranch" on a ±69.2-acre portion of the larger ±83.90-acre parcel generally located north of Farm District Road at the intersection of Clearwater Parkway (APN: 021-341-18).**
- 3.3. (For Possible Action) Discussion and possible action regarding a conditional use permit (CUP23003) application submitted by Morton & Pitalo on behalf of Fernley QOF, LLC to allow for the development of a 91-room hotel on the ±12.66-acre parcel zoned General Commercial (C2) and generally located southeast of Stanley Drive, north of Newlands Drive East, and west of the Newlands Drive East / Lyon Drive intersection (APN: 021-232-53); this is phase one of the project known as the "Fernley Promenade" and proposed for a 3.5-acre site within the parcel.**
- 3.4. (For Possible Action) Discussion and possible action regarding a conditional use permit (CUP23004) application submitted by Westex Engineers on behalf of Stor-All, LLC for ±32,909 square feet of mini-warehouse storage space on a portion of a parcel zoned General Commercial (C2), ±11.32-acres in size, and generally located west of 95A, south of Shadow Lane, east of White Eagle Lane, and north of Sunshine Lane (APN:021-132-64).**

4. CHAIR AND COMMISSION ITEMS

(SUMMARY OR ACTIVITY REPORTS ON PLANNING ISSUES, ACTIVITIES OR ORGANIZATIONS IN WHICH INDIVIDUAL MEMBERS MAY BE INVOLVED. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

5. PLANNING DIRECTOR ITEMS

(ACTIVITY SUMMARY OR UPDATES ON PROJECTS THAT HAVE BEEN PREVIOUSLY REVIEWED BY THE PLANNING COMMISSION. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

7. PUBLIC FORUM

8. ADJOURNMENT

Next Meeting: July 12, 2023 @ 5 pm