

Jan Hodges, Chairman  
Sue Gill, Vice Chairman  
Paul Unterbrink  
Angela Lewis  
Felicity Zoberski  
Jenni McCullar  
Cody Wagner

## FERNLEY PLANNING COMMISSION AGENDA

Fernley City Hall  
595 Silver Lace Blvd. • Fernley, NV 89408  
Phone: (775) 784-9900

### Fernley Planning Commission

**August 9, 2017**

*The Chairman reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or 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.*

**Time Certain:** Time certain designates a definite time for the start time of that item. The time certain item may **NOT** begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

**5:00** p.m. OPEN MEETING – PLEDGE OF ALLEGIANCE

**Chairman's statement:** "To avoid meeting disruptions, please place cell phones in the silent mode or turn them off during the meeting. Thank you for your understanding."

1. ROLL CALL

2. PUBLIC INPUT.

**Public comment is limited to five (5) minutes per person. Items not agendized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers**

3. APPROVAL OF THE AGENDA

4. (POSSIBLE ACTION) APPROVAL OF MINUTES

Documents:

[20170614 FPC MINUTES.PDF](#)

5. PRESENTATION AND DISCUSSION:

5.1. Presentation By The Nevada Chapter Of The American Planning Association  
On The Recently Published 2017 Nevada Planning Guide.

Documents:

[NEVADA\\_PLANNING\\_GUIDE\\_FINAL\\_2017.PDF](#)

## 6. PUBLIC HEARINGS

### 6.1. TSM 2017-001, Public Hearing

Consideration and possible action on a Tentative Subdivision Map (Cook Ranch Estates Phase 3) request associated with TSM 2017-001, to allow for a 76-lot single family residential subdivision on a site that is ± 22.62 acres in size. The property is master planned Residential High Density in the NR-3 (Single Family, 9000 Square Feet Minimum Parcel Size) zoning district, generally located south of Cottonwood Lane, north of Crimson Road, west of Jill Marie Lane, Fernley, NV. (APN(s) 021-171-52).

Documents:

[TSM 2017-001 - PC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - PROPOSED TENTATIVE MAP.PDF](#)

### 6.2. TPM 2017-004, Public Hearing

Consideration and possible action on a Tentative Parcel Map request associated with TPM 2017-004 from Robert Herrera to subdivide a 4-acre parcel into two separate 2 acre parcels. The property is master planned Residential Low Density in the RR-2T (Rural Residential, 2 Acre Minimum Parcel Size with a Trailer Overlay) zoning district located at 1496 Truckee Lane, Fernley, NV. APN 021-051-08.

Documents:

[TPM 2017-004 - PC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - PROPOSED PARCEL MAP.PDF](#)

## 7. 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.)**

## 8. 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.)**

## 9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

## 10. PUBLIC INPUT.

**Items not agendized for this meeting cannot be acted upon other than to place them on future agendas.**

## ADJOURNMENT.

This notice and agenda is being posted before 9:00 a.m., 8/4/2017 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), <https://notice.nv.gov/>, Senior Citizen's Center at 1170 W. Newlands Drive and Fernley City Hall at 595 Silver Lace Blvd, Lyon County Human Services at 460 W Main St., Ste. 110. To obtain supporting material for this agenda please contact the City Clerk's Office, Kim Swanson, inside City Hall or call 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Fernley City Hall, at least 24 hours in advance, at 784-9900.

