

<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: March 13, 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 February 13, 2019

Documents:

[20190213 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 2018-002 & DR 2019-002

A Tentative Subdivision Map and Design Review request from Trident Plus, LLC, on a site approximately ± 6.42 acres, generally located at the northeastern corner of Hardie Lane and Cottonwood Lane, Fernley, NV. (APN: 021-121-19).

- A. Consideration and possible action on a Tentative Subdivision Map (Hardie Lane Townhomes) request to allow for a 66-lot townhome subdivision.
- B. Consideration and possible action on a Design Review to allow for a 66-lot townhome development in the NR-2 (Multiple Residence) zoning district.

Documents:

PC STAFF REPORT.PDF  
ATTACHMENT 1 - CONDITIONS OF APPROVAL -TSM 2018-002.PDF  
ATTACHMENT 2 - CONDITIONS OF APPROVAL DR 2019-002.PDF  
ATTACHMENT 3 - VICINITY MAP.PDF  
ATTACHMENT 4 - CIVIL PLANS.PDF  
ATTACHMENT 5 - PHASING PLAN.PDF  
ATTACHMENT 6 - PRELIMINARY SITE PLAN.PDF  
ATTACHMENT 7 - LANDSCAPE PLAN.PDF  
ATTACHMENT 8 - ARCHITECTUAL ELEVATIONS.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., 3/8/2019 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.