

<p><b>Jan Hodges, Chairman</b>  <b>Felicity Zoberski, Vice Chair</b>  <b>Paul Unterbrink</b>  <b>Angela Lewis</b>  <b>Jenni McCullar</b>  <b>Cody Wagner</b>  <b>Barry Williams Sr.</b></p>	<p><b>FERNLEY PLANNING COMMISSION</b>  <b>AGENDA</b></p> <p>Fernley City Hall  595 Silver Lace Blvd. • Fernley, NV 89408  Phone: (775) 784-9900</p>
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**FPC Meeting Date: September 11, 2019**

*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 and beepers 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 From July 10, 2019
  - Documents:
    - [20190710 FPC MINUTES.PDF](#)
5. PUBLIC HEARINGS
  - a. Discussion with Planning Commission & Staff
  - b. Public Input
  - c. Additional Discussion with Planning Commission & Staff
  - d. Commission Action or Direction to Staff
  - 5.1. Public Hearing, TSM 2019-001 & DR 2019-004
    - A Tentative Subdivision Map and Design Review request from Fernley Land Investments, LLC to allow for a residential development in the NR-2 (Multiple Residence) zoning district on a site approximately ± 13.9 acres in size, generally located at the southern terminus of Chisholm Trail, Fernley, NV. (APN: 021-272-19)

A. Consideration and possible action on a Tentative Subdivision Map (Sunrise Trails) request to allow for a 202-lot single family attached duplex and townhome subdivision.

B. Consideration and possible action on a Design Review request to allow for a 202-lot single family attached duplex and townhome development.

Documents:

TSM 2019-001 AND DR 2019-004 - PC STAFF REPORT.PDF  
ATTACHMENT 1 - TSM 2019-001 CONDITIONS OF APPROVAL.PDF  
ATTACHMENT 2 - DR 2019-004 CONDITIONS OF APPROVAL.PDF  
ATTACHMENT 3 - VICINITY.PDF  
ATTACHMENT 4 - CIVIL PLANS.PDF  
ATTACHMENT 5 - PRELIMINARY SITE AND PHASING PLAN.PDF  
ATTACHMENT 6 - LANDSCAPE PLAN.PDF  
ATTACHMENT 7 - ARCHITECTURAL PLANS AND ELEVATIONS.PDF  
ATTACHMENT 8 - PARKING JUSTIFICATION LETTER.PDF

6. 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.)**

7. 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.)**

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

9. 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., 09/06/2019 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Senior Citizen's Center, 1170 W. Newlands Drive; Fernley Post Office 315 E Main Street; and Fernley City Hall, 595 Silver Lace Blvd. To obtain supporting material for this agenda please visit the City of Fernley website at [www.cityoffernley.org](http://www.cityoffernley.org) or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org) or call (775) 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 Fernley City Hall, at least 24 hours in advance at (775) 784-9830 or email [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org)