



N E V A D A

AGENDA
Special Meeting
Planning Commission

Wednesday, March 23, 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/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 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: 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. GENERAL BUSINESS

2.1. Discussion and election of City of Fernley Planning Commission Officers for 2022. (FOR POSSIBLE ACTION)

3. PUBLIC HEARINGS

3.1. Public Hearing, Zoning Map Amendment – ZMA22002 & Tentative Subdivision Map – TSM22001 (FOR POSSIBLE ACTION), continued from March 9, 2022

Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map requests for a site consisting of two parcels totaling ±28.42 acres in size, located at 590 & 600 W. Main Street, Fernley, NV (APN's: 021-071-02 and 021-071-03).

1. A Zoning Map Amendment request associated with ZMA22002, to change the zoning on two parcels of land from C2 (General Commercial) and SF6 (Single Family, 6,000 sq. ft. minimum lot size) to MU (Mixed Use).
2. A Tentative Subdivision Map request associated with TSM22001, to allow for the development of a 9-lot mixed-use subdivision.

3.2. Public Hearing, Comprehensive Master Plan Amendment (MPA22001) & Zoning Map Amendment (ZMA22001) - (FOR POSSIBLE ACTION), continued from March 9, 2022

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request on a vacant parcel of land approximately 27.83 acres in size, generally located south of Interstate-80, north of the Union Pacific Railroad, and directly west at the current terminus of Pilot Road. (APN: 021-061-32).

1. Consideration and Possible action on Resolution 22-009, a Master Plan Amendment Request to change the Land use Designation from Commercial to Industrial.
2. Consideration and possible action on a Zoning Map Amendment request to change the zoning from C2 (General Commercial) to I (Industrial).

3.3. Public Hearing, ZMA22003 (FOR POSSIBLE ACTION), continued from March 9, 2022

Consideration and possible action on a Zoning Map Amendment request from the City of Fernley to change the zoning of a ±3.94 acre parcel of land from SF6 (Single Family, 6,000 sq. ft. minimum lot size) to MF21 (Multifamily, 10-21 dwelling units per acre). The parcel is located at 1170 Newlands Drive and is the site of the old Lyon County Senior Center (APN: 020-320-01).

3.4. Tentative Parcel Map, TPM22001 (FOR POSSIBLE ACTION), continued from March 9, 2022

Consideration and possible action on a Tentative Parcel Map request from Goudy Investments LLC to subdivide a ±11.94 acre parcel located within the C2 (General Commercial) zoning district into 4 separate parcels. The project site is generally located south of Highway 50A, and east of Nevada Pacific Parkway (APN: 021-201-47).

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: April 13, 2022 @ 5 PM