

<p>Jan Hodges, Chairman Felicity Zoberski, Vice Chair Paul Unterbrink Angela Lewis Jenni McCullar Cody Wagner Barry Williams Sr.</p>	<p align="center">FERNLEY PLANNING COMMISSION AGENDA</p> <p align="center">Fernley City Hall 595 Silver Lace Blvd. • Fernley, NV 89408 Phone: (775) 784-9900</p>
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FPC Meeting Date: May 8, 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 March 13, 2019

Documents:

[20190313 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 – ZMA 2019-001 & SUP 2019-002

A Zoning Map Amendment and Special Use Permit request from Ground Breaking Development, LLC, on a site approximately ± 5.0 acres, located at 2040 Farm District Road, Fernley, NV. (APN: 021-331-05)

A. Consideration and possible action on a Zoning Map Amendment

request to change the zoning from RR-3T (Rural Residential, 5-Acre Minimum Parcel Size with a Mobile Home Overlay) to E-2 (2nd Estates Residential, One-Half Acre).

B. Consideration and possible action on a Special Use Permit request to allow for a second permanent dwelling in the RR-3T (Rural Residential, 5-Acre Minimum Parcel Size with a Mobile Home Overlay) zoning district with a proposed zoning change to E-2 (2nd Estates Residential, One-Half Acre).

Documents:

ZMA 2019-001 AND SUP 2019-002 - PC STAFF REPORT.PDF
ATTACHMENT 1 - SUP 2019-002 CONDITIONS OF APPROVAL.PDF
ATTACHMENT 2 - VICINITY MAP.PDF
ATTACHMENT 3 - BILL 275 - ZMA ORDINANCE.PDF
ATTACHMENT 4 - EXHIBIT A - LEGAL DESCRIPTION.PDF
ATTACHMENT 5 - EXHIBIT B - BOUNDARY MAP.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., 5/3/2019 in accordance with NRS 241.020 at the following locations: 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.