

<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 style="text-align: center;"> <b>FERNLEY PLANNING COMMISSION</b>  <b>AGENDA</b> </p> <p style="text-align: center;">           Fernley City Hall            595 Silver Lace Blvd. • Fernley, NV 89408            Phone: (775) 784-9900         </p>
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**You are invited to Fernley Planning Commission Meeting**  
**When: Jul 8, 2020 05:00 PM Pacific Time (US and Canada)**  
**Topic: Planning Commission Meeting**  
**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/89058865738?pwd=b1diYkhibDMwUUxBU0dwS0xCME5wdz09>

Password: 342325

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715  
 8592 or +1 312 626 6799

Webinar ID: 890 5886 5738

Password: 342325

International numbers available: <https://us02web.zoom.us/j/89058865738?pwd=b1diYkhibDMwUUxBU0dwS0xCME5wdz09>

## FPC Meeting Date: July 08, 2020

**Public Notice:** Pursuant to Section 3 of the Declaration of Emergency Directive 006 the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended until further notice. Also suspended in Section 3 of Directive 006, are the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada. To view the entire Declaration of Emergency Directive 006 please visit [gov.nv.gov](http://gov.nv.gov)

**The Mayor 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**

Mayor's statement: "To avoid meeting disruptions, please place cell phones in the silent mode or turn them off during the meeting. All meetings are recorded. When addressing the Council please state your name and speak clearly into the microphone. 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:

[2020.02.12 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, ZMA20001 (FOR POSSIBLE ACTION)

Consideration and possible action on a Zoning Map Amendment request from Relief Springs, LLC Series C for a site consisting of three parcels totaling ±129.94 acres in size generally located south of Main Street, east of Stock Lane, west of Miller Lane, and north of the existing Miller Meadows Subdivision, Fernley, NV.

1. To change the zoning on two parcels totaling ±95.30 acres from SF12 (Single-Family Residential, 12,000 sq. ft minimum lot size) to SF6 (Single-Family Residential, 6,000 sq. ft minimum lot size). (APN's 021-041-07 and 021-041-10)
2. To change the zoning on a ±34.64-acre parcel from SF12 and C1 to MDR14 (Medium Density Residential, 14 dwelling units per acre). (APN 021-041-08)

Documents:

[ZMA20001 - PC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - EXISTING-PROPOSED ZONING.PDF](#)  
[PUBLIC COMMENT.PDF](#)

5.2. Public Hearing, ZMA20002 (FOR POSSIBLE ACTION)

Consideration and possible action on a Zoning Map Amendment request from Lyon County School District, to change the zoning from GR20 (General

Rural 20 Acres) to PF (Public Facility) on a site ± 15.46 acres in size located at 4180 Farm District Road, Fernley, NV. (APN(s): 021-351-11 & 12)

Documents:

[ZMA20002 - PC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - EXISTING-PROPOSED ZONING MAP.PDF](#)

6. 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.)**

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. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

9. PUBLIC INPUT

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**ADJOURNMENT.**

This notice and agenda is being posted before 9:00 a.m., 07/02/2020 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)